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958 BROADVIEW AVENUE

HERITAGE IMPACT ASSESSMENT | JANUARY 24, 2019
REVISED: NOVEMBER 18, 2020; **DECEMBER 17, 2021**

ERA

Project # 15-034-05
Prepared by AP/DE/CS/CZ

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Cover image: 958 Broadview Avenue (ERA, 2018).

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EXECUTIVE SUMMARY

CONTEXT

This Heritage Impact Assessment (“HIA”) has been prepared by ERA Architects Inc. (“ERA”) for DK Broadview Inc. (the “Owner”) for its proposed development for 954-956 and 958 Broadview Avenue and 72 Chester Hill Road (the “site”).

The site contains a heritage building built in 1891 as the Chester Public School, which was expanded by several later alterations. The site also contains a semi-detached dwelling at 954-956 Broadview Avenue, and a single detached dwelling at 72 Chester Hill Road.

958 Broadview Avenue, the former Chester Public School, is designated under Part IV of the Ontario Heritage Act (see by-law 716-2017) for its design, associative, and contextual value. The identified cultural heritage value and attributes relate exclusively to the 1891 Chester Public School and exclude all later additions and alterations.

The site is also adjacent to 927-931 Broadview Avenue, a two-storey house form building containing three separate residential units, which was Listed on the Toronto Heritage Register in 2018.

The Owner proposes to construct a new residential development, with retail space at grade. The proposed development involves the demolition of 954-956 Broadview Avenue. Later additions and alterations to 958 Broadview Avenue will be removed. The heritage building will be restored and rehabilitated. The former Chester Public School will function as a base element and main entrance for the new building. Lost elements of the heritage building, such as the original east elevation **with chimney** and bell tower roof, will be reinstated based on archival evidence. The **east half of the building will be retained in situ along with an additional portion of the north wall**. The rear portion of the building will be demolished, and the rear portions of the north and south elevations and a portion of the west elevation, **and much of the original roof form**, will be dismantled and reconstructed to maintain the three-dimensional legibility of the building.

Overall, the impacts of the proposed development are appropriately mitigated by the reinstatement of a local historic landmark that has been largely concealed for decades by later alterations. The integrity of the site’s identified cultural heritage value and attributes will be maintained and enhanced.



1 INTRODUCTION

SCOPE OF THE REPORT

ERA has been retained by the Owner to prepare this HIA in support of its development application for the site. The portion of the site at 958 Broadview Avenue is designated under Part IV of the Ontario Heritage Act (see by-law 719-2017, appended).

The objective of an HIA, as per the City of Toronto Heritage Impact Assessment Terms of Reference (2014) is to evaluate proposed development in relation to cultural heritage resources that may be impacted in some form, and to recommend an approach to the conservation of the heritage value of those resources.

Multiple sources of data have been collected, sorted and analyzed for this assessment. Both primary and secondary sources have been drawn from, including: historical maps, atlases, aerial photographs, City of Toronto directories, tax assessment rolls, the City of Toronto archives, the City of Toronto building records centre, previous City Planning studies and reports, and from observations from several site visits.

CURRENT OWNER CONTACT

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SITE LOCATION AND DESCRIPTION

The property is located on the west side of Broadview Avenue, just north of Danforth Avenue in between Chester Hill Road to the south and Fulton Avenue to the north.

The property contains a multi-storey brick building built in 1891 as the Chester Public School, with numerous later additions. It is currently known as the Estonian House, a cultural centre for the Estonian diaspora. The north, south, and a limited part of the west facades of the original building are visible, although its primary east elevation has been concealed by a later addition. A distinctive tower form on the south-east corner of the original building remains legible, although heavily modified and its original peaked roof has been removed.

The site also includes one detached house at 72 Chester Hill Road and semi-detached houses at 954-956 Broadview Avenue.

To the north of the site is a multi-storey residential building. To the east and south of the site are house form residential and commercial buildings. To the west of the site is the Don Valley.



Location of the subject property (City of Toronto Property Data Map, annotation by ERA Architects).

SITE & CONTEXT PHOTOS



Looking northwest toward the site; Estonian House 1976 east addition fronting onto Broadview Avenue, semi-detached dwelling at 954/956 Broadview Avenue forming part of subject site to the south (ERA, 2018).



South elevation of Estonian House, originally Chester Public School (ERA, 2018).



North elevation; 1996 elevator addition annotated with an arrow (ERA, 2018).



West elevation; 1963 addition in foreground original west elevation partially visible in the background (ERA, 2018).



View looking north toward the site from Chester Hill Road; 72 Chester Hill Road in the foreground forming part of the subject site (ERA, 2018).



Newel post and handrail from former Chester Public School; (ERA, 2018).



Cornice from original Chester Public School concealed by later addition (ERA, 2018).

2 BACKGROUND RESEARCH AND ANALYSIS

SITE HISTORY

Initial human settlement of Southern Ontario began approximately 11,000 years ago, following the retreat of the Wisconsin glacier. Since that time, the Don River has been a site of importance to Indigenous Peoples who have used it as a path of transportation, and used its banks as a place of permanent and seasonal settlement.

In 1787, the first Toronto Purchase was negotiated by British Loyalists from the Mississaugas of the New Credit. Following this, European settlement concentrated in the Town of York on the shores of Lake Ontario. Settlement also occurred along the Don River with villages clustering near mills. The site was historically located in the village of Chester, just south of the village of Todmorden and primarily accessed by Mill Road (now Broadview Avenue). Chester was linked to Todmorden Mills, the nearby brewery and distillery established by the Helliwell family in 1821 in the Don Valley.

In 1891, the Chester Public School was constructed on the site. A historical photo circa 1905 shows the two and a half storey brick building with its distinctive peaked-roof bell tower. Even in 1905, the area surrounding the school retained a rural character. At that time, Don Mill Road (formerly Mill Road, now Broadview Avenue) was an unpaved thoroughfare that extended northward to Doncaster, Chester and Todmorden, all still beyond the north city limit.

The construction of the Prince Edward Viaduct in 1918 opened up large swaths of land east of the Don Valley to development. By 1921, the village of Chester had been annexed by the City of Toronto, resulting in new residential subdivisions and the construction of new houses and roads. The area rapidly urbanized after the construction of the Prince Edward Viaduct System (commonly known as the Bloor Street viaduct) in 1918 and Leaside Bridge in 1927.

By 1927, the surrounding area had been fully subdivided into building lots, forming the residential lot pattern that continues to exist today. A photograph of Chester Public School from 1953 shows that the peaked bell tower roof had been removed prior to this time. In 1959, the school was relocated to a new building near Pape and Cosburn Avenues.

On April 1, 1960 the building was purchased by the Toronto Estonian House Limited Board of Directors, and became known as the “Estonian House”. The 1961 City of Toronto Directory lists the occupants of 958 Broadview Avenue as: Linda Travel Services; Estonian Publishing Co.; Estonian Credit Union; and Estonian Relief Committee in Canada.

The Estonian House (known as “Eesti Maja” in Estonian) is the centre for Estonian cultural activities in Toronto. People of the Estonian diaspora have set up Estonian Houses across the world including in the United States, Australia, England, and Sweden. The Estonian House will be relocating to a new facility in Toronto, currently under construction.

In 1963, a rear addition was constructed, designed by architect Michael Bach, which housed an event hall with a 600 person seating capacity, a basement with classroom space, and a cafeteria. A four-storey addition designed by architect Guido Laikve was added to the front of the building in 1976, concealing the front facade of the 1891 school building. A third addition to the north of the building by Parkin Architects Inc. was added in 1995 and included a new accessible entrance and an elevator.

DESIGN


The 1891 Chester Public School was a two-storey building, designed in the Italianate style by architects Gordon & Helliwell. The building was constructed of red brick and sandstone, and faced Mill Road (now Broadview Avenue). At grade, there were two entrances on the primary (east) elevation, likely providing gendered entrances for male and female pupils.


Decorative brickwork, including decorative pilasters and window arches, characterize the structure. There are large rectangular windows on the first storey, arched windows on the second storey, and the east and south gables have three symmetrical lancet windows at the attic level.

The distinctive tower on the south-east corner of the structure had a steeply pitched pyramidal roof and two arched openings on its south and east facades.



 Original School c. 1891

 1976 front addition

 1963 rear addition

 1995 elevator addition

ARCHITECTS

The original 1891 building was designed by the architectural firm of Gordon & Helliwell. The Ontario Heritage Trust provides a succinct overview of the genesis of the firm and its notable commissions:

Henry Bauld Gordon (1854-1951) was born in Toronto and went on to train with Henry Langley (1836-1907). In 1877, he began his own architectural practice and, in 1879, formed a successful partnership with Grant Helliwell (1855-1953). They designed the Orillia Presbyterian Church (Orillia, 1888), Church of the Messiah (Toronto, 1891) and the Presbyterian Church of the Covenant (Toronto, 1899, now the International Society of Krishna Consciousness). Gordon was a member of the Royal Canadian Academy of Arts and served twice (1896 and 1908) as president of the Ontario Association of Architects.



Bathurst Street Methodist Church c. 1888 (Wikipedia)



Church of the Messiah c. 1892 (<https://lazysundaes.wordpress.com/>).



Orillia City Hall c. 1895 (<https://www.orillia.ca/en/index.aspx>).



Theological Hall c. 1879 (Queen's University).

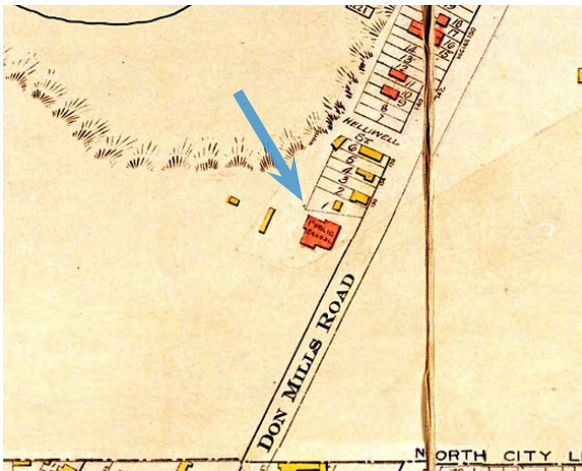
HISTORICAL MAPPING & AERIAL PHOTOGRAPHS



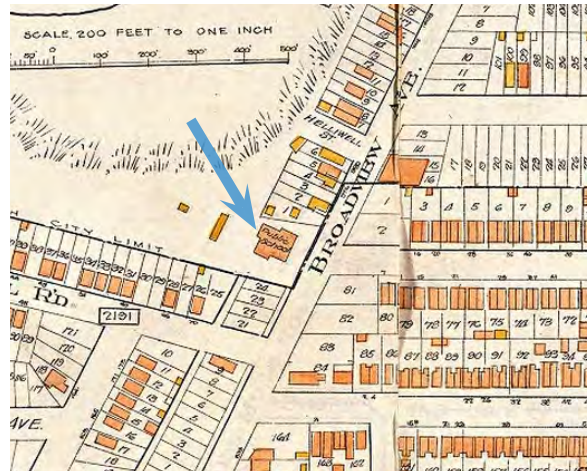
Approximate location of the site, on Thomas Helliwell's Lot 12 (Tremaine's Map of the County of York, 1860; annotation by ERA).



Approximate location of the site (then undeveloped) is indicated (Goad's Atlas, 1884; annotation by ERA).



Chester Public School on the 1913 Fire Insurance Plan (Goads Atlas, 1913; annotation by ERA).



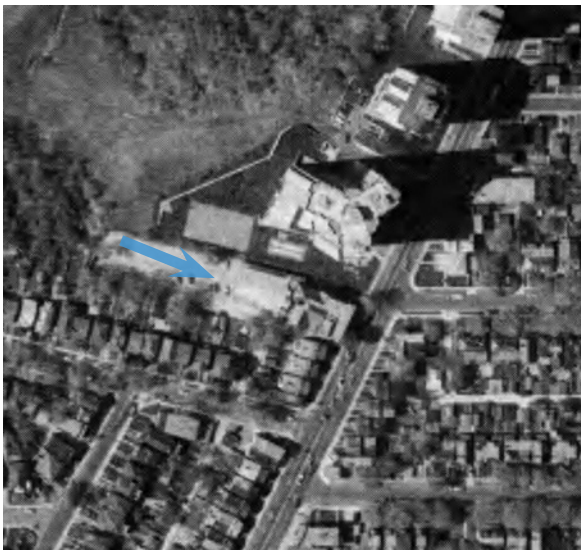
Significant residential development has taken place surrounding Chester Public School (Goads Atlas, 1924; annotation by ERA).



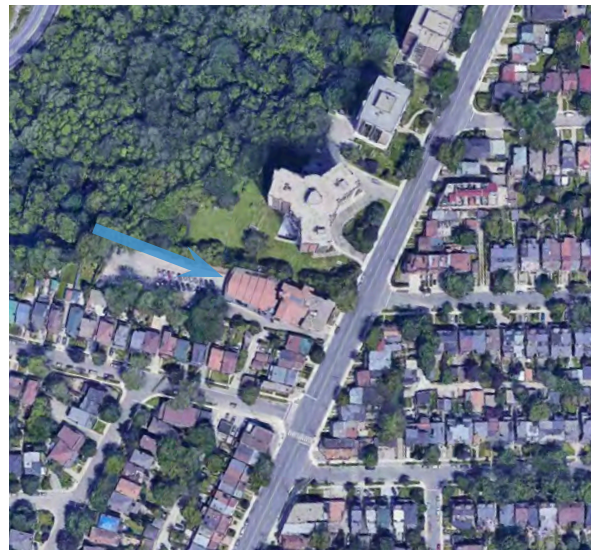
State of the site in 1950, still functioning as a school (City of Toronto, 1950; annotation by ERA).



State of the site in 1965, showing recently-built rear addition (City of Toronto, 1965; annotation by ERA).



State of the site in 1976, after the construction of the front addition concealing the primary elevation of the school building. The residential properties to the north have been cleared and replaced with new apartment buildings (City of Toronto, 1976; annotation by ERA).



Current condition includes the 1995 elevator addition (Google Maps, 2020; annotation by ERA).

HISTORICAL PHOTOGRAPHS



Looking north-west towards the subject site, 1905 (Toronto Public Library).



Looking south on Don Mills Road circa 1908 (Toronto Archives).



Looking south-west at Chester Public School, circa 1953 (Toronto Archives).



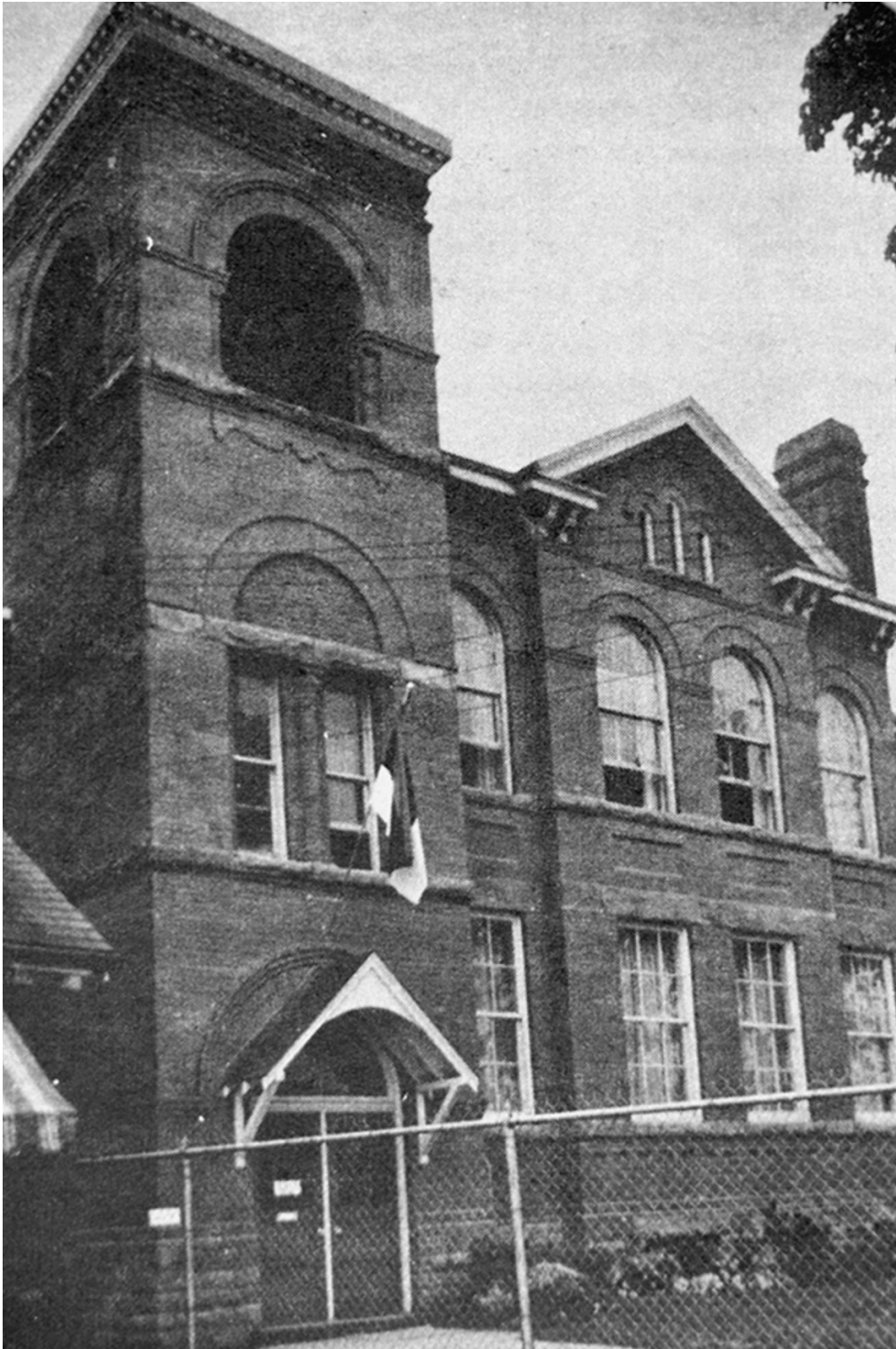
The site after becoming Estonian House in 1961 - east elevation (Estonian House, year unknown).



The site after becoming Estonian House in 1961 - north elevation (Estonian House, year unknown).



Rear (west) elevation of 1891 schoolhouse in early 1960s. 1963 addition under construction in the foreground (Estonian House, year unknown).



Front (east) elevation of Estonian House (Estonian House, year unknown).

3 HERITAGE POLICY REVIEW

The following were among the sources reviewed in preparing this HIA:

- Growth Plan for the Greater Golden Horseshoe (2019);
- The Province of Ontario's 2020 Provincial Policy Statement for the Regulation of Development and Land Use;
- The Ontario Heritage Act (R.S.O. 1990);
- City of Toronto Official Plan;
- City of Toronto Tall Building Design Guidelines;
- Amendment No. 343 to the City of Toronto Official Plan;
- Broadview Avenue Urban Design Guidelines;
- City of Toronto Heritage Impact Assessment Terms of Reference (2014);
- City of Toronto Heritage Register;
- Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada;
- The Ontario Ministry of Tourism, Culture and Sport's Ontario Heritage Toolkit.

A review of the above noted policies that are applicable and relevant to this HIA is included with this report as Appendix I.

4 PRESENT HERITAGE CONTEXT

PART IV DESIGNATION

958 Broadview Avenue was designated by City Council under Part IV of the Ontario Heritage Act at its meeting of October 5-7, 2016. The designation by-law (No. 719-2017) was enacted and passed on July 7, 2017. The full by-law is attached to this report as an appendix. The property's identified Heritage Attributes are listed below:

Heritage Attributes

The heritage attributes of the former Chester Public School, now known as Estonian House, completed in 1891 on the property at 958 Broadview Avenue are:

- The placement, set back and orientation of the building, as it is located on the west side of Broadview Avenue
- The massing and composition of the building on a square plan with a central hipped roof, projecting bays on the north, west and south elevations, with gable roofs on the north and south bays, a tower at the south-east corner, and two prominent chimneys
- The original north, west, and south elevations
- The original east elevation with a projecting bay and gable roof now partially concealed within the 1975 extension
- The window openings on the south elevation with the flat-headed first floor and basement window openings, the flat-headed and semi-circular arched window openings on the second floor level, the trio of semi-circular arched openings in the pediment of the gable roofs on the south elevation and east elevations
- The window openings on the west elevation with the semi-circular arched window openings on the second floor level
- The window openings on the north elevation with the flat-headed first floor and basement window openings, and semi-circular arched window openings on the second floor level
- The semi-circular arched openings in the tower on the south and east faces (the east opening is partially concealed by the 1975 addition)
- The materials including the red brick, and sandstone

- The decorative brick details of the building comprising the brick string courses at the basement level, at the second story around the window heads, at the eaves and around the trio of windows in the pediment of the east gable roof as well as the upper tower openings. There is also decorative brick string coursing at the first floor level window adjacent to the tower on the south elevation. The brick details also comprise the rectangular panels in red brick beneath the second floor windows on the south elevation, and on the south face of the tower, the decorative moulded brick scrolls beneath the arched opening and the engaged moulded brick columns to either side of the arched tower openings. The brick details also comprise the decorative string course of checker-board pattern bricks just below the tower roof eaves
- The stone details comprise the rough hewn stone foundation, and string courses at the lintel level of the flat-headed windows at first and second floor levels windows and sill level of the second floor windows and also at the sill level of the arched opening in the tower.

The 1962-3, 1975 and 1995 additions are not included in the heritage attributes.

ADJACENT HERITAGE PROPERTIES

On April 24, 2018, Toronto City Council adopted item TE31.19 “Inclusion on the City of Toronto’s Heritage Register - 778, 782-792, 812-814, 817, 822-826, 846-850, 849, 883, 895-97, 905, 927-931 and 1216-1220 Broadview Avenue”. The properties had previously been included on the heritage inventory for the Broadview Avenue Urban Design Guidelines, adopted by Council in 2016.

927-931 Broadview Avenue is located across from the subject site and is thus considered an “adjacent**” heritage resource as defined by the Official Plan. It is a two-storey house form building combining three separate residential units.



Map showing subject site (outlined in blue) and adjacent listed heritage properties at 927-931 Broadview Avenue (City of Toronto/ESRI, 2018; annotation by ERA).

** As defined in Section 3.1.5 of the Toronto Official Plan, “adjacency” means:

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

The listing description for 927-931 Broadview Avenue, as adopted by Council, is included with this HIA as an Appendix. Heritage attributes identified for the property include:

- The setback, placement and orientation of the building at the southeast corner of Broadview and Fulton Avenues;
- The scale, form and massing of the two-and-a-half-storey, rectangular-plan, house-form building with a truncated hipped roof and a dormer gable, a projecting entry porch with a gable roof, and a two-and-a-half-storey, projecting gable-roofed bay;
- The materials on the principal (west), side (north) and rear (east) elevations with brick cladding, brick string course at the first floor level, brick quoins and stucco at the second floor level and siding on the projecting gable roofed bay and half-timbering and stucco in the gable dormer;
- The openings on the first floor level which feature shallow segmental-arched openings with brick headers; and
- On the side elevation (north), an entry flanked by two sidelights and windows with double-hung sash featuring six-over-one glazed sash.

Note: The side (south) elevation is not included as an attribute.



927-931 Broadview Avenue front (west) elevation (DiamondCorp, 2020).



927-931 Broadview Avenue side (north) elevation (Google Streetview, 2015).

5 CONDITION ASSESSMENT

The Condition Assessment conducted by ERA Architects Inc., is exclusive to the former Chester Public School. The various architectural additions are not included as heritage attributes. A visual inspection of the interior and exterior was conducted on April 7, 2015. An additional visual inspection at grade level of the exterior façades was conducted by ERA on February 23, 2018. On August 20, 2020, ERA performed an additional site inspection to confirm the condition of the masonry.

The exterior façades were examined from the ground level and, where possible, other levels based on access to egress stairs and roof levels. The updated condition assessment is attached to this report as an Appendix.

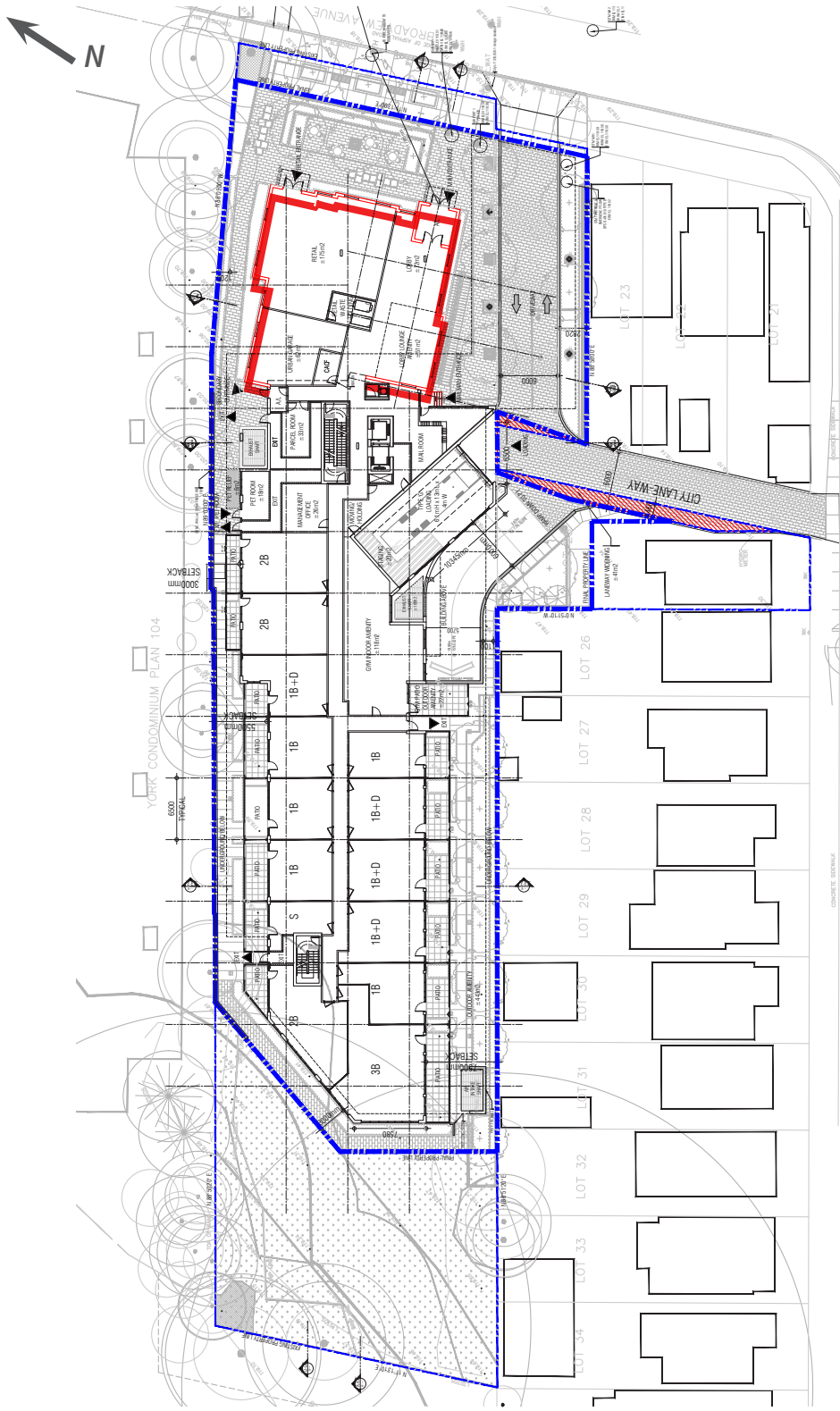
6 DESCRIPTION OF PROPOSED DEVELOPMENT

The Owner proposes to re-develop the site and to construct a new residential building with retail use at grade. All existing structures on the site are proposed to be demolished, except for the 1891 Chester Public School, which is to be restored and rehabilitated.

The components of the proposed development include:

- Substantial retention of the 1891 Chester Public School building in situ. The proposed Conservation Strategy is described in greater detail in Section 7 of this HIA. The retained heritage building will be used for retail space and lobby and residential amenity at grade and the residential units at the second and third floors;
- Removal of the 1963/76/96 additions to 958 Broadview Avenue; the semi-detached dwelling at 954/956 Broadview Avenue;
- Excavation of the site to provide an underground parking garage, servicing space, and structural support for the new residential building;
- Construction of a new residential building;
- Upgrading of the existing vehicular driveway from Broadview Avenue to permit two way traffic, leading to a loading area and underground parking access, with additional vehicular flow via the existing laneway off of Chester Hill Road which will be widened to City standards, and;
- Landscape enhancements across the site, including a new landscaped forecourt along the Broadview Avenue frontage, and in front of the retained heritage building.

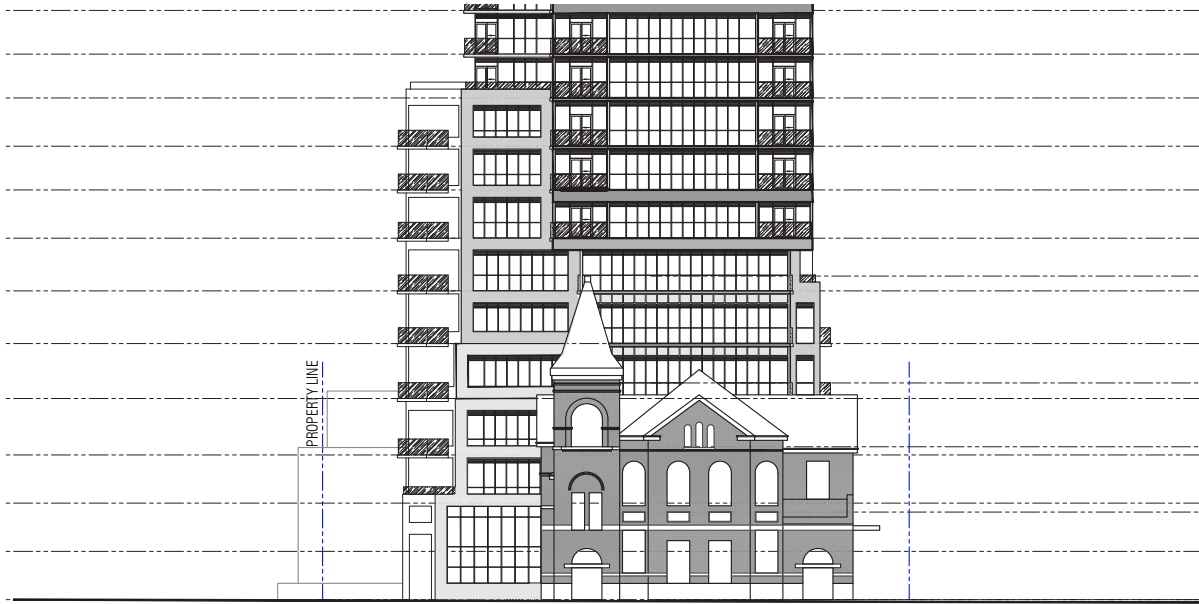
Select plans and renderings from G+C Architects are included on the following pages to illustrate the proposed development.



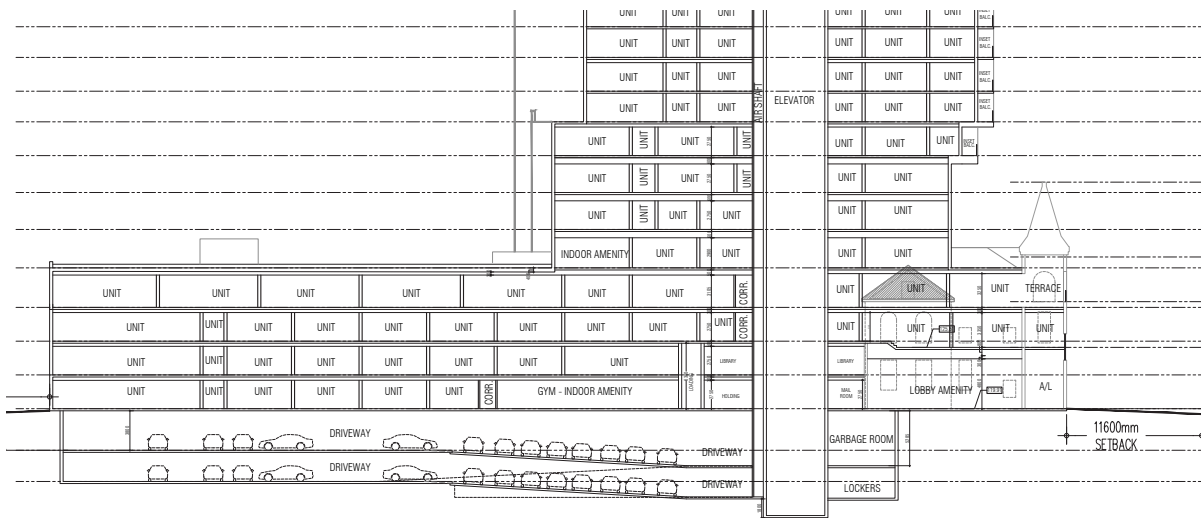
Proposed ground floor plan, heritage building footprint highlighted (G + C, 2021; annotation by ERA).



Rendering of restored and rehabilitated 1891 building (G + C, 2021)



East elevation of proposed development (G + C, 2021)



Section of proposed development (G + C, 2021)

HERITAGE RETENTION STRATEGY

LEGEND

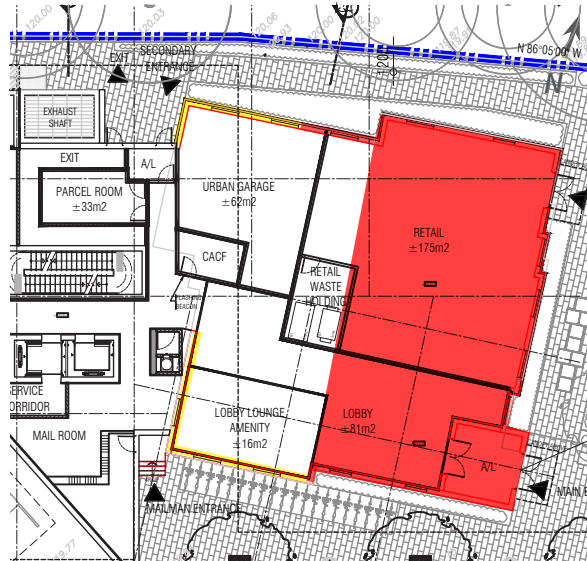
- Depth of heritage building retained in situ (approximate extent)
- Heritage facade dismantled and reconstructed (approximate extent)
- Roof rebuilt to match existing profile

The adjacent diagrams are intended to provide a schematic overview of the heritage retention strategy for the site, indicating the *approximate* extent of the heritage facades that will remain in situ, and those which will be dismantled and reconstructed.

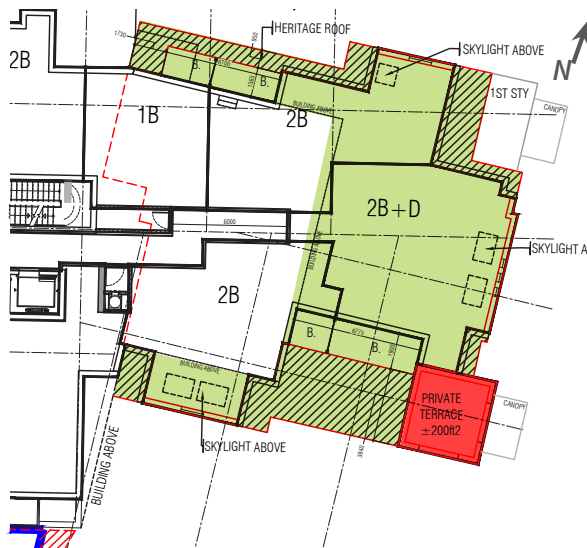
The easterly portion of the heritage building (shaded red in the adjacent diagrams) is proposed to be retained, in situ (exterior walls, interior structural walls, and roof), to a depth of approximately 10 metres as measured from the outermost part of the east elevation. This line of retention sits behind the dominant ridge of the heritage building's roof, and is also the extent of the outer face of the east elevation of the new addition above.

An additional 4 metre portion of the north facade will be retained in situ. The remainder of the south and north facades are proposed to be dismantled and reconstructed to match the existing extent and detail. The roof above will be removed to facilitate construction of the new residential building, with significant portions of the roof rebuilt to match the existing profile (shaded in green).

The west facade will be removed and salvaged for repair and partial reconstruction to facilitate the new construction and the connection between the new and old areas. A portion of the elevation will be reconstructed on the ground floor in the lobby to maintain the three dimensional legibility of the building and at the north



Ground floor plan detail (G+C, 2021; annotation by ERA)



Fourth floor plan detail (G+C, 2021; annotation by ERA)

return. This will provide partial returns of the west heritage elevation that will be visible from the interior.

The interior floors are proposed to be altered during construction. The first floor level will be lowered to grade, as it is currently elevated a half-level, improving accessibility for residents and providing a contiguous level connection to the new building. The second and third-floor levels will be reinstated at their existing heights. (Note: existing half-floors/stair landings will be eliminated).

STABILIZATION STRATEGY

The later additions at the north, east and west will be removed and the existing features of the heritage building will be exposed. Retention of the full north and south elevations of the Chester Public School building were considered for retention in situ, however, due to the irregular configuration of the site which constrains construction access to only a narrow entry point from Broadview Avenue, it is not feasible to retain the full extent of the south elevation in situ. The facade and the retention structure required would prohibit the construction of the development, in turn prohibiting the contemplated improvements to the heritage resource.

The east **10 metre** portion of the Chester Public School building will be stabilized and retained in situ. **Also, an additional 4 metre portion of the north facade will be retained in situ.** The western portion of the building, including part of the north and south elevations and the entirety of the west elevation will be dismantled, all elements to be reinstated to be documented. All materials will be salvaged for reconstruction and repair of the retained fabric.

Refer to Appendix VII for approach to stabilization letter.



At 7 St. Thomas, the project involved partial building retention with reinstatement and reconstruction (HPA).

7 CONSERVATION STRATEGY

The proposed Conservation Strategy for the site is restoration and rehabilitation. As defined by the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada, restoration is “*the action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.*” Rehabilitation is defined as “*the access or process of making possible a continued or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.*”

The intention is to introduce a new, compatible use within the retained School building, while integrating the retained heritage building with the new construction.

A detailed scope of conservation work will be articulated at the Conservation Plan stage. The general anticipated scope of conservation work includes the following:

- Remove later additions and reinstate the east Chester Public School elevation;
- Restore the Chester Public School by making repairs and conservation work to newly re-exposed areas of the building after removal of later additions is completed. The existing condition of these areas cannot be fully determined until the removal work begins. The intent is to reinstate as closely as possible the original conditions based on archival and existing physical evidence;
- Retain, in situ a depth of approximately 10 metres of the heritage building, measured from the outermost part of the east elevation, including the existing roof form;
- Remove roof beyond (west of) the approx. 10 metre line of retention, and then partially reconstruct the roof to match the historic profile (see diagram on page 24). New roof terraces set into the roof slope and some new skylights to be added to the roof form to provide light to the residential units at the third floor of the heritage building, which aligns with the fourth floor of the new construction;
- Dismantle the full west elevation, as well as portions of the north and south elevations, and salvage material to be used for reconstructed areas and repairs to the other elevations;
- Reinstall the peaked roof bell tower element and the north-east chimney;
- General masonry repairs and other conservation work;
- Provide new contemporary doors on ground floor level;
- New window openings to provide sufficient light to residential openings on the second and third floors;
- Replacement windows that have regard for the historic windows as documented in archival photography;
- New canopies at the two entrances on the east elevation and,
- Sympathetic landscape improvements including a pedestrian forecourt in front of the heritage building to frame the public realm.

HERITAGE PLANNING COMMENTS

Heritage Planning provided a Memorandum dated January 22, 2021, with comments on the proposal. Refer to Appendix VI for the original memo. We are repeating the comments in abbreviated form along with a response that articulate changes to the design or additional information provided in this revised report.

- *Conserve more of the original roof-form, which is complex and important to the three-dimensional integrity of the building. More of the side walls of the heritage building should be retained in situ rather than dismantled and reconstructed.*

Response: The retention in situ of the east portion of the building has increased to approximately 10 metres in depth, thereby increasing the east elevation step-back of the addition above the heritage roof line. This will result in conserving more of the original roof form, as well as retaining more of the north and south side walls in situ. Further, there is an approx. 4 metre portion of the north façade that will be retained in situ beyond the 10 metre retention line. Also, with revisions to the design, a further portion of the west elevation at the north corner will be reinstated, while maintaining more of the roof form at that corner with the inclusion of a reveal at the base of the new building.

Refer to Section 6 for a description of the proposed development and revised drawings and renderings.

- *Greater tower stepbacks are necessary to conserve the original massing and composition of the building.*

Response: The east step back has been increased to 10 metres, pulling away from the east tower and exposing more of the original roof form.

Refer to Section 6 for a description of the proposed development and revised drawings and renderings.

- *The proposed cantilever on the east elevation of the tower above the heritage building should be higher up to create more space around the heritage building and make the tower appear more subordinate to the heritage building. The design of the soffit should be carefully considered to minimize its visual impact. As proposed, the dark colour and shadow created by the soffit is distracting.*

Response: The increased step back in the building extends to the 7th floor. Further the façade at the 8th floor is stepped back and finally at the 9th floor the façade aligns with the earlier proposal. The increased step back and progressive stepping is intended to provide more open air around the tower and provide a more gradual transition to the upper face of the new addition. Further design development will be undertaken to minimize the impact of the soffit as part of the future site plan application.

Refer to Section 6 for a description of the proposed development and revised renderings.

- *Heritage Planning staff is concerned about the proposed interventions into the roof slope to accommodate terraces on the south and north elevations. These proposed alterations could have a very negative heritage impact given the scale of the intervention. Please remove or minimize the terraces within the roof slope on the north and south elevations.*

Response: With the revisions to the step back, the location and size of the terraces have been modified. On the south facing roof slope, the inset terraces are deeply recessed and they have shifted north such that they are more concealed by the heritage tower. The north facing terraces will sit in an area of roof that has enlarged. In both instances the terraces are minimized in size and do not interrupt the slope of the roof.

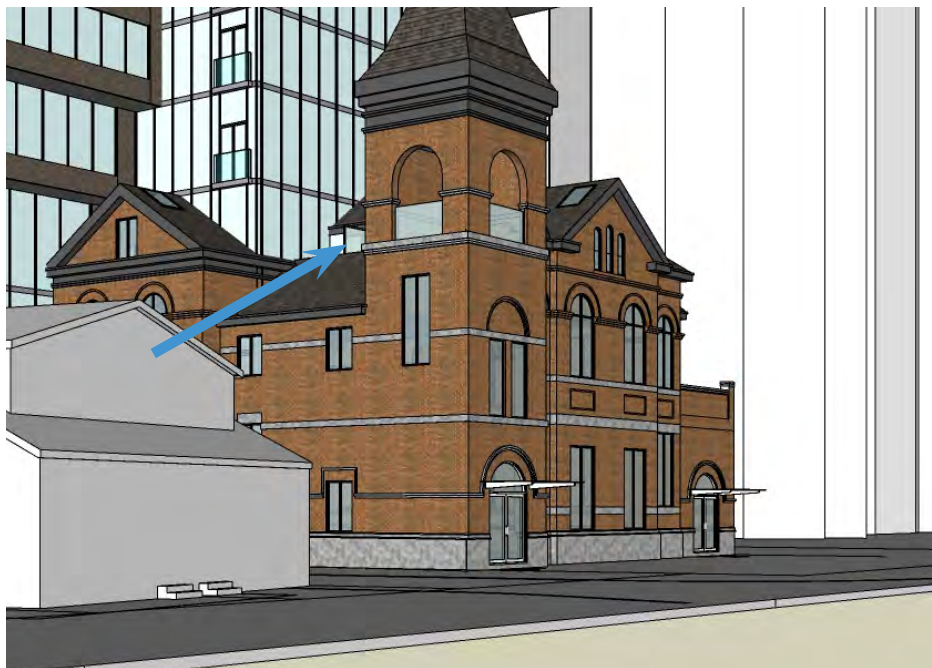
Refer to the following page for images that illustrate these revisions.

- *The proposed canopy on the north elevation of the heritage building is very large and impactful, particularly where it is affixed directly to the existing building. Wind management should be achieved through alternative means that don't involve such significant alterations to the heritage building.*

Response: The canopy on the north elevation has been deleted, and any wind management required will be achieved with landscape features such as garden walls, fences and plantings. Further detail will be provided as part of the future site plan application.



SketchUp model view of 958 Broadview Avenue showing extent of heritage roof (G+C, 2021).



Looking north-west at 958 Broadview Avenue showing south roof terrace (G+C, 2021; annotation by ERA).



View of 958 Broadview Avenue showing south inset terrace (G+C, 2021).



Looking south-west at 958 Broadview Avenue (G+C, 2021).

8 ASSESSMENT OF IMPACTS & MITIGATION MEASURES

The proposed development will have visual and physical impacts on the heritage resource. Modifications to the retained heritage building are required to facilitate the construction of, and connection to, the new building.

ERA has considered several impacts of the proposed development, including:

- The partial removal of exterior areas of the heritage building to facilitate the new construction and to ultimately integrate the new and old buildings;
- The visual impact of the new residential building above the retained heritage fabric;
- Alterations to ground-floor doors and select window openings to provide enhanced accessibility and visibility to the re-programmed interior space;
- Construction of two new canopies at the two entrances to the heritage building;
- Potential impacts of the proposed landscape strategy on the heritage building;
- Potential impacts of the proposed development on the adjacent heritage properties;
- Potential negative heritage impacts identified in the Ontario Heritage Toolkit; and
- Impacts on the individual heritage attributes contained in the site's designation by-law.

Notwithstanding these anticipated or potential impacts, the proposed development presents an opportunity to restore a locally prominent heritage building that has been obscured by later additions and alterations. Overall, these impacts are mitigated by the proposed conservation strategy and a design approach that achieves an appropriate subordinate relationship between the new and old.

AREAS OF PARTIAL REMOVAL

Impact: The west elevation, portions of the north and south elevation, the interior, and a portion of the roof, will be removed to facilitate the site excavation and construction of the necessary support structure for the new building. This is necessary as the rear (west) side of the heritage building will be connected to the new podium.

Mitigation: The impact of the proposed removal of heritage fabric is mitigated by the restoration of the 1891 Chester Public School, and the substantial retention of the resource overall. The areas of intervention are concentrated to the west side of the heritage building, which is least visible from the street.

Full retention of the first approximately 10 metres of the heritage building, measured from the outer extent of the east elevation, in addition to the heritage fabric to be reinstated on the north, south, and portions of the west return elevations, will maintain the three-dimensional integrity of the heritage resource, as well the majority of its identified heritage attributes. The removal of part of the existing west elevation for the connection between the retained heritage building and new construction is, on balance, appropriately mitigated.

VISUAL IMPACTS OF NEW CONSTRUCTION

Impact: The new development will be visible above and behind the heritage building.

Mitigation: The proposed development has been designed to incorporate stepbacks from the north, east and south elevations of the heritage building. On the primary (east) elevation, the face of the residential building is stepped back approximately 10 metres from the east heritage elevation below, with more modest stepbacks from the side (north/south) elevations. This provides visual separation around the heritage building and emphasizes reinstated architectural elements such as the pyramidal-roofed bell tower, the re-exposed and conserved east facade, and the reinstated northeast chimney.

The podium element of the new construction uses materials that refer to the heritage building, including red brick.

The new addition incorporates an interstitial zone that marks a transition between the roof of the heritage building and the main tower element, helping to break up the massing of the new construction and provide a clear separation of the old and new. The east portion of the tower steps back from the fourth to seventh floor to provide additional space for the reconstructed heritage gable roof. Balconies have been minimized and inset on the east elevation of the tower to provide a simplified facade and to help highlight the heritage building below.

As part of the proposal, a forecourt will be reinstated along Broadview Avenue and a drive aisle and landscape areas will be constructed south of the heritage resource to improve the visibility of the south elevation as seen from Broadview Avenue. These interventions will further mitigate the visual impact of the new development by foregrounding the restored heritage resource.

INTERIOR ALTERATIONS

Impact: The existing interior is proposed to be altered in full to accommodate the new construction. The first floor level will be lowered to grade for accessibility purposes and to provide a level interior connection to the new construction (currently there are only level entry landings). The second and third floor levels will be reconstructed at their existing heights.

There is an existing half-level/stair landing at the southeast corner of the heritage building that will be eliminated once the rebuilt second and third floors are in place. There are three windows on this half level/landing that will be impacted by the new second floor level.

Mitigation: The proposed interior alterations are appropriate as there are no significant remaining interior features. The lowering of the ground floor level, which will function as the main building entrance, is important to increase accessibility for future residents and the viability of the retail use. The lowered ground floor will be level with the ground floor of the new construction.

The half-floor windows that will be impacted by the reconstructed second-floor level will be retained but treated with either a spandrel panel or back-painted, thus conserving the window opening while reconciling the new, conflicting floor level. The second and third floor levels within the heritage building, as reconstructed, will not align with the new construction, requiring stairs and limited-use lifts to facilitate access between the new and old areas.

DOOR AND WINDOW MODIFICATIONS

Impact: Minor modifications to doors and windows openings are proposed, to enhance the utility of the lowered ground floor. On the east elevation, two window sills will be lowered. On the north elevation, two windows will be added, and openings will be rebuilt where the elevator is removed. On the south elevation, two windows will be added and two windows modified. On the north and south elevations, the rebuilt roof will be cut back to provide space for an inset balcony. Skylights will be added to the north, east, and south gable roofs to permit adequate light to the residential units. A new window will be added to the north elevation pediment to provide light to the residential unit.

At the southeast corner of the building, there are three existing windows (two on the east elevation, one on the south elevation) that will be impacted by the reconstructed second floor level, given that there was once a stair landing in this corner that will no longer exist. These window openings will be maintained and will receive a spandrel or back-painting treatment to be confirmed at the Conservation Plan stage. The arches in the southeast tower will be re-opened for use as a terrace. New balcony railings will be installed.

Mitigation: These minor alterations will allow increased daylight and visibility. On the east elevation, the lowered windows will not impact the stone belt course below the original ground floor windows. The lowered window on the south elevation will have a minor impact, requiring the removal of some brick to improve the visual connection to the drop-off area. On the north elevation, the new window openings will have regard for the rhythm of the existing openings. The addition of new windows will be mitigated by the removal of the elevator addition and the rebuilding of window openings. The inset balconies at the roof level will be largely shielded from view from the public realm **while maintaining the continuity of the roof form as seen from the north and south.**

Overall, these modifications are minor and will conserve the legibility of the historic fenestration pattern on the north, east and south elevations. Where alterations are made, the new doors and windows will be distinguishable as contemporary alterations, and detailed to reduce physical impacts.



NEW EXTERIOR CANOPIES

Impact: Two new exterior canopies are proposed at the east elevation of the heritage building, to provide weather protection above the entrances. They will be physically connected to the brick walls for stability, to reduce the number of new supporting elements, and to minimize visual impact.

Mitigation: The canopies will consist of steel member framing and a glass roof, with a neutral colour to have a minimal visual impact. They are modestly sized and will not conceal any significant architectural elements. Further information regarding the canopy materiality and connection details will be provided at the Conservation Plan stage.

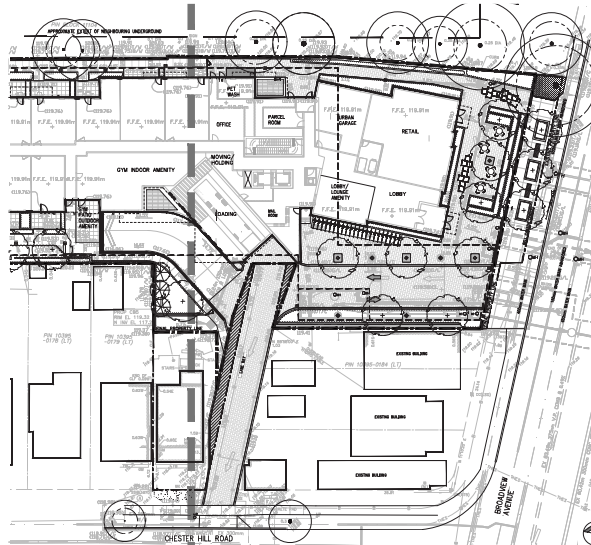


Rendering of restored and rehabilitated 1891 building with new canopies above two restored entrances (G+C, 2021)

LANDSCAPE STRATEGY

Open space will be reinstated on the original north, east and south elevations to increase the visibility, legibility and prominence of the original school house building as seen from Broadview.

ERA has reviewed the landscape strategy and anticipates no adverse impacts. The strategy proposes enhancements to the exterior public realm that will appropriately frame and complement the heritage building. A forecourt along the site's Broadview Avenue frontage will provide tree cover and paved areas with **patio seating for the proposed retail space**. South of the heritage building is the paved drive aisle. New trees and a walkway will wrap around the north side of the heritage building. These open spaces will improve the views to the heritage building from both Chester Hill Road and Broadview Avenue.



Detail from proposed landscaped plan showing treatment around heritage building (F+A, 2021).

IMPACTS ON ADJACENT PROPERTIES

The adjacent heritage properties at 927-931 Broadview Avenue are located across the street from the site and will not be adversely impacted

by the proposed development. The restoration of the Chester Public School east elevation and landscaped forecourt will provide an improved streetscape condition that better relates to the historical context of the neighbourhood.

POTENTIAL IMPACTS IDENTIFIED IN THE ONTARIO HERITAGE TOOLKIT

Possible impacts on cultural heritage resources are identified in the Ontario Heritage Toolkit. The table below summarizes possible impacts of the proposed development.

<i>Possible Impacts</i>	<i>Comments</i>
(1) Destruction of any, or part of any, significant heritage attributes or features;	The proposed development will require the removal of some of the property's identified heritage attributes. The affected attributes are located on the west side of the heritage building and are thus the least visible from the public realm. Each affected attribute is addressed in greater detail on the following pages.
(2) Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;	The proposed development maintains the heritage resource in a way that conserves its three-dimensional integrity and clearly distinguishes between the new and old building elements. The proposed conservation strategy involves the removal of later additions to the property that do not contribute to its cultural heritage value, and will restore the original primary east elevation of the Chester Public School.
(3) Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;	N/A. Shadowing from the new addition will not negatively impact on-site or adjacent heritage resources.
(4) Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;	N/A. There will be no isolation of heritage attributes. The historic streetscape condition will be reinstated, restoring visibility of a prominent local heritage building from the public realm.
(5) Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;	N/A. There will be no obstruction of significant views or vistas identified in the Official Plan, OPA 343, and the Broadview Avenue Urban Design Guidelines.
(6) A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces; and	N/A. The proposed use is a compatible, contemporary use that will have no adverse impact on the integrity of the heritage resource.
(7) Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.	N/A. The subject site is not considered to hold archaeological potential, as per the Toronto archaeological potential map.

IMPACTS TO IDENTIFIED HERITAGE ATTRIBUTES

ATTRIBUTE	IMPACT & MITIGATION
<p><i>The placement, set back and orientation of the building, as it is located on the west side of Broadview Avenue.</i></p>	<p>NO IMPACT.</p> <p>The historic building will remain in its existing location, with the original setback from Broadview Avenue (approximately 11.6 metres) reinstated with a landscaped forecourt.</p>
<p><i>The massing and composition of the building on a square plan with a central hipped roof, projecting bays on the north, west and south elevations, with gable roofs on the north and south bays, a tower at the south-east corner, and two prominent chimneys.</i></p>	<p>MINOR IMPACT.</p> <p>The west elevation will be altered to facilitate a connection between the heritage building and the new construction.</p> <p>This impact is mitigated as the three-dimensional integrity of the heritage building will be maintained, and the west elevation is the least visible part of the building from the public realm. Furthermore, the overall condition of the heritage resource is being improved by the reinstatement of the original east elevation, which is currently hidden by later alterations.</p> <p>ERA notes that there is only one chimney currently visible from the exterior of the building, located on the west side. This chimney will be removed, although an original chimney at the northeast corner of the building will be reinstated.</p>
<p><i>The original north, west, and south elevations.</i></p>	<p>MINOR IMPACT.</p> <p>The west elevation will be altered to facilitate a connection between the heritage building and the new construction. This removal is mitigated by the reinstatement of returns of the west elevation at the north and south sides of the building, and some of the original west wall in the interior space.</p>
<p><i>The original east elevation with a projecting bay and gable roof now partially concealed within the 1975 extension.</i></p>	<p>NO IMPACT.</p> <p>The original east elevation will be restored and rehabilitated.</p>
<p><i>The window openings on the south elevation with the flat-headed first floor and basement window openings, the flat-headed and semi-circular arched window openings on the second floor level, the trio of semi-circular arched openings in the pediment of the gable roofs on the south elevation and east elevations.</i></p>	<p>NO IMPACT.</p> <p>The south elevation will be maintained, and the original bell tower opening will be rebuilt. Two existing window openings will be altered and two new window openings will be added to provide more light to residential units. Proposed new windows are located to maintain the established rhythm of openings.</p>

<p><i>The window openings on the west elevation with the semi-circular arched window openings on the second floor level.</i></p>	<p>IMPACT.</p> <p>The window openings on the west elevation will be removed to facilitate the connection between the heritage building and the new construction.</p>
<p><i>The window openings on the north elevation with the flat-headed first floor and basement window openings, and semi-circular arched window openings on the second floor level.</i></p>	<p>NO IMPACT.</p> <p>The north elevation, including these identified features, will be maintained. New windows will be added, and windows rebuilt where the later elevator addition is removed.</p>
<p><i>The semi-circular arched openings in the tower on the south and east faces (the east opening is partially concealed by the 1975 addition).</i></p>	<p>NO IMPACT.</p> <p>The tower will be restored to its original appearance, including a re-opening of the bricked-in arches and reinstatement of the pyramidal roof.</p>
<p><i>The materials including the red brick, and sandstone.</i></p>	<p>MINOR IMPACT.</p> <p>The area of impact related to this attribute is confined to the west elevation where brick and sandstone will be removed to facilitate the connection between the heritage building and the new construction. Wherever possible, existing materials to be removed will be salvaged for rebuilt returns and/or repairs to the other exterior walls.</p>
<p><i>The decorative brick details of the building comprising the brick string courses at the basement level, at the second story around the window heads, at the eaves and around the trio of windows in the pediment of the east gable roof as well as the upper tower openings. There is also decorative brick string coursing at the first floor level window adjacent to the tower on the south elevation. The brick details also comprise the rectangular panels in red brick beneath the second floor windows on the south elevation, and on the south face of the tower, the decorative moulded brick scrolls beneath the arched opening and the engaged moulded brick columns to either side of the arched tower openings. The brick details also comprise the decorative string course of checker-board pattern bricks just below the tower roof eaves.</i></p>	<p>MINOR IMPACT.</p> <p>The area of impact related to this attribute is confined to the west elevation where decorative brick details will be removed to facilitate the connection between the heritage building and the new construction.</p>
<p><i>The stone details comprise the rough hewn stone foundation, and string courses at the lintel level of the flat-headed windows at first and second floor levels windows and sill level of the second floor windows and also at the sill level of the arched opening in the tower.</i></p>	<p>MINOR IMPACT.</p> <p>The area of impact related to this attribute is confined to the west elevation where stone details will be removed to facilitate the connection between the heritage building and the new construction.</p>

9 CONCLUSION

This HIA has considered a proposal to restore and rehabilitate the historic Chester Public School at 958 Broadview Avenue as part of the Owner's proposed redevelopment of the site into a new residential building with retail at grade.

The proposed alterations will restore and reinstate a prominent local heritage building that has been hidden for decades behind later additions and alterations. The open landscape areas on the north, east and south sides of the building will improve the visibility, legibility and prominence of the heritage building. The new building has been designed to maintain and reinforce the prominence of the heritage building, through the employment of setbacks and a contemporary and distinguishable material palette.

Through the future Conservation Plan process, ERA will continue to work with the Owner and the design team to articulate a detailed program of conservation work in accordance with the strategy that has been outlined in this HIA.

Overall, the proposed development will maintain the majority of the site's identified cultural heritage value and attributes, and the limited physical and visual impacts of the new construction will be appropriately mitigated by the broader conservation strategy for the site.

10 PROJECT PERSONNEL

ANDREW PRUSS

Andrew Pruss is a Principal with ERA. He has been involved in all aspects of architectural projects ranging from single-family residences and condominiums to institutional, commercial and hotel projects.

DAN EYLON

Dan Eylon is an Associate and Planner with ERA Architects. He received his Master of Arts in Planning from the University of Waterloo after completing a Bachelor of Fine Art at the Ontario College of Art & Design.

CLARA SHIPMAN

Clara Shipman is an Architect and Planner with ERA. She received her Master of Science in Planning from the University of Toronto after completing a Master of Architecture from McGill University. She is a candidate member of the Ontario Professional Planners Institute.

CORALS ZHENG

Corals Zheng holds a Master's of Environmental Studies in Planning from York University and she completed her Bachelor of Arts (Hons.) in Political Science and English Literature from the University of Toronto. She is a candidate member of the Ontario Professional Planners Institute.

11 SOURCES

- Biographical Dictionary of Architects in Canada. entry for Gordon & Helliwell Architects
- City of Toronto Aerial Photographs.
- City of Toronto Archives.
- City of Toronto Heritage Register.
- City of Toronto. Property Data Maps & Open Data.
- Google Maps/Google Earth. 2018.
- Growth Plan for the Greater Golden Horseshoe (2019).
- Historical Maps of Toronto. <http://oldtorontomaps.blogspot.com/p/index-of-maps.html>.
- The Ontario Heritage Act, R.S.O. 1990.
- The Ontario Ministry of Tourism, Culture & Sport's Ontario Heritage Toolkit.
- Parks Canada Standards & Guidelines for the Conservation of Historic Places in Canada
- The Province of Ontario's 2020 Provincial Policy Statement for the Regulation of Development and Land Use.
- Toronto Public Library.

APPENDIX I REVIEW OF KEY HERITAGE POLICY

Growth Plan for the Greater Golden Horseshoe (2019)

The Growth Plan, 2019 came into effect on May 16, 2019. The Growth Plan is the Province of Ontario’s initiative to plan for growth and development in a way that supports economic prosperity, protects the environment, and helps communities achieve a high quality of life.

With the objective of “protecting what is valuable”, Section 4.2.7 of the Growth Plan, 2019 states:

1. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.

The Province of Ontario’s 2020 Provincial Policy Statement for the Regulation of Development and Land Use

The Provincial Policy Statement, 2020 (“PPS”) sets out the Ontario government’s land use vision for how we settle in our landscape, create our built environment, and manage our land and resources over the long term to achieve livable and resilient communities.

Section 2.6 of the PPS contains policies addressing Cultural Heritage and Archaeology, the most relevant of which include:

- 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
- 2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except

where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

The Ontario Heritage Act (R.S.O. 1990)

The Ontario Heritage Act is the statutory legal foundation for heritage conservation in Ontario. Part IV, Section 29 of the OHA authorizes municipalities to enact by-laws to designate properties to protect and conserve their cultural heritage value.

Ontario Regulation 9/06 was passed under the Ontario Heritage Act to identify provincially-mandated Criteria for Determining Cultural Heritage Value or Interest. O. Reg 9/06 sets out 9 criteria under three categories: (1) design/physical value; (2) historical/associative value, and; (3) contextual value.

City of Toronto Official Plan

Chapter 3, Subsection 3.1.5 of the City of Toronto Official Plan (consolidated June 2015) contains policies concerning development on or adjacent to heritage properties.

Policy 5 states:

Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property’s cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City.

Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work.

Policy 23 states:

A Heritage Impact Assessment will evaluate the impact of a proposed alteration to a property on the Heritage Register, and/or to properties adjacent to a property on the Heritage Register, to the satisfaction of the City.

Policy 26 states:

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

Policy 32 states:

Impacts of site alterations, developments, municipal improvements, and/or public works within or adjacent to Heritage Conservation Districts will be assessed to ensure that the integrity of the districts' heritage values, attributes, and character are conserved. This assessment will be achieved through a Heritage Impact Assessment, consistent with Schedule 3 of the Official Plan and zoning by-law.

Policy 44 states:

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

OPA 343 / Broadview Avenue Urban Design Guidelines

Official Plan Amendment 343 and Site and Area Specific Policy No. 509 were adopted by City Council on June 9, 2016. The OPA/SASP implements the Broadview Avenue Planning Study and Urban Design Guidelines for properties on the east and west sides of Broadview Avenue, north of Danforth Avenue and south of O'Connor Drive.

The purpose of the SASP is to guide and manage moderate, incremental development on Broadview Avenue to complement, built upon and strengthen the physical character of the area as a whole, and to conserve and reinforce the area's natural and cultural heritage value. The Urban Design Guidelines for the study area require new development to retain, enhance and commemorate the heritage attributes of buildings and the history of the area.

Multiple appeals to OPA 343 were filed to the Ontario Municipal Board, including an appeal by The Estonian House in Toronto Ltd. for 958 Broadview Avenue. The Owner has since assumed the appeal. While some appeals of OPA 343 have been resolved, the appeal filed by The Estonian House in Toronto Ltd. is yet to be resolved, thus the OPA is not in force on 954-958 Broadview Avenue and 72 Chester Hill Road.

Heritage Impact Terms of Reference, City of Toronto

The City of Toronto Heritage Impact Assessment Terms of Reference (2014) outline the requirements for an HIA, which is intended to evaluate the impact of proposed development or site alteration on cultural heritage resources and to recommend an overall approach to the conservation of the resource.

The HIA Terms of Reference identify when an HIA is required, the rationale for an HIA, as well as required contents and format.

City of Toronto Heritage Register

The City of Toronto Heritage Register is a publicly-accessible register of properties that have been evaluated and determined to have cultural heritage value. The Register includes properties that are designated under Part IV or V of the Ontario Heritage Act, or have been Listed by the municipality.

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

The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada, along with international charters and agreements, establish the guiding principles for the conservation of built heritage resources in Canada.

Ontario Heritage Toolkit

The Ontario Heritage Toolkit is a series of guides for municipal councils, municipal staff, Municipal Heritage Committees, land use planners, heritage professionals, heritage organizations, property owners and others, designed to help them understand the heritage conservation process in Ontario.

APPENDIX II ASSESSMENT OF EXISTING CONDITION

4.1 GENERAL

The former Chester Public School building was constructed in 1891. It operated as a school house until 1959 and was purchased by the Estonian community in 1961. A new single-storey addition to the west was constructed in 1962 and a four-storey addition to the east was constructed in 1975. An accessible entry and elevator was added to the north façade in 1995. The original east façade of the building is concealed within the east addition. The reviews conducted in this report were not destructive and therefore the original east façade was not reviewed.

ERA's most recent assessment determined that the south, west and north elevations are in fair condition, with several isolated areas in poor condition. The assessment was completed from grade.

4.2 ASSESSMENT OF SPECIFIC ELEMENTS

4.2.1 Roof

The existing roof appeared to be in good condition. The hipped roof is clad in asphalt shingles and looks relatively new. While no extensive review of the roof structure or decking was done, there appears to be no visual evidence of damage or deterioration. Heavy soiling and organic growth on the lower north entry roof was visible. A new dormer, has been constructed on the west elevation as an egress for the attic space. The steel exit stairs leading from the dormer to the roof appears to be in poor condition.

Signs of water damage were visible within in the attic; it is unknown if these stains were from before or after the roof replacement. The visible rafters appeared to be in good condition and the wood roof structure stable.

The north elevation of the tower is visible from the fan room. There are wood trims and ornamentations visible on that façade that appear to be original. The wood trim and ornamentation are in fair condition, with some areas which have been subject to water damage and deterioration.



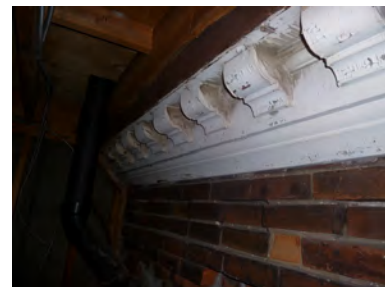
Water damage visible in attic (ERA, 2015).



West elevation of the roof on heritage building with new dormer outlined (ERA, 2015).



Decorative string course of checker-board pattern bricks; cement mortar repair (ERA, 2015).



Existing wood trim on the tower north elevation (ERA, 2015).

4.2.2 Exterior Masonry

Overall, the exterior masonry is in fair to poor condition. General deterioration was observed throughout the facade including wearing of the brick, environmental soiling, and receding mortar joints. Localized areas of more invasive deterioration were also observed, including masonry cracking, spalling and concentrated soiling. The localized deterioration appears to be concentrated around openings and belt courses. It is anticipated that approximately 15% masonry replacement will be required.

Exhaust vents have been built into the masonry throughout the building's exterior; these and other miscellaneous anchors have resulted in various brick staining and deterioration. Unsympathetic parging repair has been made throughout the masonry.

South Elevation:

The masonry of the south elevation is in fair condition. Areas of typical brick spalling were noted throughout the brick lintel detailing above the window opening and below the stone window sills. At the second level, a portion of the stone string course detailing has been removed to integrate the east addition and avoid interference with miscellaneous wires running down the façade. There are several instances of step cracking from the second to third storey as well as mortar deterioration. The stone foundation is in fair condition but is heavily soiled especially around masonry openings, at the string course, and below the stone sills.

West Elevation:

Typical brick spalling was observed below the window sill and around the existing masonry openings. There is significant localized vertical cracking visible on the exterior masonry. Two large cracks were noted on the second storey of the west façade.



Typical brick spalling on arch detailing above window (ERA, 2018).



Significant masonry step cracking on south facade (ERA, 2018).



Typical unsympathetic brick unit replacement and mortar repair (ERA, 2018).



Stone detailing has been removed (ERA, 2018).

North Elevation:

The masonry of the north elevation is in fair condition. There are minor instances of brick spalling, unsympathetic parging and hard cement joints. A large portion of the north elevation has been obstructed by the addition of the entrance and elevator.

Many wires, piping and modern additions have been anchored on the exterior façade. Minor instances of efflorescence have been noted at the second and third levels of the façade.

The existing egress stair, attached to the north façade of the heritage building, provides access from the ground to the roof of the west addition. This egress stair is in poor condition, observed with significant rusting and loosening anchor points. The entire stair appears to be unstable and requires replacement.

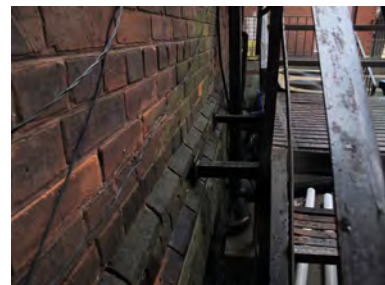
ERA has noted extensive carbon deposits, biological growth and other forms of soiling on the brick masonry, stone lintels and stone hewn foundation of all visible elevations. The most extensive soiling is on the north elevation.



Soiling and biological growth on north facade (ERA, 2018).



Obsolete anchors and wires on north facade. (ERA, 2018).



Rusted and unstable egress stair and connection to north facade (ERA, 2018).



Minor cracking, typical soiling, and wires attached to the west elevation (ERA, 2015).

4.2.2 Chimney

The west chimney is in poor condition. ERA has noted extensive unsympathetic parging repairs on the west and south elevations to the deteriorated brick. Minor areas of brick spalling and mortar deterioration were noted on the south and west elevations of the chimney. The brick corbel detailing appears to be in fair condition. Previous repair work has utilized cement mortar. The east and north elevations were not visible.



Unsympathetic parging repairs on chimney (ERA, 2015).

4.2.3 Tower

In general, the tower appears to be in fair condition. The south, west, and partial east elevations are visible. Originally, the top level of the tower was an exterior space but it has since been enclosed. The opening has been infilled with brick units that are unsympathetic to the original bricks. A new window with slider has been added to the south façade of the tower above the third floor. A vent has also been built into the decorative brickwork on the south façade. Localized areas of masonry deterioration have been repaired with unsympathetic brick units and cement mortar on the south elevation of the tower. There is unsympathetic parging on the tower's west and south façades.



Window alterations on the south facade of the tower (ERA, 2015).

4.3 OPENINGS

4.3.1 Windows

In general, the windows are in fair condition. All visible windows have been replaced with unsympathetic aluminum frame windows with bottom sliding operators.

Windows on the east and north elevations were not visible at the time of the review. However, some of the openings of the original windows have been modified and are being used as entrances or interior circulation. The two smaller lancet windows on the south façade appear to have wood frames. The middle lancet window is rectangular and not fitted to the shape of the window.

4.4 METALWORK

4.4.1 Flashing, Eaves and Soffits

Overall, the flashing and metalwork appears to be in fair to poor condition with localized areas of staining and deterioration. The fascia on all elevations appears to be in fair condition. The soffit on the north elevation has begun to peel away from the building. Repair to this element should be completed as soon as possible to avoid animals nesting and further deterioration.

All gutters and downspouts appear to be in good condition. All flashing appears to be in good condition with some rusting on the east elevation of the tower.



Lancet windows on the south elevation (ERA, 2015).



Typical aluminium framed windows on the south elevation (ERA, 2015).



Peeling soffit at the north elevation. (ERA, 2018).



Rusted metal flashing on tower (ERA, 2018).

4.5 MAINTENANCE

4.5.1 Maintenance Repair

- The following work requires repair:
- Extensive masonry cleaning of all accessible elevations;
- Allow for 100% repointing of mortar joints on all elevations with mortar to match colour and texture of existing; cut-out and repoint all unsympathetic, cement mortar joints from previous repairs;
- Allow for 15% of brick replacement. Cut-out and replace unsympathetic masonry units with compatible bricks to match colour, size and texture of existing;
- Replace peeling portion of soffit on north elevation;
- Remove obsolete metal fasteners, clean holes and apply plastic repair. Replace masonry unit if too deteriorated. Colour to match existing masonry;
- Provide dutchman repair to spalled string stone courses where required;
- Provide new stone unit, where previously removed on north and south elevations, along string course to match existing;

Note: These repairs are exclusive of the development. Please see the following pages for elevation photographs.



Rear (west) elevation (ERA, 2015).



North elevation (ERA, 2015).



Main (east) elevation (ERA, 2015).



Heritage fabric of the south elevation, rear addition is not visible in this photograph (ERA, 2015).

APPENDIX III: CITY OF TORONTO HIA TERMS OF REFERENCE (2014)

**HERITAGE IMPACT ASSESSMENT
TERMS OF REFERENCE**

Study	<p><i>Heritage Impact Assessment</i></p> <p style="text-align: right;">Updated October 2014</p>
Description	<p>A Heritage Impact Assessment (HIA) is a study to evaluate the impact the proposed development or site alteration will have on the cultural heritage resource(s) and to recommend an overall approach to the conservation of the resource(s). This analysis, which must be prepared by a qualified heritage conservation professional, will address properties identified in the City of Toronto's <i>Inventory of Heritage Properties</i> (which includes both listed and designated properties) as well as any yet unidentified cultural heritage resource(s) found as part of the site assessment.</p> <p>This study will be based on a thorough understanding of the significance and heritage attributes of the cultural heritage resource(s), identify any impact the proposed development or site alteration will have on the resource(s), consider mitigation options, and recommend a conservation strategy that best conserves the resource(s) within the context of the proposed development or site alteration.</p> <p>The conservation strategy will apply conservation principles, describe the conservation work, and recommend methods to avoid or mitigate negative impacts to the cultural heritage resource(s). Minimal intervention should be the guiding principle for all work. Further, the conservation strategy recommendations will be in sufficient detail to inform decisions and direct the Conservation Plan.</p> <p>Where there is the potential of impacting archaeological resources an Archaeological Assessment will be undertaken as an additional study.</p>
When Required	<p>A HIA <u>is required</u> for the following application types if the property is on the City of Toronto's <i>Inventory of Heritage Properties</i>:</p> <ul style="list-style-type: none"> • Official Plan Amendment • Zoning By-law Amendment • Plans of Subdivision • Site Plan Control <p>A HIA <u>may be required by staff</u> for the following additional application types:</p> <ul style="list-style-type: none"> • Consent and/or Minor Variance and Building Permit applications for any property included on the City of Toronto's <i>Inventory of Heritage Properties</i> • Where properties adjacent to a cultural heritage resource are subject to Official Plan Amendment, Zoning By-law Amendment, Plans of Subdivision, Site Plan Control and/or Consent and/or Minor Variance applications • Heritage Permit applications for any property designated under Part IV (individual) or Part V (Heritage Conservation District) of the Ontario Heritage Act
Rationale	<p>The HIA will inform the review of an application involving a cultural heritage resource(s) included on the City of Toronto's <i>Inventory of Heritage Properties</i>. The rationale for the requirement to provide an HIA arises from: the Ontario Heritage Act; Section 2(d) of the Planning Act; Section 2.6.3 of the Provincial Policy Statement (2005); Chapter 103: Heritage, City of Toronto Municipal Code; and Section 3.1.5, Policies 1-13 of the City of Toronto's Official Plan.</p> <p>Format</p> <p>The HIA will be broad in scope but provide sufficient detail to communicate the site issues and inform the evaluation of the recommended conservation approach for the cultural heritage resource(s). The study will be submitted in hard copy and PDF format.</p>

Study	<p><i>Heritage Impact Assessment</i></p> <p style="text-align: right;">Updated October 2014</p>
	<p>Principles</p> <p>The HIA will apply appropriate conservation principles such as:</p> <ul style="list-style-type: none"> • The Parks Canada <i>Standards and Guidelines for the Conservation of Historic Places in Canada</i> (2003); • Ontario Ministry of Culture’s <i>Eight Guiding Principles in the Conservation of Historic Properties</i> (1997); • Ontario Ministry of Culture’s <i>Heritage Conservation Principle’s for Land Use Planning</i> (2007); and • <i>Well Preserved: the Ontario Heritage Foundation’s Manual of Principles and Practice for Architectural Conservation</i> (1988).
Required Contents / Format	<p>The HIA will include, but is not limited to, the following information:</p> <p>(a) Introduction to Development Site</p> <ul style="list-style-type: none"> • A location plan indicating subject property (Property Data Map and aerial photo). • A concise written and visual description of the site identifying significant features, buildings, landscape and vistas. • A concise written and visual description of the cultural heritage resource(s) contained within the development site identifying significant features, buildings, landscape, vistas and including any heritage recognition of the property (City of Toronto’s <i>Inventory of Heritage Properties</i>, <i>Ontario Heritage Properties Database</i>, Parks Canada <i>National Historic Sites of Canada</i>, and/or <i>Canadian Register of Historic Places</i>) with existing heritage descriptions as available. • A concise written and visual description of the context including adjacent heritage properties and their recognition (as above), and any yet unidentified potential cultural heritage resource(s). • Present owner contact information. <p>(b) Background Research and Analysis</p> <ul style="list-style-type: none"> • Comprehensive written and visual research and analysis related to the cultural heritage value or interest of the site (both identified and unidentified): physical or design, historical or associative, and contextual. • A development history of the site including original construction, additions and alterations with substantiated dates of construction. • Research material to include relevant historic maps and atlases, drawings, photographs, sketches/renderings, permit records, land records, assessment rolls, City of Toronto directories, etc. <p>(c) Statement of Significance</p> <ul style="list-style-type: none"> • A statement of significance identifying the cultural heritage value and heritage attributes of the cultural heritage resource(s). This statement will be informed by current research and analysis of the site as well as pre-existing heritage descriptions. This statement is to follow the provincial guidelines set out in the <i>Ontario Heritage Tool Kit</i>. • The statement of significance will be written in a way that does not respond to or anticipate any current or proposed interventions. The City may, at its discretion and upon review, reject or use the statement of significance, in whole or in part, in crafting its own statement of significance (Reasons for Listing or Designation) for the subject property. • Professional quality record photographs of the cultural heritage resource in its present state. <p>(d) Assessment of Existing Condition</p> <ul style="list-style-type: none"> • A comprehensive written description and high quality color photographic documentation of the cultural heritage resource(s) in its current condition.

	<p>(e) Description of the Proposed Development or Site Alteration</p> <ul style="list-style-type: none"> • A written and visual description of the proposed development or site alteration. <p>(f) Impact of Development or Site Alteration</p> <ul style="list-style-type: none"> • An assessment identifying any impact the proposed development or site alteration may have on the cultural heritage resource(s). Negative impacts on a cultural heritage resource(s) as stated in the <i>Ontario Heritage Tool Kit</i> include, but are not limited to: <ul style="list-style-type: none"> – Destruction of any, or part of any, significant heritage attributes or features – Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance – Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden – Isolation of a heritage attribute from its surrounding environment, context or a significant relationship – Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features – A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property’s cultural heritage value – Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archaeological resources <p>(g) Considered Alternatives and Mitigation Strategies</p> <ul style="list-style-type: none"> • An assessment of alternative options, mitigation measures, and conservation methods that may be considered in order to avoid or limit the negative impact on the cultural heritage resource(s). Methods of minimizing or avoiding a negative impact on a cultural heritage resource(s) as stated in the <i>Ontario Heritage Tool Kit</i> include, but are not limited to: <ul style="list-style-type: none"> – Alternative development approaches – Isolating development and site alteration from significant built and natural features and vistas – Design guidelines that harmonize mass, setback, setting, and materials – Limiting height and density – Allowing only compatible infill and additions – Reversible alterations <p>(h) Conservation Strategy</p> <ul style="list-style-type: none"> • The preferred strategy recommended to best protect and enhance the cultural heritage value and heritage attributes of the cultural heritage resource(s) including, but not limited to: <ul style="list-style-type: none"> – A mitigation strategy including the proposed methods; – A conservation scope of work including the proposed methods; and – An implementation and monitoring plan. • Recommendations for additional studies/plans related to, but not limited to: conservation; site specific design guidelines; interpretation/commemoration; lighting; signage; landscape; stabilization; additional record and documentation prior to demolition; and long-term maintenance. • Referenced conservation principles and precedents. <p>(i) Appendices</p> <ul style="list-style-type: none"> • A bibliography listing source materials used and institutions consulted in preparing the HIA.
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Study	<p style="text-align: center;"><i>Heritage Impact Assessment</i></p> <p style="text-align: right;">Updated October 2014</p>
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Hyperlinks

- City of Toronto's *Inventory of Heritage Properties* - http://www.toronto.ca/heritage-preservation/heritage_properties_inventory.htm
- *Ontario Heritage Properties Database* - <http://www.hpd.mcl.gov.on.ca/scripts/hpdsearch/english/default.asp>
- Parks Canada *National Historic Sites of Canada* - http://www.pc.gc.ca/progs/lhn-nhs/index_e.asp
- *Canadian Register of Historic Places* - <http://www.historicplaces.ca/en/pages/register-repertoire/search-recherche.aspx>
- Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* - <http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>
- Ontario Ministry of Culture's *Eight Guiding Principles in the Conservation of Historic Properties*- http://www.mtc.gov.on.ca/en/heritage/InfoSheet_8%20Guiding%20Principles.pdf
- Ontario Ministry of Culture's *Heritage Conservation Principle's for Land Use Planning* – http://www.mtc.gov.on.ca/en/heritage/InfoSheet_Principles%20for%20LandUse%20Planning.pdf
- *Ontario Heritage Tool Kit* - http://www.mtc.gov.on.ca/en/heritage/heritage_toolkit.shtml

APPENDIX IV: PART IV DESIGNATION BY-LAW 719-2017

Authority: Toronto and East York Community Council Item TE18.15, as adopted by City of Toronto Council on October 5, 6 and 7, 2016

CITY OF TORONTO

BY-LAW 719-2017

To designate the property at 958 Broadview Avenue (Chester Public School) as being of cultural heritage value or interest.

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

Whereas authority was granted by Council to designate the property at 958 Broadview Avenue (Chester Public School) as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 958 Broadview Avenue, and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the *Ontario Heritage Act*; and

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

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

The Council of the City of Toronto enacts:

1. The property at 958 Broadview Avenue more particularly described in Schedule B attached to this by-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule B to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 958 Broadview Avenue and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the *Ontario Heritage Act*.

Enacted and passed on July 7, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE A**STATEMENT OF SIGNIFICANCE
REASONS FOR DESIGNATION**Reasons for Designation

The property at 958 Broadview Avenue is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act, for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

Located on the west side of Broadview Avenue, between Chester Hill Road and Pottery Road in the Broadview North neighbourhood, the property contains the former Chester Public School, now known as Estonian House. The original school building, complete in 1891, was a two-and-a-half storey, red-brick building with a bell tower on its south-east corner. The roof of the bell tower was removed prior to 1953. Following its purchase by Estonian House in 1960, a single storey addition including a new entrance and hall was constructed in 1962-3 to the rear, west elevation. A four-storey addition on the front, east elevation was completed in 1975 and an addition for accessibility was constructed on the north side elevation in 1995.

Statement of Cultural Heritage Value

The former Chester School is a representative example of a late 19th century village school combining the American Richardsonian Romanesque and British Queen Anne styles. The elements of the Richardsonian Romanesque style are evident in the overall square massing with a complex silhouette created by a variety of roofs, projecting bays, a tower and two prominent chimneys, the use of red brick with rough-hewn red stone and with large arched openings. The Queen Anne style is present in the classicizing presence evident in the proportions of the pediments of the gable roofs, the regular symmetrical disposition of the windows, and in the rubbed and moulded brick elements seen in the tower. The school building displays a high degree of craftsmanship and artistic merit in its massing and composition as well as in its combination of details and the originality expressed in the hybrid of the two popular late 19th century architectural styles.

Chester School/Estonian House is the oldest surviving school of the former municipality of East York and is valued for its 135 year association with the historic villages of Chester and Todmorden, East York and the current Broadview-Danforth neighbourhood. It is associated with the earliest development of the late 18th century mills on the Don River, the development of Broadview Avenue from an Aboriginal trail and the growth of the surrounding community. The historic school is also valued for its association with the Helliwell family who gave Todmorden its name, farmed the land on which the school was built and whose descendent Grant Helliwell, one of the two architects of the school, was born in Todmorden. Since 1960, under the ownership of Estonian House (in Toronto) the property has been associated with the Estonian community, housing the Estonian Consul, the Estonian Credit Union and providing for a variety of cultural, institutional and local community functions.

Chester Public School/Estonian house has contextual value as it is a community landmark on Broadview Avenue and is functionally and historically linked to its surroundings. It provides a transition between the divergent scales of the single family houses to its south and the towers in the park to the north. Situated on the top edge of the ravine on a narrow wedge of property determined by the course of the Don River, it is part of the unique historical relationship between the 220 year old community and the Don River and Valley.

Heritage Attributes

The heritage attributes of the former Chester Public School, now known as Estonian House, completed in 1891 on the property at 958 Broadview Avenue are:

- The placement, set back and orientation of the building, as it is located on the west side of Broadview Avenue
- The massing and composition of the building on a square plan with a central hipped roof, projecting bays on the north, west and south elevations, with gable roofs on the north and south bays, a tower at the south-east corner, and two prominent chimneys
- The original north, west, and south elevations
- The original east elevation with a projecting bay and gable roof now partially concealed within the 1975 extension
- The window openings on the south elevation with the flat-headed first floor and basement window openings, the flat-headed and semi-circular arched window openings on the second floor level, the trio of semi-circular arched openings in the pediment of the gable roofs on the south elevation and east elevations
- The window openings on the west elevation with the semi-circular arched window openings on the second floor level
- The window openings on the north elevation with the flat-headed first floor and basement window openings, and semi-circular arched window openings on the second floor level
- The semi-circular arched openings in the tower on the south and east faces (the east opening is partially concealed by the 1975 addition)
- The materials including the red brick, and sandstone
- The decorative brick details of the building comprising the brick string courses at the basement level, at the second story around the window heads, at the eaves and around the trio of windows in the pediment of the east gable roof as well as the upper tower openings. There is also decorative brick string coursing at the first floor level window adjacent to the tower on the south elevation. The brick details also comprise the rectangular panels in red brick beneath the second floor windows on the south elevation, and on the south face of the tower, the decorative moulded brick scrolls beneath the arched opening and the engaged moulded brick columns to either side of the arched tower openings. The brick details also comprise the decorative string course of checkerboard pattern bricks just below the tower roof eaves

- The stone details comprise the rough hewn stone foundation, and string courses at the lintel level of the flat-headed windows at first and second floor levels windows and sill level of the second floor windows and also at the sill level of the arched opening in the tower.

The 1962-3, 1975 and 1995 additions are not included in the heritage attributes.

SCHEDULE B
LEGAL DESCRIPTION

PIN 10395-0146(LT)

PT LT 12, CON 2 FTB TWP OF YORK AS IN EY121608

City of Toronto (former Borough of East York), Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)

APPENDIX V: LISTING STATEMENT FOR 927-931 BROADVIEW AVENUE

LOCATION MAP AND PHOTOGRAPH: 927-931 BROADVIEW AVENUE – EAST SIDE



This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of 927-931 Broadview Avenue.



927-931 Broadview Avenue

STATEMENT OF SIGNIFIANCE: 927, 929, 931 BROADVIEW AVENUE (REASONS FOR INCLUSION)

The properties at 927-931 Broadview Avenue are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

Located on the south-east corner of Broadview and Fulton Avenue, the three properties at 927, 929 and 931 Broadview Avenue contain a two-storey, house-form building clad in brown brick and stucco with a truncated hipped roof constructed in 1928 according to the City Directories which recorded the following occupants in 1929, John Hollinger, Alex Steiner and William A. O'Connor. The properties were included on the heritage inventory in the Broadview Avenue Urban Design Guidelines adopted by City Council in 2016.

Statement of Significance

The properties at 927-931 Broadview Avenue have cultural heritage value as a representative example of a rare residential house-type combining three separate units and taking advantage of the corner location to have entrances on two adjacent streets in the Arts and Crafts style. The house form building exhibits the complexity and picturesque elements of the Arts and Crafts style with the various roof types including a truncated hipped roof, punctuated by a gable with half-timbering on the north elevation and an elongated gable on a projecting bay on the west elevation which also features a smaller gable on the entry porch. The brown brick cladding on the first floor, combined with the upper storey cladding of stucco with brick quoins and siding on the west elevation bay along with the combination of single and double-bay window openings add to the visual richness associated with the style.

Contextually, the properties at 927-931 Broadview Avenue, located at the intersection of this historic main thoroughfare and the adjacent residential side street, are valued for their role in maintaining the mid-twentieth century, low-rise residential scale of the two-three storey scale of Broadview Avenue and the adjacent neighbourhood. These properties are historically, visually and physically linked to their setting on the west side of the street where the corner building marks the transition between the avenue and the residential side streets.

Heritage Attributes

The heritage attributes of the building at 927-931 Broadview Avenue are:

- The setback, placement and orientation of the building at the south-east corner of Broadview and Fulton avenues
- The scale, form and massing of the two-and-a-half-storey, rectangular-plan, house-form building with a truncated hipped roof and a dormer gable, a projecting entry porch with a gable roof, and a two-and-a-half storey, projecting gable-roofed bay
- The materials on the principal (west), side (north) and rear (east) elevations with brick cladding, brick string course at the first floor level, brick quoins and stucco at the second floor level and siding on the projecting gable roofed bay and half-timbering and stucco in the gable dormer
- The openings on the first floor level which feature shallow segmental-arched openings with brick headers
- On the side elevation (north), an entry flanked by two sidelights and windows with double-hung sash featuring six-over-one glazed sash

Note: The side (south) elevation is not included as an attribute.

APPENDIX VI: HERITAGE PLANNING COMMENTS, JANUARY 22, 2021

Gregg Lintern, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

Urban Design/Heritage Planning
Toronto City Hall
100 Queen Street West
17th Floor, East Tower
Toronto ON M5H 2N2

Mary L. MacDonald, Senior Manager
Heritage Planning
Tel: 416-338-1079
Fax: 416-392-1973
Mary.MacDonald@toronto.ca

Date: January 22, 2021

To: Carly Bowman, Manager, Community Planning
Attn: George Pantazis, Senior Planner, Community Planning

From: Joe Muller, Program Manager, Heritage Planning, Urban Design
Attn: Kristen Flood, Heritage Planner, Heritage Planning

Re: 958 Broadview Avenue, 19 125893 STE 14 OZ

Heritage Planning has reviewed the above noted rezoning application including the plans and drawings prepared by Graziani & Corazza Architects Inc. dated February 28, 2020 and the Heritage Impact Assessment (HIA) prepared by ERA Architects Inc. and dated January 24, 2019 and revised November 18, 2020.

Heritage Context

The proposed development site at 954 Broadview Avenue includes 958 Broadview Avenue, the former Chester Public School, a property designated under Part IV of the Ontario Heritage Act by by-law 716-2017.

The proposed development site is adjacent to 927-931 Broadview Avenue, a property listed on the City of Toronto's Heritage Register in 2018.

Comments

- The City's Official Plan includes a policy that encourages the retention of whole buildings or substantial portions of whole buildings. The applicant should conserve more of the original roof-form, which is complex and important to the three-dimensional integrity of the building. More of the side walls of the heritage building should be retained in situ rather than dismantled and reconstructed. While staff understands the need for underground parking and to facilitate construction on the site, these objectives should be balanced with heritage conservation.
- The proposed tower stepback above the heritage building is not sufficient to conserve the scale form and massing of the existing building. Due to the unique roof-form of the existing building, greater tower stepbacks are necessary to

conserve the original massing and composition of the building, which is a heritage attribute of the property included in the designation by-law.

- The proposed cantilever on the east elevation of the tower above the heritage building should be higher up to create more space around the heritage building and make the tower appear more subordinate to the heritage building. The design of the soffit should be carefully considered to minimize its visual impact. As proposed, the dark colour and shadow created by the soffit is distracting. The lighter soffit in the 7 St Thomas example mentioned in the HIA is more subtle. Another option is a sloped cantilever with no soffit.
- Heritage Planning staff is concerned about the proposed interventions into the roof slope to accommodate terraces on the south and north elevations. These proposed alterations could have a very negative heritage impact given the scale of the intervention. Please remove or minimize the terraces within the roof slope on the north and south elevations.
- The proposed canopy on the north elevation of the heritage building is very large and impactful, particularly where it is affixed directly to the existing building. Wind management should be achieved through alternative means that don't involve such significant alterations to the heritage building.

Sincerely,

(signed)

Joe Muller, Program Manager
Heritage Planning, Urban Design
City Planning

APPENDIX VII: APPROACH TO STABLIZATION LETTER, JULY 8, 2021



JABLONSKY, AST AND PARTNERS
Consulting Engineers

400 - 3 Concorde Gate
Toronto, ON M3C 3N7
Telephone (416) 447-7405
Fax (416) 447-2771
www.astint.on.ca
Email jap@astint.on.ca

July 2, 2021
Revised July 8, 2021

DiamondCorp
22 St. Clair Avenue East, Suite 1010
Toronto, ON M4T 2S3

Attn: Ms. Caitlin Willcocks
Director of Development

Re: 958 Broadview Avenue
Existing Masonry Supporting Structure
Our File No. 20188

Dear Ms. Willcocks,

Further to your request, we are sending you the proposed system how to retain the heritage façade on the north side of the site.

The structure proposed is a proven solution used by this office on number of other sites. This steel supporting structure is designed as vertical trusses resisting lateral wind forces and exhibiting less horizontal sway than 1/700 of height of retained façade.

The construction sequencing is as follows:

1. Install inner caisson at each end of the façade.
2. Install outer caissons at each end.
3. Install steel structure on north side of façade to be retained.
4. Tie the heritage façade to outside steel supporting structure.
5. Demolish existing structure of building behind of perimeter façade.
6. Start the construction of new building to be connected to heritage façade.
7. When construction of internal “new” structure reach the top of existing heritage façade, and the façade is attached, disconnect the outside steel support and remove all.

We trust the foregoing will be sufficient; however, should you have any further questions, please do not hesitate to contact our office.

Yours very truly,

JABLONSKY, AST AND PARTNERS
CONSULTING ENGINEERS

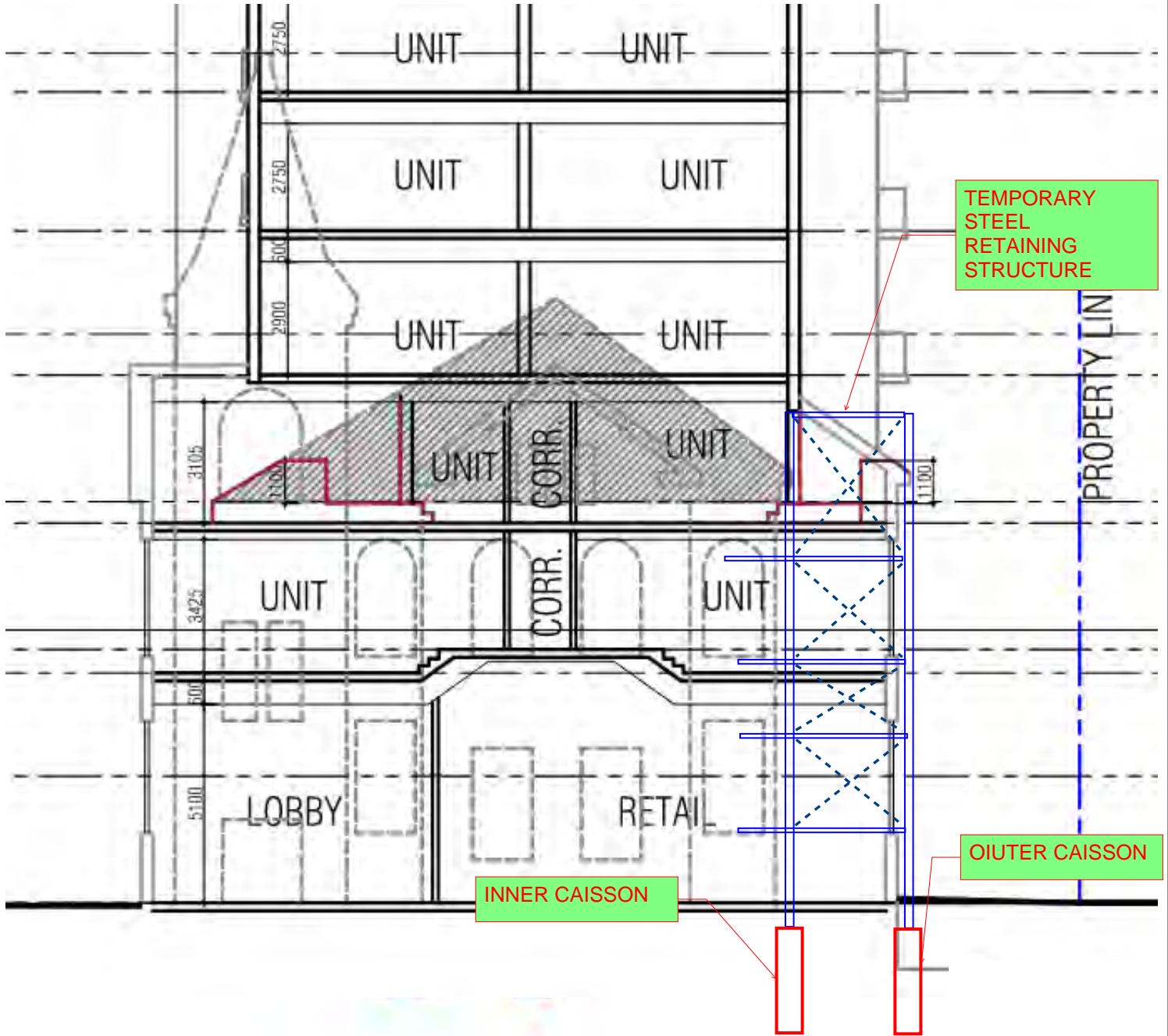


Craig Slama, P.Eng., P.E.



Enclosure: SK-1 & SK-2

cc: Andrew Pruss, ERA
Zachary Baruch, DiamondCorp

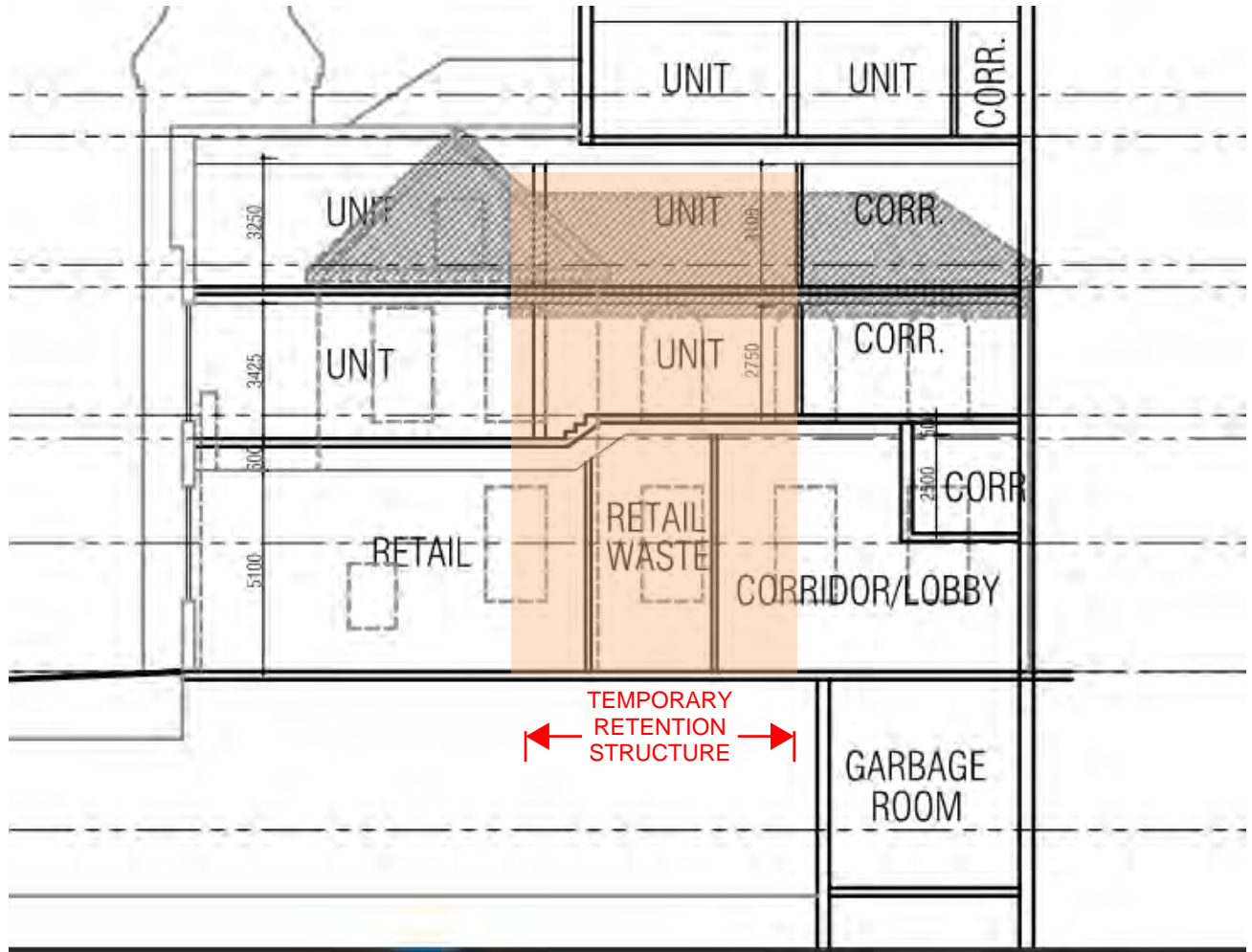


**SCHEMATIC HERITAGE FACADE
RETENTION SCHEME**



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

PROJECT/DWG. TITLE	
958 BROADVIEW AVENUE	
JOB NUMBER 20188	
DRAWN CSL	DATE JUNE 30/21
SCALE N.T.S.	SKETCH No. SK-1



**EXTENT OF PROPOSED TEMPORARY
FACADE RETENTION**



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

PROJECT/DWG. TITLE	
958 BROADVIEW AVENUE	
JOB NUMBER 20188	
DRAWN CSL	DATE JUNE 30/21
SCALE N.T.S.	SKETCH No. SK- 2