

Alterations to a Heritage Property Designated under Part V of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement - 234-236, 240 and 242 King Street East

Date: June 30, 2022

To: Toronto Preservation Board

From: Senior Manager, Heritage Planning, Urban Design, City Planning

Wards: Toronto Centre - Ward 13

SUMMARY

This report recommends that City Council approve the alterations proposed for the heritage properties at 234-236, 240 and 242 King Street East (designated under Part V of the Ontario Heritage Act as part of the St. Lawrence Neighbourhood Heritage Conservation District) in connection with the development of the subject site. The development application was appealed to the Ontario Land Tribunal and a settlement was recently accepted by City Council.

The development site contains three heritage properties that are all contributing properties within the St. Lawrence Neighbourhood Heritage Conservation District: 234-236 King Street East, 240 King Street East and 242 King Street East. The property at 234-236 King Street East contains the Carolyn Smith Building, a three-storey commercial warehouse building designed in the Italianate style and built in 1888. The property at 240 King Street East contains a two-storey commercial warehouse building designed in a vernacular Victorian style dating to 1884. The property at 242 King Street East contains a one-storey commercial building constructed in 1942.

The development application proposes a 43-storey mixed-use tower that incorporates the retained facades of the heritage buildings at 234-236 and 240 King Street East and the panelized and reconstructed façade of 242 King Street East as part of the base building. The heritage facades are proposed to be restored with minor modifications to support ground floor retail uses. The proposed alterations conserve the onsite and adjacent heritage buildings and are consistent with the policy framework, including the St. Lawrence Neighbourhood Heritage Conservation District Plan. The heritage impacts of the development proposal are appropriately mitigated through the overall conservation strategy.

RECOMMENDATIONS

The Senior Manager, Heritage Planning, Urban Design, City Planning recommends that:

1. City Council consent to the application to alter the designated properties at 234-236, 240 and 242 King Street East, with conditions, under Part V, Section 42 of the Ontario Heritage Act for the reasons stated in the report (June 17, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning and with such alterations substantially in accordance with the plans and drawings dated March 19, 2022, revised May 3, 2022, prepared by IBI Group and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning and the Heritage Impact Assessment prepared by ERA Architects Inc., dated December 9, 2020, revised May 3, 2022 and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, all subject to and in accordance with the Conservation Plan satisfactory to the Senior Manager, Heritage Planning, Urban Design, City Planning, subject to the following conditions:

a. That the related site-specific Zoning By-law Amendment permitting the proposed alterations has been enacted by City Council and has come into full force and effect in a form and with content acceptable to City Council, as determined by the Chief Planner and Executive Director, City Planning, in consultation with the Senior Manager, Heritage Planning.

b. That prior to final Site Plan approval for the proposal, for the properties located at 234-236, 240 and 242 King Street East the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the properties at 234-236, 240 and 242 King Street East in accordance with the plans and drawings dated March 19, 2022, revised May 3, 2022, prepared by IBI Group and on file with the Senior Manager, Heritage Planning, the Heritage Impact Assessment prepared by ERA Architects Inc., dated December 9, 2020, revised May 3, 2022, and in accordance with the Conservation Plan required in Recommendation 1.a.2, to the satisfaction of the Senior Manager, Heritage Planning, including registration of such agreement to the satisfaction of the City Solicitor.

2. Provide a detailed Conservation Plan, prepared by a qualified heritage consultant that is consistent with the conservation strategy set out in the Heritage Impact Assessment for the properties at 234-236, 240 and 242 King Street East prepared by ERA Architects Inc., dated December 9, 2020, revised May 3, 2022, to the satisfaction of the Senior Manager, Heritage Planning.

3. Provide final Site Plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 1.a.2 to the satisfaction of the Senior Manager, Heritage Planning.

4. Provide a Heritage Lighting Plan that describes how the exterior of the heritage properties will be sensitively illuminated to enhance their heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.

5. Provide a detailed Landscape Plan for the subject properties, satisfactory to the Senior Manager, Heritage Planning.

6. Provide an Interpretation Plan for the subject properties, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.

7. Submit a Signage Plan for the subject properties to the satisfaction of the Senior Manager, Heritage Planning.

c. That prior to the issuance of any permit for all or any part of the properties at 234-236, 240 and 242 King Street East, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Planning, the owner shall:

1. Have entered into the Heritage Easement Agreement required in Recommendation 1.b.1, in accordance with the approved Conservation Plan required in Recommendation 1.b.2, to the satisfaction of the Senior Manager, Heritage Planning, including registration of such agreement to the satisfaction of the City Solicitor.

2. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.b.2, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Planning.

3. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Planning, to secure all work included in the approved Conservation Plan, Heritage Lighting Plan and Interpretation Plan.

d. That prior to the release of the Letter of Credit required in Recommendation 1.c. 3, the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work and the required interpretive work has been completed in accordance with the approved Conservation Plan, Heritage Lighting Plan and Interpretation Plan and that an appropriate standard of conservation

has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning.

2. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning.

2. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of the properties at 234-236, 240 and 242 King Street East in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.

3. City Council authorize the City Solicitor to introduce the necessary Bill in Council authorizing the entering into of a Heritage Easement Agreement for the properties at 234-236, 240 and 242 King Street East.

FINANCIAL IMPACT

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

DECISION HISTORY

On December 10, 2015, City Council adopted By-law 1328-2015 designating the St. Lawrence Neighbourhood Heritage Conservation District and adopting the District Plan. The By-law was subsequently appealed to the Local Planning Appeals Tribunal and a hearing was held in November 2019. On July 27, 2020, the Local Planning Appeals Tribunal issued a decision approving the St. Lawrence Neighbourhood Heritage Conservation District and directing changes to be made to the Plan. On November 16, 2021, the Ontario Land Tribunal issued an Order approving the revised District Plan. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE12.11>
<https://www.omb.gov.on.ca/e-decisions/mm160020-Jul-27-2020.pdf>

On April 21, 2021, Toronto East York Community Council considered a preliminary report titled, 234-250 King Street East and 162 Princess Street - Zoning By-law Amendment Application - Preliminary Report. Community Council adopted recommendations to schedule a community consultation meeting, work with the applicant to resolve outstanding issues and establish a working group. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE24.33>

On December 15, 2021, City Council directed the City Solicitor and appropriate City staff to attend the Ontario Land Tribunal in opposition to the Zoning By-law Amendment appeal for the lands at 234-250 King Street East and 162 Princess Street. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE29.7>

On April 6, 2022, City Council adopted confidential instructions to staff and accepted a without prejudice settlement offer regarding the Zoning By-law Amendment appeal for the lands at 234-250 King Street East and 162 Princess Street.

BACKGROUND

Area Context

The development site is located within the St. Lawrence Neighbourhood Heritage Conservation District at the northwest corner of the intersection of King and Princess Streets in one of Toronto's oldest neighbourhoods. The site is within the original footprint of the town of York, commonly referred to as the Original 10 Blocks, which was the seat of government for Upper Canada and evolved into the City of Toronto. The neighbourhood is defined by its concentration of 19th century buildings, along with the built form and urban fabric that reflect the evolution of the area.

Heritage Properties

All of the properties within the subject site are designated under Part V of the Ontario Heritage Act as part of the St. Lawrence Neighbourhood Heritage Conservation District. The properties at 234-236 King Street East, 240 King Street East and 242 King Street East are identified as contributing properties in the District Plan and hold cultural heritage value.

The property at 234-236 King Street East was listed on the City's Heritage Register on June 20, 1973 and contains the Carolyn Smith Building, a three-storey commercial warehouse building designed in the Italianate style and built in 1888 with a rear addition dating to 1974. The building is clad in red brick and has a flat roof with a decorative cornice and brackets that top the three pilasters. The primary elevation has two asymmetric bays that are divided by vertical brick piers. At the ground floor, there are two modified storefront entrances, one of which is recessed with a dentiled cornice and brackets above. The second storey has five window openings with stone lintels and sills and decorative panels with floral motifs above. The third storey has five flat-headed window openings with stone lintels and sills and brick voussoirs with corbelled brickwork.

The property at 240 King Street East contains a two-storey commercial warehouse building designed in a vernacular Victorian style dating to 1884. The building is clad in red brick with buff brick accents and has a flat roof and later one-storey rear addition. The ground floor façade has a modified storefront and two recessed entrances. The second storey has three windows with stone sills and polychromatic brick voussoirs. Above each windows, there is a decorative buff brick panel.

The property at 242 King Street East contains a one-storey commercial building constructed in 1942, with a later rear addition. The building is clad in painted brick and has a modified storefront with a recessed central entrance. At the roofline, there is a modest parapet that is raised in the centre.

Adjacent Heritage Property

The property at 260 King Street East is located to the east of the development site at the northeast corner of the intersection of King and Princess Streets. The property is designated under Parts IV and V of the Ontario Heritage Act. It is designated under Part IV through City of Toronto By-law 855-88 and amending By-law 929-2020. The property comprises the city block bounded by King, Princess, Adelaide and Ontario Streets and contains six heritage buildings that formed the Drug Trading Company Complex. All six buildings have cultural heritage value and meet the criteria for designation under all three categories of design, associative and contextual value.

Development Proposal

The proposed development is a 43-storey mixed-use tower with ground level retail. The tower incorporates the retained facades of the heritage buildings at 234-236 and 240 King Street East and the panelized and reconstructed façade of 242 King Street East as part of the base building. The proposal involves the demolition of the existing buildings at 238, 244, 246, and 248-250 King Street East, which do not have heritage value. The new portion of the base building is three to five storeys in height.

Heritage Planning Policy Framework

The Planning Act

The Planning Act guides development in the Province of Ontario. It states that municipalities must have regard for matters of provincial interest. Section 2(d) specifically refers to "the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest" and 2(r) "to a built form that is well designed and provides for a sense of place."

The Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- the efficient use and management of land and infrastructure
- ensuring the sufficient provision of housing to meet changing needs including affordable housing
- ensuring opportunities for job creation
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs; and
- protecting people, property and community resources by directing development away from natural or human-made hazards
- conservation of cultural heritage and archaeology

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning.

The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the [Planning Act](#) and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.6 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

Policy 2.6.1 of the PPS directs that "Significant built heritage resources and significant cultural heritage landscapes shall be conserved." Properties included on the City's Heritage Register are considered to be significant in this context. "Conserved" is defined in the PPS as "the identification, protection, management and use of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act."

Policy 2.6.3 states that "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."

Provincial Plans

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on May 16, 2019 and was amended through an Order in Council that came into effect on August 28, 2020. This plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2017. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part.

The Growth Plan (2020) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

Policy 4.2.7.1 of the Growth Plan states that "Cultural Heritage Resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas."

Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan. The Plan provides the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposed alterations:

3.1.5.4: "Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

3.1.5.5: "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."

3.1.5.6: "The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the "Standards and Guidelines for the Conservation of Historic Places in Canada."

3.1.5.16: "Properties on the Heritage Register and publicly known archaeological sites and artifacts will be promoted through educational programs, museums, local celebrations and other programming opportunities."

3.1.5.26: "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."

3.1.5.27: "Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of façades alone is discouraged."

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Standards and Guidelines

The Standards and Guidelines for the Conservation of Historic Places in Canada (the "Standards and Guidelines") is the official document guiding planning, stewardship and the conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9) the Standards for Rehabilitation (10-12), and the Standards for Restoration (13-14) apply to this project.

The Standards and Guidelines can be accessed here:

<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

St. Lawrence Neighbourhood Heritage Conservation District Plan

The St. Lawrence Neighbourhood Heritage Conservation District Plan includes policies and guidelines for alterations to the built environment, the public realm and archaeological resources. The Plan establishes an understanding of the cultural heritage value of the area and provides direction to guide growth and change while conserving the unique historic character of one of Toronto's oldest neighbourhoods.

COMMENTS

Conservation Strategy

The proposed conservation strategy is acceptable and consistent with the St. Lawrence Neighbourhood Heritage Conservation District Plan, the City's Official Plan heritage policies and the Provincial heritage policy framework. The related Zoning By-law amendment application was appealed to the Ontario Land Tribunal and City Council recently accepted a settlement offer establishing the massing envelope.

The facades of the contributing heritage properties at 234-236, and 240 King Street East are proposed to be retained and incorporated into the new development as part of the base building. The facade of the heritage property at 242 King Street East will be panelized in three sections and stored off-site and then reinstated in its original location. The existing buildings on the non-contributing heritage properties at 238, 244, 246, and 248-250 King Street East are proposed to be demolished.

Mitigation measures will be implemented to avoid the impression that facades alone are being retained. At 240 King Street East, the second storey east return wall will be reconstructed to a depth of approximately 5 metres with new and/or salvaged brick and mortar that closely match the existing. The new portion of the base building to the east of 242 King Street East is inset to reveal 1.2 metres of the east return wall.

Reconstructing and conserving portions of the side return walls will help to conserve the three-dimensional integrity of the heritage buildings, consistent with the St. Lawrence Neighbourhood Heritage Conservation District Plan. In addition, the interior demising walls will be reinstated in their original locations. Together, these strategies will create the impression that whole buildings are being conserved rather than isolated facades

that appear as two dimensional objects (St. Lawrence Neighbourhood Heritage Conservation District Plan, guideline 5.1.6.a).

The existing, non-original storefronts will be replaced with new historically appropriate storefronts. At 234-236 King Street East, the original storefront configuration will be reinstated based on archival images. At 240 and 242 King Street East, new storefront configurations are proposed, based on archival images of buildings of a similar era and architectural style in the surrounding area.

A full restoration scope will be applied to the retained and reconstructed facades. The masonry will be cleaned and restored. All of the existing non-historic windows will be replaced with new sash windows that match the original configuration based on archival images where available. At 234-236 King Street East, the existing cornices and brackets above the first and third storeys will be restored and the finials at the roofline will be reinstated based on archival images. At 240 King Street East, the brick parapet will be rebuilt with new brick to match the existing. New metal cornices with brackets designed based on archival images will be installed above the first and second storeys. At 242 King Street East, a new metal cornice will replace the existing cornice and a new decorative wood fascia panel will be provided above the proposed signage panel.

Tower and Base Building Design

The proposed development is a 43-storey mixed-use tower with ground level retail. The base-building ranges in height from one to five storeys. The tower incorporates the retained and reconstructed facades of the heritage buildings at 234-236, 240 and 242 King Street East as part of the base building. The proposal involves the demolition of the existing buildings at 238, 244, 246, and 248-250 King Street East, which do not have heritage value. The tower and base building have been designed to be "physically and visually compatible with, subordinate to and distinguishable from the heritage attributes of the property, with regard to location, massing, height, proportions and architectural details" (St. Lawrence Neighbourhood Heritage Conservation District Plan, policy 5.1.3).

The tower siting and stepbacks above the heritage facades help to conserve their cultural heritage value and to mitigate the removal of the building interiors and rear additions. The seven-storey western volume is stepped back approximately 10 metres above the retained facades at 234-236 King Street East and 12.5 metres of the facades have no new construction above. There is a five metre tower stepback above the facades at 240 King Street East and 242 King Street East. The unencumbered facades and tower stepbacks are consistent with the St. Lawrence Neighbourhood Heritage Conservation District Plan. The Plan states, "Additions and alterations to a contributing property shall reinforce the pedestrian-scaled environment of the District" (policy 5.1.7).

The design of the tower is compatible with the architecture of the heritage buildings. The tower is broken up vertically into smaller stepped components that visually reduce its mass. The rectilinear form and horizontal and vertical articulation complement the flat roofs and fenestration pattern of the heritage facades. The black masonry of the tower makes it appear distinct and clearly of its time and helps it to recede visually. The new portion of the base building is broken up into smaller volumes that complement the

scale of the heritage facades and "reinforce the pedestrian-scaled environment of the District" (St. Lawrence Neighbourhood Heritage Conservation District Plan, policy 5.1.7). The materials for the base building will be masonry in lighter and warmer tones than the black brick of the tower to maintain the historic character of the District at street level. The material palette will be further refined through the Site Plan Approval process.

Adjacent Heritage Resources

The proposal conserves the cultural heritage value of the adjacent heritage property, the Drug Trading Company Complex at 260 King Street East. This property comprises the city block bounded by King, Princess, Adelaide and Ontario streets and contains six heritage buildings. The property is the site of an approved development application and, together with the subject development proposal, will maintain the historic character of the area while allowing for change.

Conservation Plan

Should Council approve the proposed conservation strategy, prior to the issuance of the first permit for the development, the owner should be required to submit a Conservation Plan for the work described in the Heritage Impact Assessment prepared by a qualified heritage professional to the satisfaction of the Senior Manager, Heritage Planning. The Conservation Plan should detail all of the recommended interventions and conservation work. It should include a description of any recommended restoration work, a detailed plan describing how the heritage building will be protected during construction, a schedule of short and long-term maintenance requirements and estimated costs for all the conservation work.

Interpretation Plan

Should Council approve the proposed conservation strategy, prior to final Site Plan approval, the applicant should be required to submit an Interpretation Plan to the satisfaction of the Senior Manager, Heritage Planning. The Interpretation Plan should communicate the cultural heritage value of the properties and the significance of Old Town Toronto.

Heritage Lighting Plan

The Heritage Lighting Plan should provide details of how the heritage facades will be lit so that their unique heritage character is highlighted.

Landscape Plan

Staff is recommending that the applicant be required to provide a final Landscape Plan that enhances the heritage character of the properties to the satisfaction of the Senior Manager, Heritage Planning as a condition of Site Plan approval.

Signage Plan

The recommended Signage Plan should provide details of the signage strategy for the properties at 234-236, 240 and 242 King Street East, including the appropriate type, scale, location and number of signs.

Heritage Easement Agreement

Staff is recommending that the owner enter into a Heritage Easement Agreement to secure the long-term protection of the heritage properties at 234-236, 240 and 242 King Street East.

CONCLUSION

Staff are supportive of the proposal to alter the Part V designated heritage properties at 234-236, 240 and 242 King Street East to allow for the construction of a 43-storey tower that incorporates the facades of three heritage buildings. Staff support the proposed conservation strategy and alterations in the context of a Council-approved settlement and are of the opinion that the proposal has been designed to conserve the cultural heritage values, attributes and character of the heritage properties. As such, staff is satisfied the proposal meets the intent of the Planning Act, the Provincial Policy Statement, the Growth Plan (2020), the City of Toronto's Official Plan heritage policies in conjunction with the Standards and Guidelines for the Conservation of Historic Places in Canada, and the St. Lawrence Neighbourhood Heritage Conservation District Plan.

CONTACT

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SIGNATURE

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Urban Design, City Planning

ATTACHMENTS

Attachment 1 - Location Map

Attachment 2 - Aerial Photograph

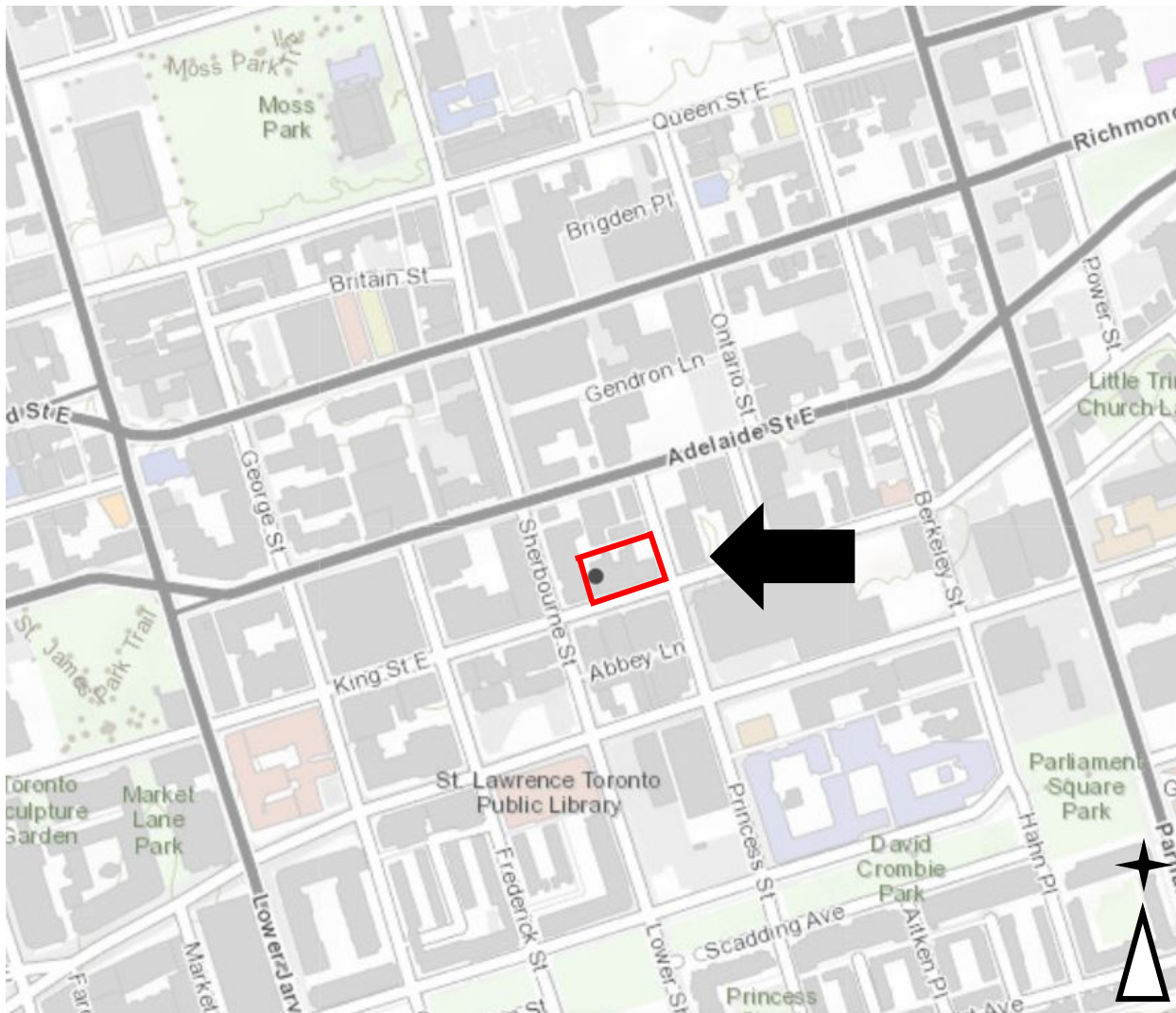
Attachment 3 - Photographs

Attachment 4 - Selected Drawings

LOCATION MAP

ATTACHMENT 1

234-236, 240 AND 242 KING STREET EAST

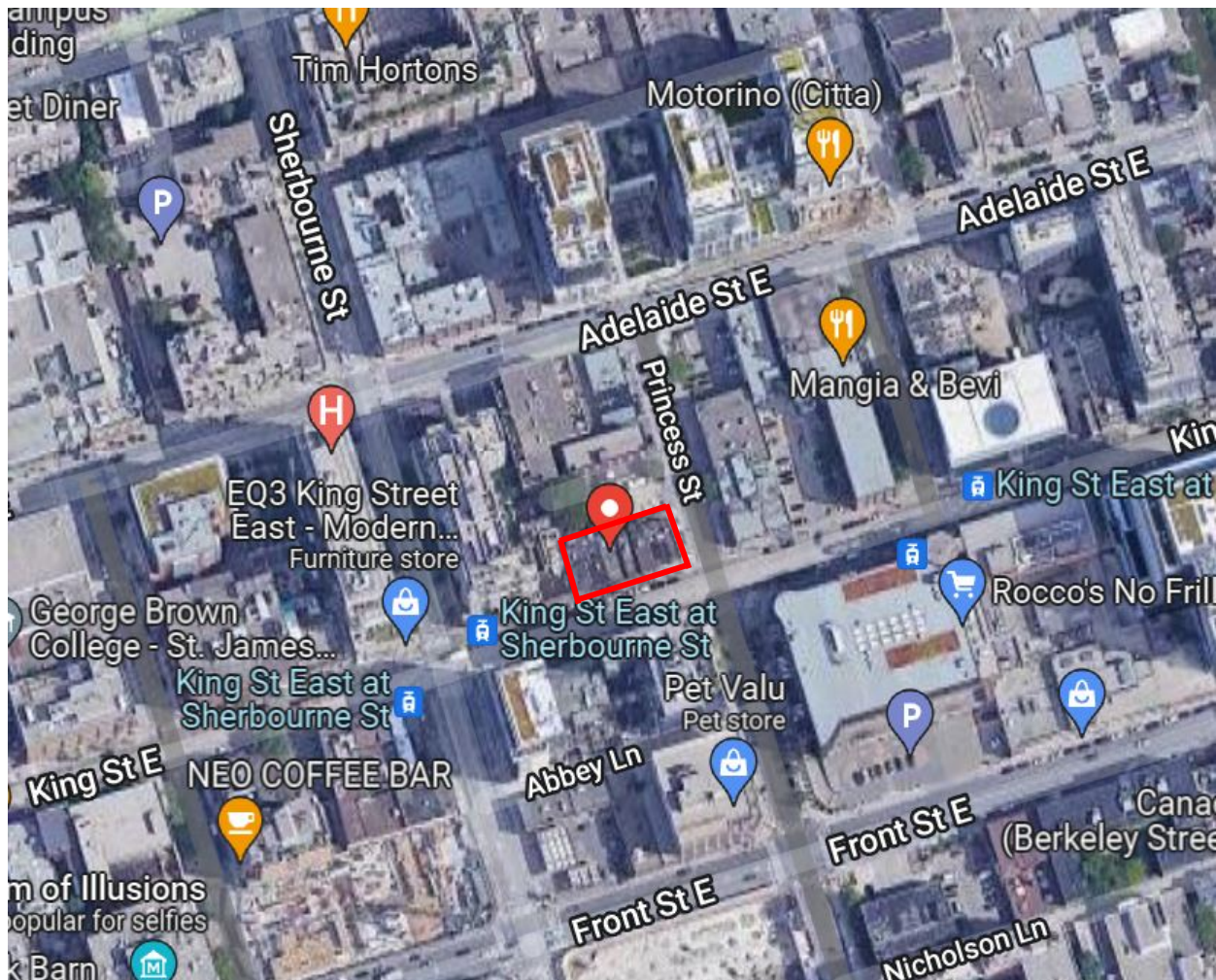


Location Map, showing the development site indicated by the arrow. The property boundaries are approximate. (iView, City of Toronto)

AERIAL PHOTOGRAPH

ATTACHMENT 2

234-236, 240 AND 242 KING STREET EAST



Aerial photograph showing the location of the development site. (Google Maps, 2022)

234-236, 240 AND 242 KING STREET EAST



View of the primary (south) elevations of the properties within the development site. (ERA Architects Inc., 2022)

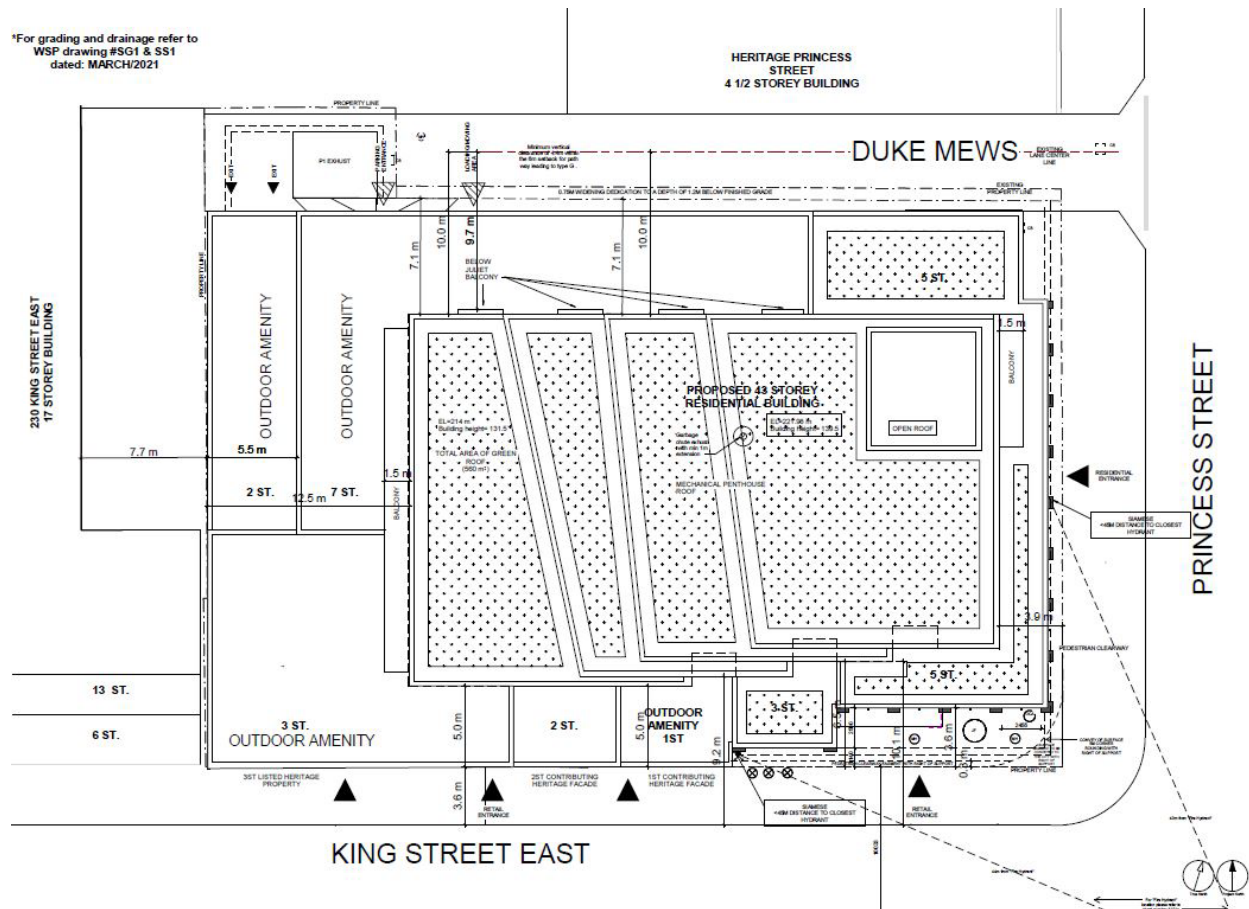


View of the primary (south) elevation of the heritage property at 234-236 King Street East, shown on the left. (ERA Architects Inc., 2022)

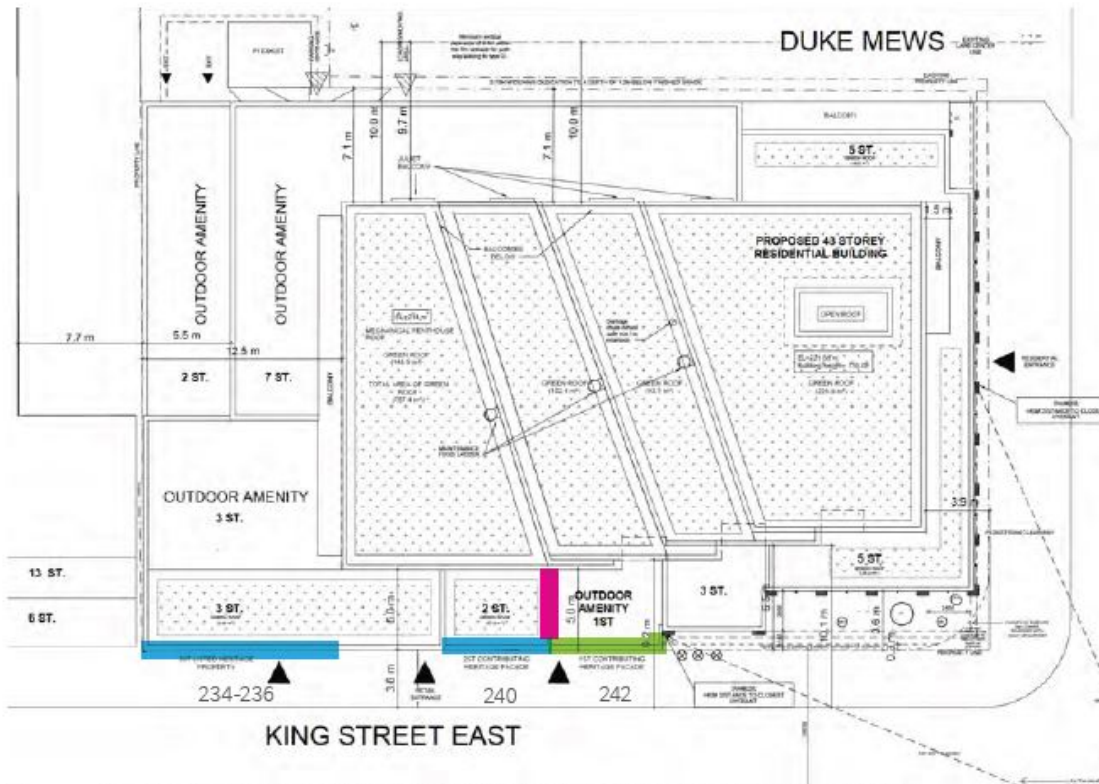


View of the primary (south) elevations of the heritage properties at 240 King Street East, shown on the left, and 242 King Street East, on the right. (ERA Architects Inc., 2022)

234-236, 240 AND 242 KING STREET EAST



Site Plan (IBI Group, May 3, 2022)

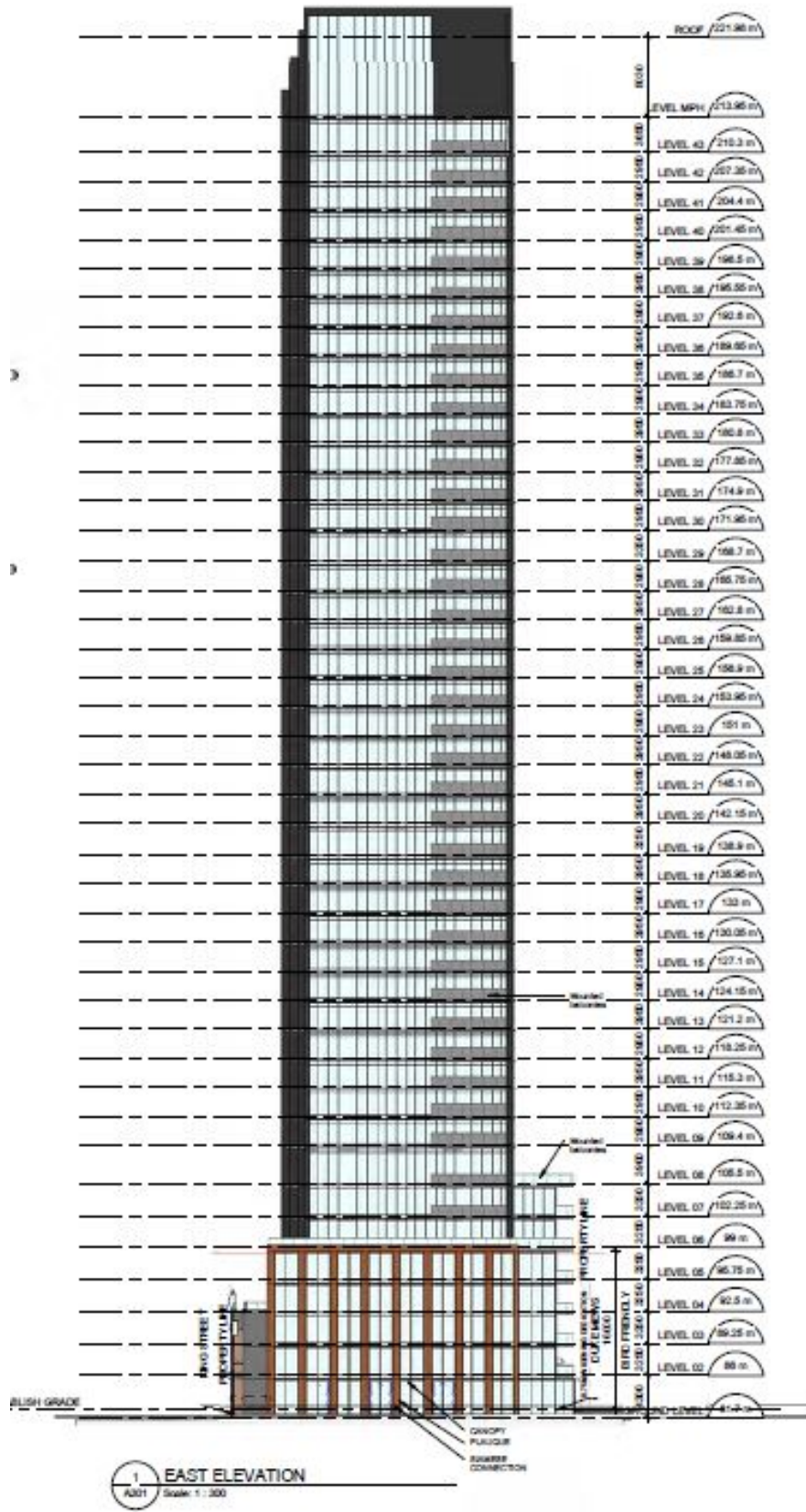


74. Site plan of the proposed development at 234-250 King Street East. (Source: IBI Group).

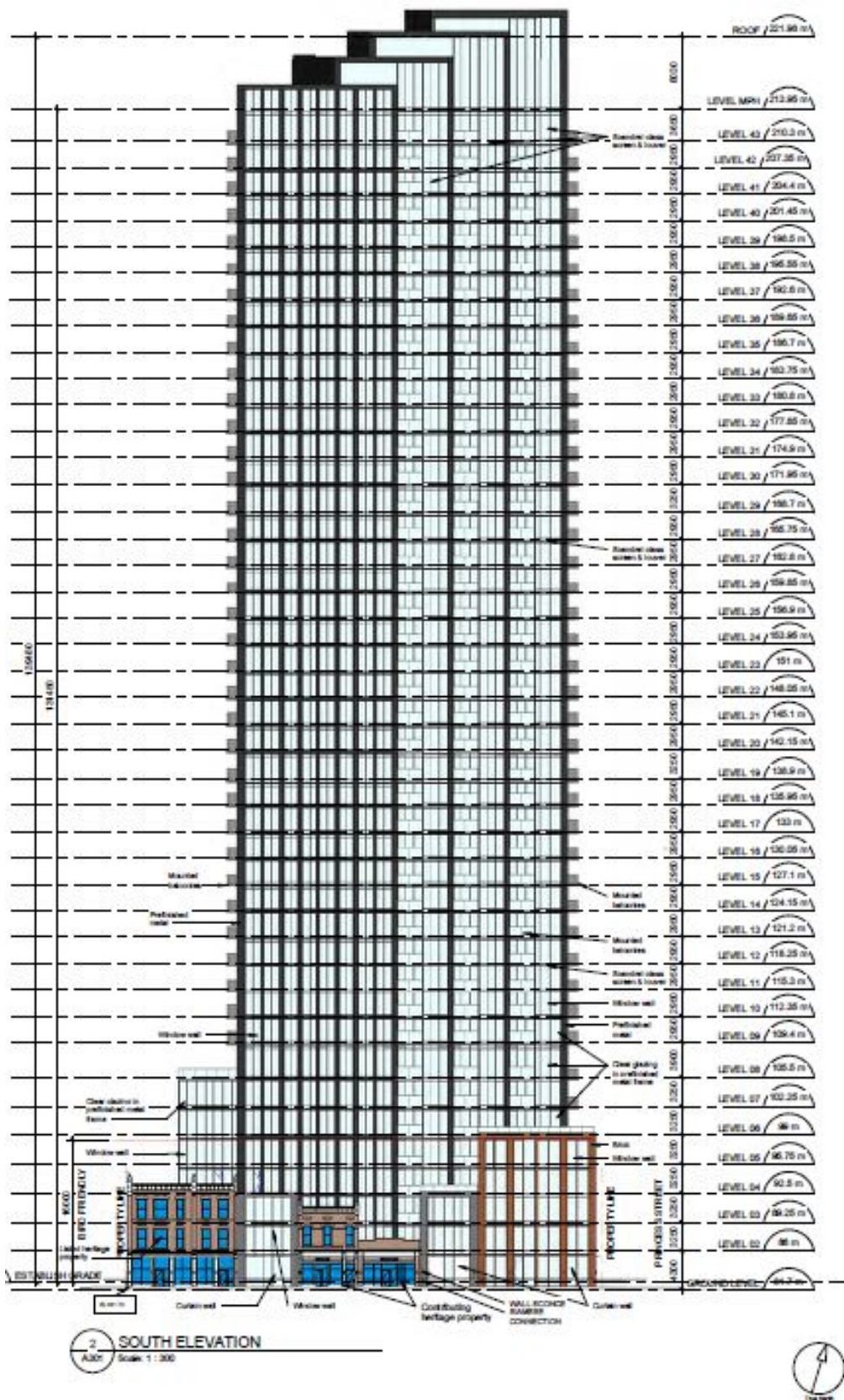
Legend

- Retained in-situ
- Retained via panelization
- Reconstructed second-storey wall with salvaged and/or new bricks

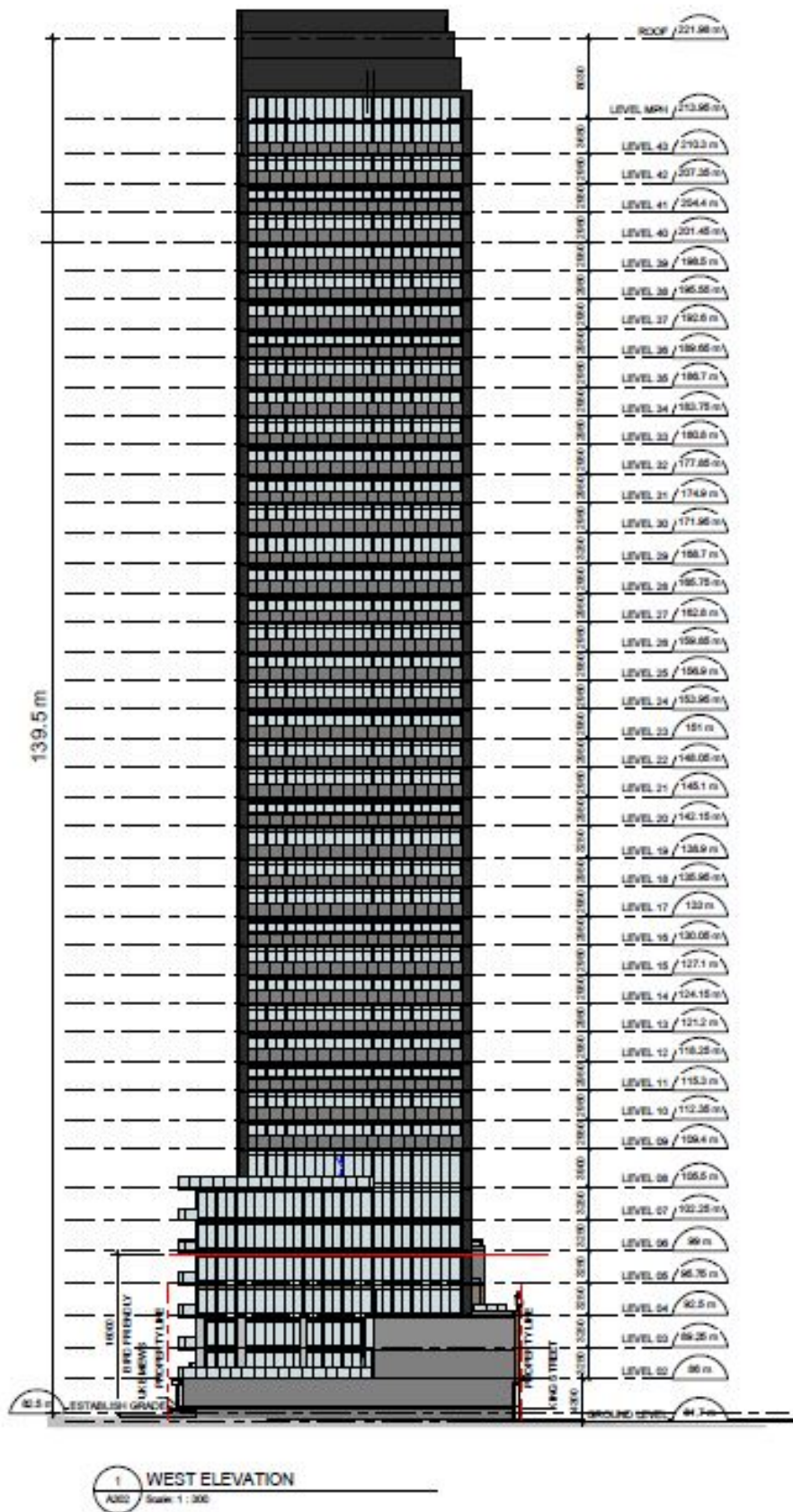
Annotated Site Plan (ERA Architects Inc., May 3, 2022)



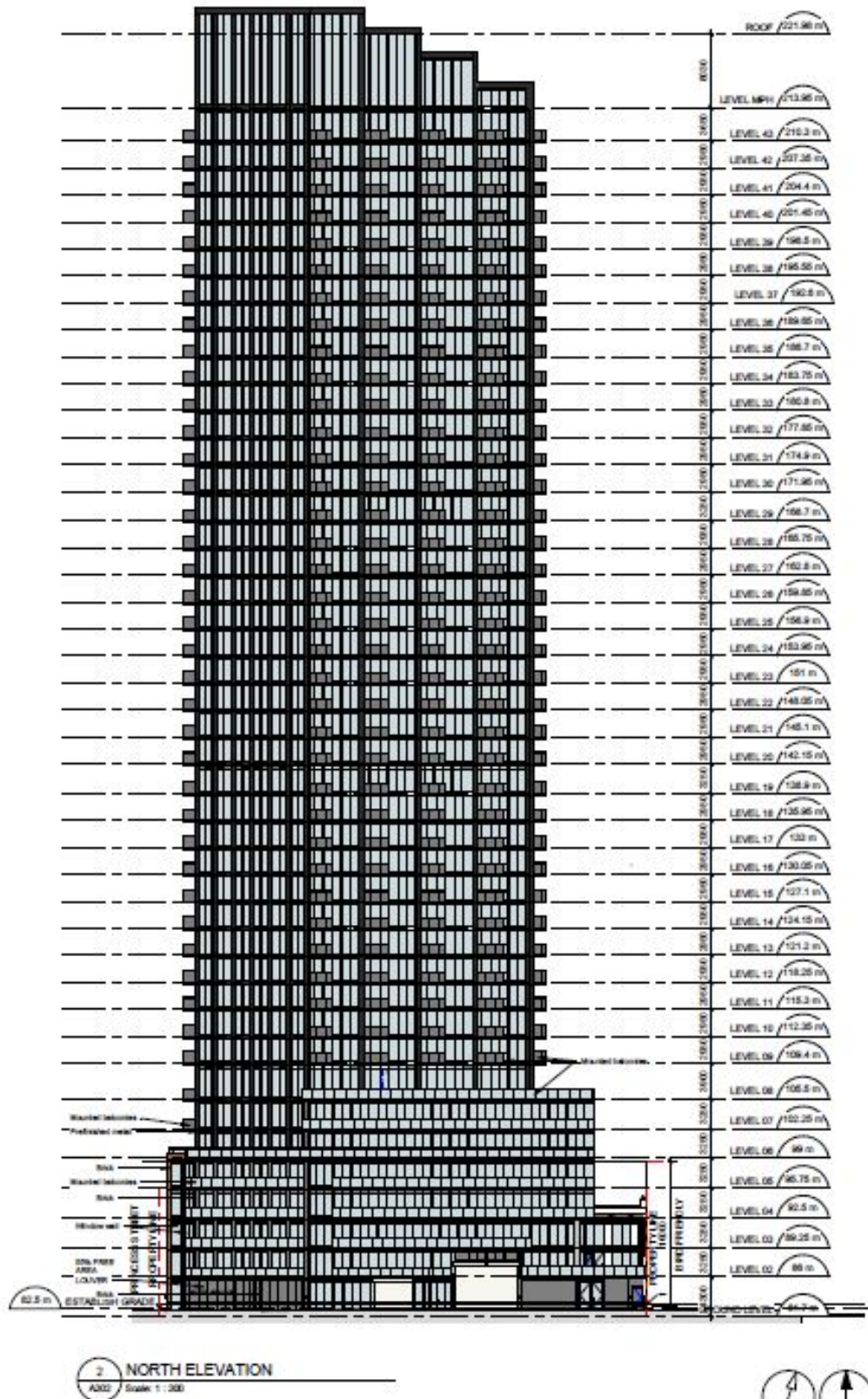
East Elevation Drawing (IBI Group, May 3, 2022)



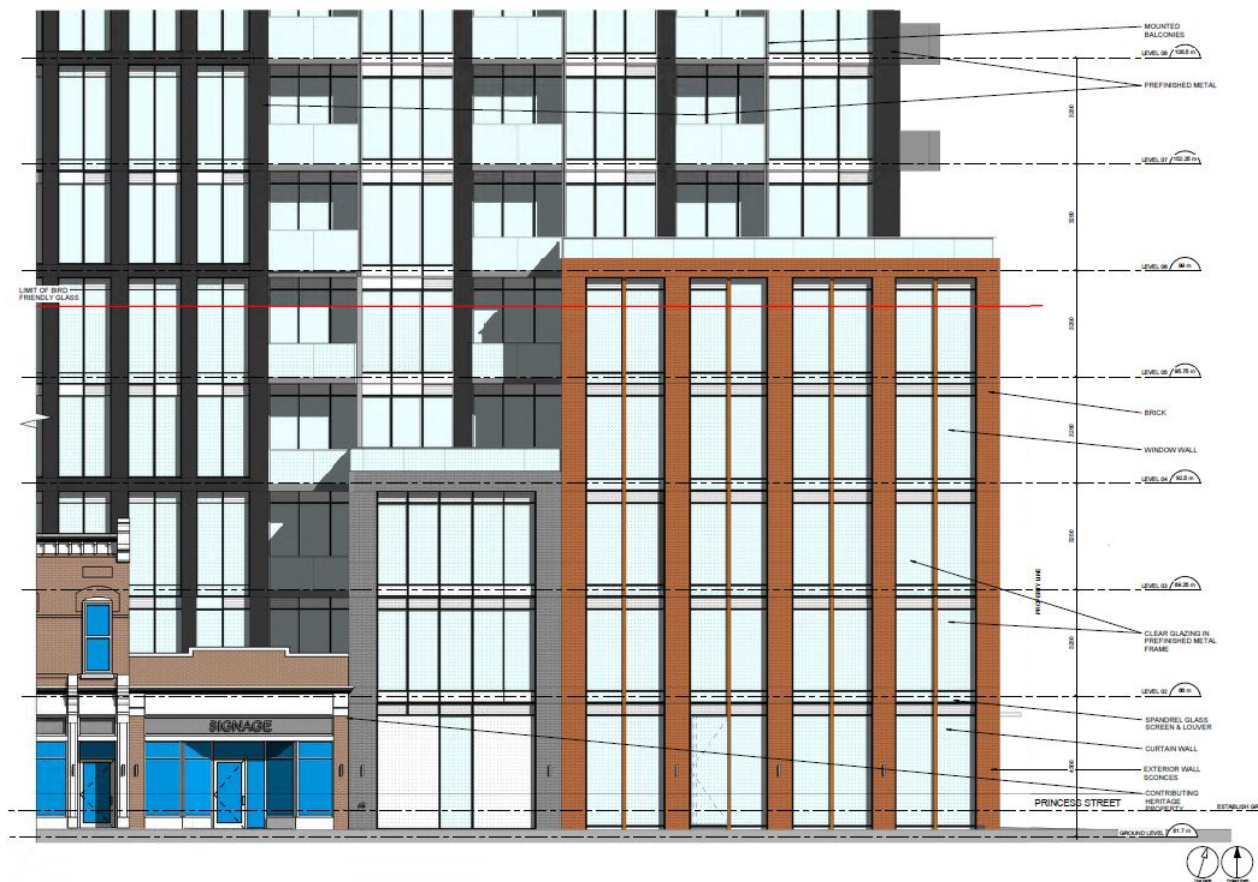
South Elevation Drawing (IBI Group, May 3, 2022)



West Elevation Drawing (IBI Group, May 3, 2022)



North Elevation Drawing (IBI Group, May 3, 2022)



Detailed South Elevation Drawing (IBI Group, May 3, 2022)



Detailed South Elevation Drawing (IBI Group, May 3, 2022)



Rendering looking northwest along Princess Street (IBI Group, May 3, 2022)