

383-387 Sherbourne Street

**REVISED HERITAGE IMPACT ASSESSMENT**

Project #

19 048-02

Prepared by

GS / SH / BM / ET



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**Report Issued: May 15, 2023**

Cover image: Photograph of the Development Site, looking southeast (Source: Google Streetview)

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# EXECUTIVE SUMMARY

## Background

ERA was retained by NJS Sherbourne Inc. as the heritage consultant for the redevelopment of the properties known municipally as 383-387 Sherbourne Street (the “Development Site”). This report considers the impact of the proposal on heritage resources on and adjacent to the Development Site. **The report has been revised from an initial submission dated July 26, 2021. This revised HIA reflects an updated development scheme following an OLT mediated settlement. New content is indicated in pink throughout the report.**

The Development Site is currently occupied by two four storey residential buildings constructed in 1926-1927.

## Heritage Status

The Development Site is located within the Cabbagetown Northwest Heritage Conservation District (CNWHCD) and, as such, the properties at 383 and 387 Sherbourne Street are designated under Part V of the Ontario Heritage Act (OHA). The HCD Plan does not classify the properties within its boundaries as either “contributing” or “non-contributing”.

The Development Site is also considered adjacent to a number of Part V designated properties, including 377, 381 and 391 Sherbourne Street, and 32-36 and 50 Bleecker Street.

## Proposed Development

**As a result of a mediated settlement, the development proposal has been revised. The revised development, as illustrated in the architectural drawings prepared by Arcadis Architects dated May 12, 2023, shifts the tower footprint northward to allow for the whole building conservation of 383 Sherbourne Street, in situ. Given the poor condition of the existing building at 387 Sherbourne Street as a result of fire damage, only the west (primary) elevation will be retained in situ, while portions of the north and south elevations will be reinstated, and incorporated into the podium of a new 39-storey residential building.**



## Impact Assessment & Mitigation Measures

An assessment of the cultural heritage value of the existing buildings on the Development Site, contained in Section 5.0 of this report, indicates that while the existing buildings possess minimal contextual value as low-rise interwar apartment buildings along Sherbourne Street, neither building meets the criteria under Ontario Regulation 9/06. **The revised development conserves the contextual value of the site through: full building conservation of the existing building at 383 Sherbourne Street and retention of the primary facade of 387 Sherbourne Street. Given the poor structural condition of the existing building at 387 Sherbourne Street, a full retention and repair scope is not feasible; however, the west (primary) elevation will be retained in situ, and the north and south returns, will be deconstructed, salvaged and reinstated.**

The proposed multi-storey volume is generally concentrated above the retained 387 Sherbourne Street fabric and encloses the retained north elevation of 383 Sherbourne Street, conserving the three-dimensional legibility of both heritage buildings. The tower is setback from the primary (west) elevation of the heritage podium at the fifth storey to provide visual and physical differentiation between new building fabric and the retained and restored elevations. The materiality and fenestration of the revised development, including transparent glazing and spandrel panels, together with the aforementioned setbacks, break up the massing of the tower and ensure new construction is compatible with, yet distinguishable from the retained heritage fabric and the character of the CNWHCD, more broadly.

## Conclusion

Through various design and mitigation measures discussed in Section 7 of this report, the proposed development conserves the cultural heritage value of on-site and adjacent heritage properties, as well as the heritage character of the Cabbagetown Northwest HCD. Further, the proposed development is also found to conform with provincial policy directives, Official Plan heritage policies and relevant municipal design guidelines, while allowing for intensification of the Development Site.

# 1 INTRODUCTION

## 1.1 Scope of the Report

ERA was retained by NJS Sherbourne Inc. as the heritage consultant for the redevelopment of the properties known municipally as 383-387 Sherbourne Street (the “Development Site”). This report considers the impact of the proposal on heritage resources on and adjacent to the Development Site. **Since the initial Zoning By-law Amendment (ZBA) application, which was submitted on July 26, 2021, the proposed development was appealed because of a lack of decision, and went to Ontario Land Tribunal (OLT) mediation. The first hearing took place on July 6, 2022 and a second hearing occurred on February 27, 2023. Results of the mediated settlement included the tower footprint shifting north to allow for the whole building conservation of 383 Sherbourne and the overall height of the tower being reduced to 39 storeys. The HIA is being reissued to describe the proposed OLT settlement and update the impact assessment, mitigation strategy and conservation strategy in accordance with these changes. Additional historic research was not conducted, and no updates to the policy framework are required.**

The purpose of an HIA, according to the Heritage Impact Assessment Terms of Reference for the City of Toronto, is to evaluate the proposed development in relation to cultural heritage resources and recommend an overall approach to the conservation of the heritage value of these resources.

## 1.2 Present Owner Contact

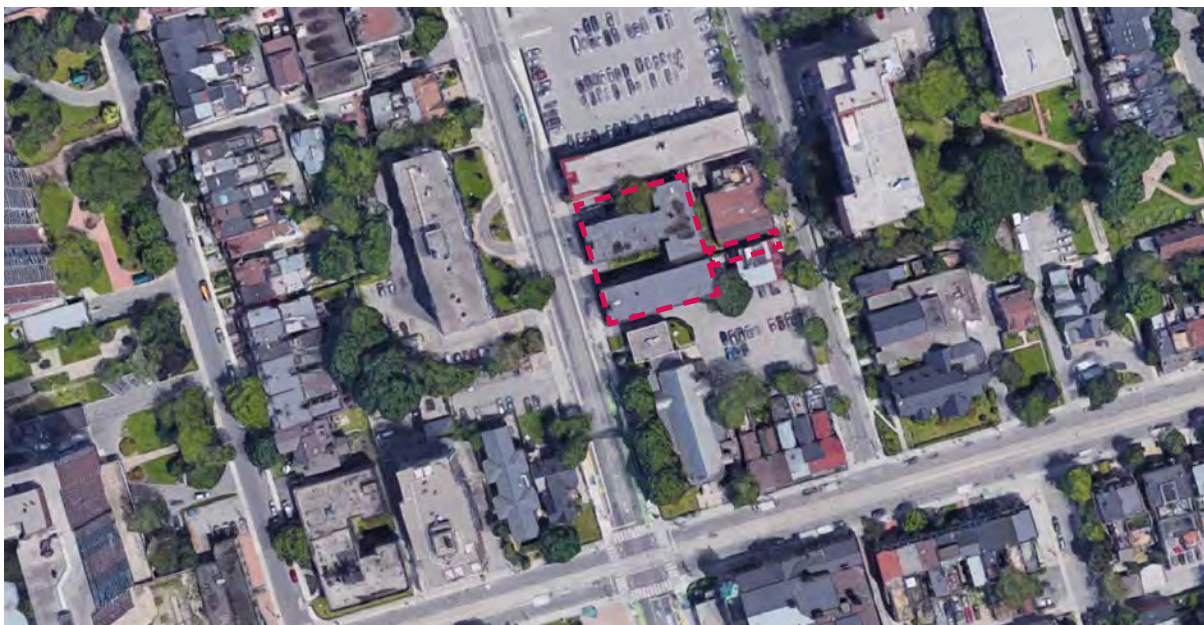
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### 1.3 Site Location and Description

The Development Site is located on the east side of Sherbourne Street, north of Carlton Street, and comprises the properties municipally known as 383 and 387 Sherbourne Street.

383 Sherbourne Street is a 4-storey apartment building that is rectangular-shaped in plan, dating to 1927. 387 Sherbourne Street is a 4-storey apartment building that is T-shaped in plan, and dates to 1927.

The Development Site is located within the Cabbagetown neighbourhood, which is defined by its lowrise semidetached and detached residential typologies. Around the intersection of Sherbourne Street and Carlton Street, the built-form contains a mix of Victorian houses, apartments from the early and mid 20th century, institutional buildings, parks, and surface parking lots. This area of Sherbourne Street is largely low-rise, with the exception of the 10-storey Sherwood Apartments, located on the west side of Sherbourne Street, directly across from the Development Site. Those institutional buildings include churches like Paroisse du Sacré-Cœur and Saint Luke’s United Church located south of the Development Site. Allan Gardens is located south-west of the Development Site.



1. Satellite image, with the Development Site outlined in pink (Source: Google Maps, annotated by ERA Architects).

## 1.4 Site and Context Photographs



2. Photograph looking east on Sherbourne Street showing the properties at 383 (right) and 387 (left) Sherbourne Street. While 383 Sherbourne Street remains occupied by residential uses, 387 Sherbourne Street is vacant (Source: ERA Architects).



3. West elevation of 383 Sherbourne Street (Source: ERA Architects).



4. South elevation of 383 Sherbourne Street, rear addition to Sacre-Coeur Parish Church at 381 Sherbourne Street, and the adjacent parking lot (Source: ERA Architects).





5. East (rear) elevation of both 383 and 387 Sherbourne Street, looking north from surface parking lot at Paroisse du Sacre-Coeur, the adjacent church property 381 Sherbourne Street (Source: ERA Architects).



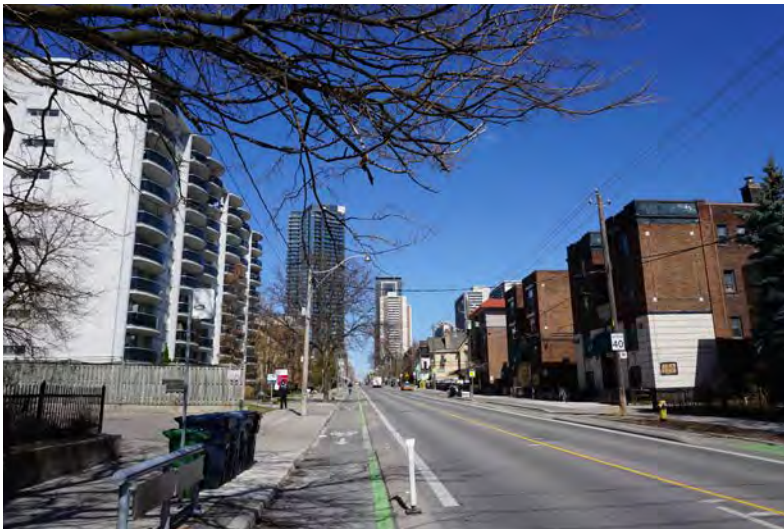
6. North elevation of 387 Sherbourne Street, looking south east. The flanking wings of the T-shape can be seen at the rear (Source: ERA Architects).



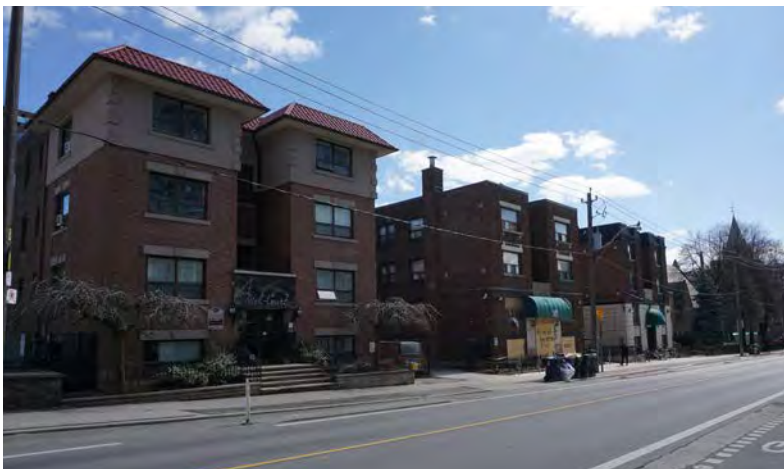
7. The rear addition to the Sacre-Coeur Parish Church at 381 Sherbourne Street is adjacent to 383 Sherbourne Street, seen on the left (Source: ERA Architects).



8. The Mel Court Apartments at 391 Sherbourne Street is adjacent to 387 Sherbourne Street, seen on the right (Source: ERA Architects).



9. View of Sherbourne Street looking north, with the Development Site at the right of the photograph (Source: ERA Architects).



10. Looking south-east on Sherbourne Street. The Development Site is situated in the centre-right of the photo (Source: ERA Architects).



## 1.5 Heritage Context

Municipally-recognized heritage properties are located both on and adjacent to the Development Site. These properties are outlined below.

### ***On-Site Heritage Resources***

The Development Site is contained within the boundaries of the Cabbagetown Northwest HCD and, as such, the properties at 383 and 387 Sherbourne Street are designated under Part V of the Ontario Heritage Act (OHA). The HCD Plan does not classify the properties within its boundaries as either “contributing” or “non-contributing”.

383 Sherbourne Street (Part V): Apartment; 1926. Part of the Cabbagetown Northwest Heritage Conservation District – Enacting By-law No. 325-2008 passed on December, 2017.

387 Sherbourne Street (Part V): Apartment; 1927. Part of the Cabbagetown Northwest Heritage Conservation District – Enacting By-law No. 325-2008 passed on December, 2017.

### ***Adjacent Heritage Resources***

377 Sherbourne Street (Part V): Church; 1936. Part of the Cabbagetown Northwest Heritage Conservation District – Enacting By-law No. 325-2008 passed on December, 2017.

381 Sherbourne Street (Part V): Addition to church; c.1951. Part of the Cabbagetown Northwest Heritage Conservation District – Enacting By-law No. 325-2008 passed on December, 2017.

391 Sherbourne Street (Part V): Apartment; c.1927. Part of the Cabbagetown Northwest Heritage Conservation District – Enacting By-law No. 325-2008 passed on December, 2017.

32-36 Bleecker Street (Part V): House; c.1930. Part of the Cabbagetown Northwest Heritage Conservation District – Enacting By-law No. 325-2008 passed on December, 2017.

50 Bleecker Street (Part V): Converted apartment; c.1940. Part of the Cabbagetown Northwest Heritage Conservation District – Enacting By-law No. 325-2008 passed on December, 2017.

*Provincial Policy Statement, 2020*



*Adjacent: for the purposes of policy 2.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.*

*City of Toronto Official Plan, Chapter 3.1.6 (Consolidated 2022):*

*Adjacent: 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 bylaw. (Official Plan)*



11. City of Toronto Property Data Map showing the Development Site in red, and the Cabbagetown Northwest HCD indicated in green (Source: City of Toronto, annotated by ERA Architects).

-  Development Site
-  Cabbagetown Northwest HCD (Designated Part V)

## 1.6 Area Development Context

There are a number of recently completed and approved developments nearby the Development Site. These developments are briefly described below:

307 Sherbourne Street: 15 storey residential building. LPAT approved January 2019; SPA under review by City staff.

227 Gerrard Street: 7 storey residential building. LPAT approved August 2018; SPA under review by City staff.

308 Jarvis Street: 34 storey residential building. LPAT approved February 2018; SPA under review by City staff.

159 Wellesley Street East: 35 storey residential building. Approved by City Council February 2013. Currently under construction.

280 Jarvis Street: 22 storey residential building. LPAT approved April 2019.

319 Jarvis Street: 45 storey residential building. LPAT approved October 2020; SPA under review by City staff.

339 George Street: 9 storey institutional building. Approved by City Council November 2017; SPA under review by City staff.

## 2 BACKGROUND RESEARCH AND ANALYSIS

### 2.1 Historical Context

The following section has been adapted from the Cabbagetown Northwest HCD Study and supplemented with archival and historical research.

#### Pre-Contact

The Development Site is located on the traditional territory of the Huron-Wendat, Petun, Seneca, and most recently the Mississauga of the Credit River First Nations. Archaeological evidence suggests that the Wendat occupied and cultivated portions of the land currently known as Toronto from as early as the 15th century. European contact, the fur trade, and disease initiated the displacement of the Wendat in the 17th century, whereupon the Iroquois occupied the territory. The territory then became the subject of the Dish with One Spoon Wampum Belt Covenant, an agreement between the Haudenosaunee Confederacy and the Anishnaabeg and allied nations to peaceably share and care for the resources around the Great Lakes. In 1787, British Loyalists negotiated the first Toronto Purchase from the Mississaugas of the New Credit, purchasing over 250,000 acres of land for small amounts of money and supplies, including gunflints, rifles, mirrors, and western clothing. In 1805, the 1787 Purchase was revised and the two documents were amalgamated as Crown Treaty Number 13.

#### Early European Settlement

On September 20, 1793, Governor Simcoe sent a letter to Britain that included a map of the Town of York, located within the Toronto Purchase lands; a simple plan of 10 square town blocks located west of the Don River, with boundaries extending to Queen Street. From Queen Street (then known as Lot Street) to Bloor Street, 32 narrow Park Lots of 100 acres were laid out running north-south, with similarly sized Township Lots laid out west of these, then granted to prominent Toronto residents and British loyalists. The Development Site is located on Park Lot 4, which was granted to John White, the first Attorney-General of Upper Canada, in 1793. Upon his death in 1800, the Park Lot was sold to Samuel Ridout and divided among the Ridout family. The east side of Sherbourne Street was sold to Thomas Gibbs Ridout, whose residence was located north of the Development Site, near Wellesley Crescent.

## 19th Century

In the late 19th century, the availability of transportation services encouraged Toronto's wealthy families to build homes in newer districts, further from the original downtown core. By the 1870s, public transportation services began to serve Sherbourne Street when the Toronto Street Railway horse car service expanded its operations to include streets in Cabbagetown. Tracks were laid in 1878, followed by electrification shortly afterwards, replacing the horse car service with streetcars. By the 1880s, a grouping of Victorian mansions developed on both sides of Sherbourne Street and the area became a desirable place to live for the city's wealthy. Prominent residents along Sherbourne Street during this time included Robert Gooderham of Gooderham and Worts Distillery, and James Bain, the first chief librarian of the Toronto Public Library. As a result of transportation advances, Sherbourne Street became a major north-south corridor, with Belt Line streetcars operating in a loop from Sherbourne, Bloor, Spadina and King Streets in 1891.

To the east of Sherbourne, brick and woodframe rowhouses were developed in the same period. These residential buildings are more modest in size than those constructed on Sherbourne Street, and are associated with what is now known as the Cabbagetown (formerly Don Vale) neighbourhood.

## 20th Century

By the early 1900s, the area had changed and the homeowners of Sherbourne Street began to move further north into Rosedale and other fashionable residential neighbourhoods. The character of the surrounding area shifted as a result of the aforementioned relocation of wealthy residents, with a number of older residential properties reconfigured for use as rooming houses. The prominence of Sherbourne Street as a corridor dwindled following the 1920s, when streetcar service upgrades prioritized Church Street in importance. The 1920s-1940s saw the introduction of a number of midrise apartment buildings along Sherbourne Street. During this era of growth, many apartments on Isabella, Jarvis, Wellesley and Sherbourne Streets were built with exemption bylaws, as apartment buildings were prohibited outside of commercial main streets (Dennis, 1998). The landmark

Ernescliffe Apartments at 195 Wellesley Street East located north of the Development Site precede 383 and 387 Sherbourne Street by a decade.

By the 1950s, many of the older Victorian residences had been converted to rooming houses, which attracted a large number of single men to the area. In the mid-20th century, urban renewal efforts introduced many post-war apartments near the Development Site, such as the Sherwood Apartments at 392 Sherbourne Street (1966), as well as the Allan Plaza Apartments at 166 Carlton Street (1957). The City of Toronto's urban renewal efforts continued to impact the area through the 1960s. To the north, the St. James Town area was redeveloped with numerous high-rise apartment buildings. Many structures to the south were removed and replaced by tower typologies leading to the creation of Regent Park. In the 1970s, renovations to Victorian houses in the area now known as Cabbagetown capitalized on a renewed interest in downtown living. Subsequently, low-rise house-form typology gained popularity in the Cabbagetown.

## 21st Century

In the 2000s, the City of Toronto identified four HCDs within the Cabbagetown neighbourhood; North, Northwest, Metcalfe, and South. The responsibilities of these HCDs includes the care and conservation of the area's architectural heritage, and public and private landscapes and the alteration of properties and streetscapes in the area. By the 2010s, a new trend started taking place with older buildings being replaced by new, higher-density apartment developments. An HCD Plan for a Cabbagetown Southwest HCD is expected to be completed by Summer 2021.



## 2.2 Site History

The following section has been adapted from the Cabbagetown Northwest HCD Study, along with supplementary archival and historical research.

The Development Site was originally located within Park Lot 4, First Concession from the Bay, which was granted to John White, the first Attorney-General of Upper Canada in 1793 by Governor Simcoe. At his death, Park Lot 4 was passed to White's eldest son, however the lot was subsequently sold and resold until it became the property of Thomas Ridout. In 1845, Thomas Ridout and William Allan opened a road between their lands, and named it "Sherborne Street" (later changed to "Sherbourne") after Ridout's birthplace in England. Ridout sold off most of his property along Sherbourne Street, keeping a parcel north of the Development Site (today located at 495 Sherbourne Street) on which he constructed his home, Sherbourne Villa (Fig. 12). Sherborne Villa remained standing for over a century, at one time operating as a residence for female employees of the Simpson's Department Store.

By the 1860s, the growing city resulted in subdivision of the area surrounding the Development Site, as indicated in the 1862 Browne Plan of the City of Toronto (Fig. 16). A review of Goad's Fire Insurance Plans from 1884 to 1913 shows that at the time the land containing and surrounding the Development Site were owned by Henry O'Brien.



12. Archival photograph from the late 1850s of Sherbourne Villa (Source: Toronto Public Library).



13. C.1890 archival photograph looking east on Carlton Street at Sherbourne Street (Source: Toronto Public Library).



City of Toronto Archives, Fonds 2032, Series 841, File 7, Item 19

14. 1972 archival photograph looking north east from the corner of Sherbourne and Carlton Streets. The Development Site is seen on the far left, indicated in blue (Source: City of Toronto Archives. Annotated by ERA Architects).

A review of historic maps and Goad's Fire Insurance Plans indicates that although the area surrounding the Development Site had been developed by the 1920s, the Development Site itself remained vacant until the construction of 383 and 387 Sherbourne Street in the 1920s. Specifically, a review of the Toronto City Directories and municipal building records indicates that 383 Sherbourne Street was built in 1927, and was referred to as the Sherbourne Apartments. Similarly, 387 Sherbourne Street was built in 1927, and was initially known as the De Los Apartments. Both buildings were constructed towards the end of Toronto's apartment building boom from the 1910s-1920s. The adjacent Mel Court Apartments at 391 Sherbourne Street was built in 1928. A review of aerial photography appears to show no major additions to the Development Site since the building's construction in the late 1920s. A fire in September 2017 contributed to 387 Sherbourne Street's poor current condition.

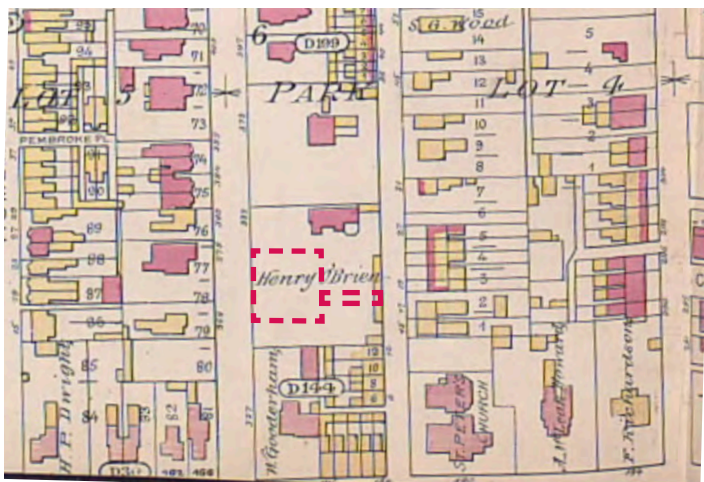
## Site Evolution



- 1851 Fleming Topographical Plan of the City of Toronto showing the approximate location of the Development Site in red (Source: Toronto Public Library, annotated by ERA Architects).

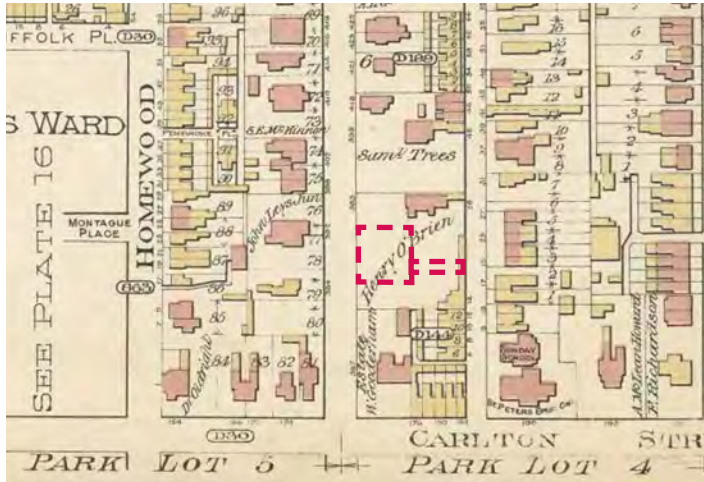


- 1862 Browne Map showing the approximate location of the Development Site in red (Source: Toronto Public Library, annotated by ERA Architects).

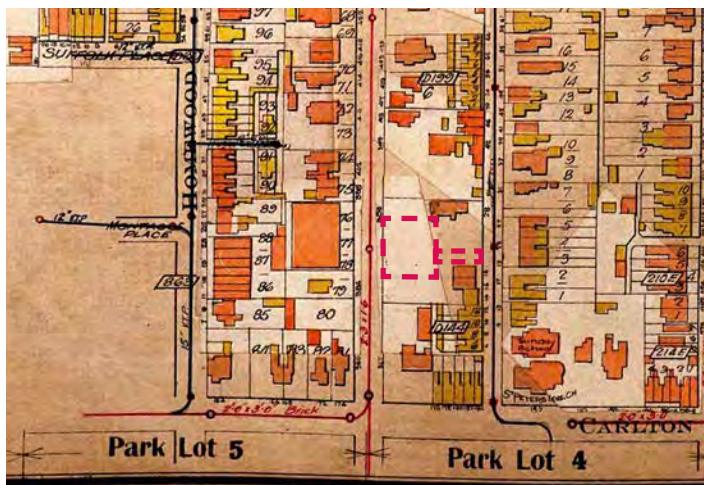


- 1884 Goad's Fire Insurance Map showing the approximate location of the Development Site in red. (Source: Toronto Public Library, annotated by ERA Architects).





18. 1913 Goad's Fire Insurance Map showing the approximate location of the Development Site in red. (Source: Toronto Public Library, annotated by ERA Architects).



19. 1924 Goad's Fire Insurance Map showing the approximate location of the Development Site in red. (Source: Toronto Public Library, annotated by ERA Architects).



20. 1950 aerial image showing the approximate location of the Development Site in red. By this point, the two apartment buildings at 383-387 Sherbourne Street have been constructed (Source: City of Toronto Archives, annotated by ERA Architects).



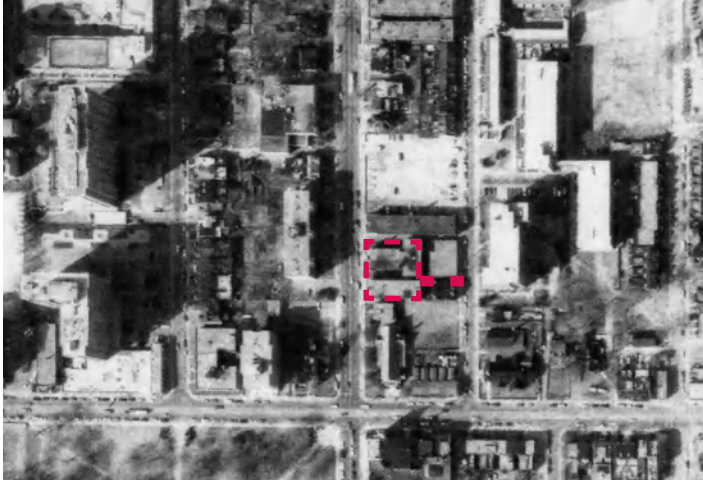
21. 1960 aerial image showing the approximate location of the Development Site in red. (Source: City of Toronto Archives, annotated by ERA Architects).



22. 1970 aerial image showing the approximate location of the Development Site in red (Source: City of Toronto Archives, annotated by ERA Architects).



23. 1985 aerial image showing the approximate location of the Development Site in red (Source: City of Toronto Archives, annotated by ERA Architects).



24. 1992 aerial image showing the approximate location of the Development Site in red. (Source: City of Toronto Archives, annotated by ERA Architects).



## 2.3 Design

### 383 Sherbourne Street

383 Sherbourne Street is a four-storey rectangular-shaped residential apartment building dating to 1926. The building is clad in red brick and features modest classical detailing and a minimum of ornamentation, limited to the cornice, parapets and soldier course brick at the west elevation, and breeze bricks above the primary entrance. The principal (west) elevation features stucco cladding at the first and second storeys that wrap around a portion of the north and south elevations with an awning at the entrance.

### 387 Sherbourne Street

387 Sherbourne Street is a four-storey T-shaped residential apartment building dating to 1927. The building is clad in red brick and features modest classical detailing and a minimum of ornamentation, limited to the cornice, parapets and soldier course brick at the west elevation, and breeze bricks above the primary entrance. The principal (west) elevation has an awning at the entrance.

## 2.4 Architect

### W. G. Hunt

The architect of record for 383-387 Sherbourne Street is William George Hunt (1858-1927). W. G. Hunt was not formally educated in architecture, but worked as a builder into his 40s. The 1906 City of Toronto directory list him as an “architect”, but he wasn’t listed in either the Ontario Association of Architects nor the Royal Architectural Institute of Canada. His best recognized works include the I.O.O.F. Sovereign Lodge (present-day Dovercourt House) (805 Dovercourt Road) and the Merrill Mansions apartment block (135 Earl Place). He worked as an architect from 1906 until his death in 1928.

# 3 ASSESSMENT OF EXISTING CONDITION

## 3.1 383 Sherbourne Street

This visual building condition assessment was carried out on March 29, 2021 and updated March 8, 2023. The assessment was conducted from grade, and the interior was not reviewed. The operability of the doors and windows was not checked. The weather was sunny, with a temperature of 3°C and partially cloudy and a temperature of 3°C respectively.

383 Sherbourne Street is a 4-storey apartment building constructed of wire cut bricks and cast stone dating to 1926. The building is rectangular-shaped in plan with a flat roof.

The west elevation is the principal facade and features 3 bays with a central inset balcony that functions as a light well for the upper storey hallways. The lower storeys of the building are clad in painted cast stone and feature a semi-circular fan arch over the doorway. The cladding is capped with a cast stone cornice which provides a base for the upper storeys (Fig. 1).

A classically detailed cast stone surround marks the primary entrance. The entrance features a decorative wood fanlight above the front door, in addition to a carved ornamental lintel with the building's address (Fig. 4).

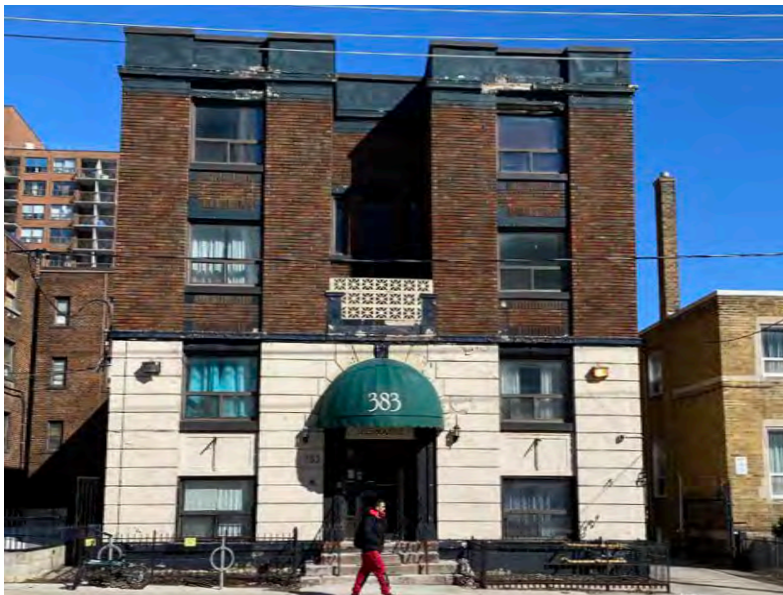


Fig.1: Overall view of the west façade (March 2023).

### DEFINITION OF TERMS

The building components were graded using the following assessment system:

**Good:** Normal result. Functioning as intended; normal deterioration observed; no maintenance anticipated within the next five years.

**Fair:** Functioning as intended; Normal deterioration and minor distress observed; maintenance will be required within the next three to five years to maintain functionality.

**Poor:** Not functioning as intended; significant deterioration and distress observed, maintenance and some repair required within the next year to restore functionality.

**Defective:** Not functioning as intended; significant deterioration and major distress observed.



Fig.2: View of the south and east façade.

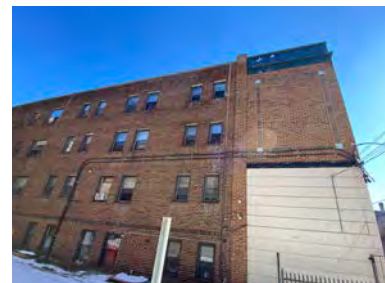


Fig.3: View of the north façade (March 2023).

The upper storeys are clad in wire cut brick. Inset decorative brick panels with cast stone accents at the corners are set between brick piers at each floor on either side of the elevation (Fig. 5).

The central light well contains a window with 2 side lights and a cast stone lintel with an Art Deco style keystone. The light well is gated by 2 short columns and partitioned with decorative petal shaped concrete screen blocks (Fig. 6).

At the roofline is a cast stone cornice with small dentils (Fig. 7).

All of the windows throughout the building consist of contemporary metal glazing. On the west elevation windows are capped with cast stone lintels, and below, has sills covered in metal flashing.

The classical detailing and lower level cladding on the building, which has been painted, appears to be cast stone but could potentially be limestone. As a result of the paint covering these elements, the material could not be determined during the site visit. For the purposes of this review, these details will be assessed as cast stone.

## West Elevation

**Masonry:** The brickwork at the west elevation is in generally good to fair condition with some locations in poor condition. Efflorescence and recessed and missing mortar joints were noted in a few areas throughout the elevation, although concentrated below the upper cornice, along the corners and around the inset panels below the windows (Fig. 8 & 9). Peeling paint was noted throughout the inset decorative brick panels (March 2023). Deterioration was also noted along the base of the building where the brick has been painted (Fig. 10).

The cast stone throughout the west elevation is in fair to poor condition, with some areas in a defective condition. The cast stone envelope is painted white and contains a number of sections with peeling and cracked paint and panels that are spalling,



Fig.4: Classically detailed cast stone surround with a wood fanlight and ornamental wood lintel on the west façade.

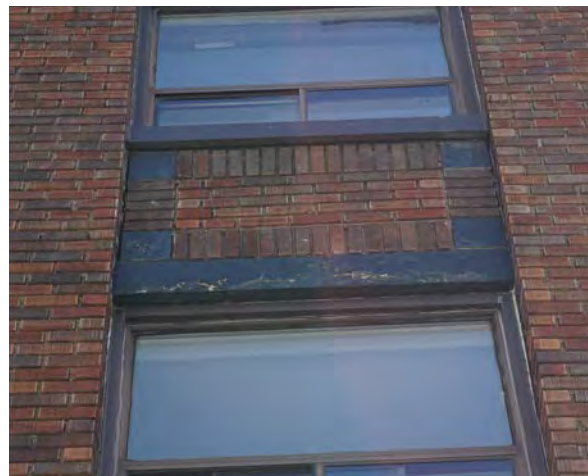


Fig.5: Detail of inset decorative brick panel on the west façade.



Fig.6: Detail of the second storey light well on the west façade.



particularly around the entranceway (Fig. 11). There are multiple holes in the cast stone panels, likely in locations of previous fasteners (Fig. 12).

The upper and lower level cornices and other architectural detailing throughout the elevation are in generally poor to defective condition with peeling paint and significant spalling, particularly above the front entrance and above the top floor windows on either side of the building (Fig. 13, 14&15).

**Wood:** The decorative wood elements include an ornamental lintel carved with the street name and a wood fanlight above the door. The ornamental lintel is in fair condition with some peeling paint. The fanlight has been painted black and screened in with chicken wire making it difficult to assess (Fig. 16). A section of peeling paint is exposing the wood in the fanlight indicating high moisture levels in the wood.

**Openings:** The windows are all contemporary metal windows in fair condition. The sealants appear to be in generally fair with some minor peeling and cracking along the joints (Fig. 17). The metal flashing surrounding the windows are generally in fair condition with some minor dents and some broken panels (Fig. 18). The front entrance door appears to be in good condition.

**Metals:** The metal flashing on the window sills are in good condition with the exception of some instances of warping and dents (Fig. 19). The metal roof flashing appears to be in good condition (Fig. 20). The wrought iron fencing and rails appear to be in fair condition with some rusting at the base and rails (March 2023).

**Concrete:** The concrete steps at the front entrance are in poor condition. There appears to be many layers of peeling paint in addition to large horizontal and vertical cracks (Fig. 21).



Fig.7: Detail of cast stone cornice with small dentils on the west façade (March 2023).



Fig.8: Example of light efflorescence, and recessed and missing mortar joints below the upper cornice on the west façade.



Fig.9: Example of recessed and missing mortar joints which run vertically along the corners on the west façade.



Fig.10: Example of painted brick at the base of the building with recessed mortar joints on the west façade.



Fig.13: Example of peeling paint, spalling, deterioration on the upper cornice, south side of the west façade.



Fig.11: Example of the cast stone cladding where paint is peeling and the cast stone is spalling on the west façade.



Fig.14: Example of peeling paint, spalling and deterioration on the upper cornice on the north side of the west façade.



Fig.12: Example of holes in the cast stone panels on the west façade.



Fig.15: Example of peeling paint, spalling and deterioration on the lower cornice on the west façade.





Fig.16: Condition of the ornamental lintel and the wood fanlight which has peeling paint and exposed wood on the west façade (March 2023).



Fig.19: Example of sill flashing condition with warping and dents on the west façade.



Fig.17: Example of holes and cracking in window sealant on the west façade.



Fig.20: Example of roof flashing in good condition on the west façade.



Fig.18: Example of window flashing with a dislodged panel on the west façade.



Fig.21: Example of concrete front steps with peeling paint and large cracks on the west façade.



## South Elevation

**Masonry:** The brickwork at the south elevation is in generally good to fair condition with some locations in poor condition. Efflorescence, spalling, recessed and missing mortar joints, and step cracks were noted in sections throughout the south elevation.

Large sections of efflorescence can be seen underneath the windows on the east side of the south elevation (Fig. 22). This is due to the poor condition of the brick sills with missing mortar joints and incorrect repairs. In some sections mortar was spread across the brick sills, in addition to spot pointing below the sills (Fig. 23).

Step cracks can be seen below some of the windows which have air-conditioning units installed (Fig. 24). At the base of the building, sections with spalled, cracked and missing mortar joints were noted. In one area, mismatched masonry repairs were done at grade since the March 2021 assessment (Fig. 25) (March 2023). There are multiple holes in the masonry, likely in locations of previous fasteners (Fig. 26).

The cast stone throughout the south elevation is in fair to poor condition. The cast stone, like the west elevation, is painted white and contains a number of sections with peeling and cracked paint (Fig. 27).

The upper and lower level cornices are in generally poor condition with peeling paint and minor spalling running along the entire length of the cornices (Fig. 28).

**Openings:** The windows are all contemporary metal windows in fair condition. The sealants appear to be in generally fair with some minor peeling and cracking along the joints (Fig. 29). Peeling paint was noted across window lintels (March 2023).

**Metal:** The metal roof flashing appears to be in good condition. The eavestrough appears to be upgraded recently and in poor condition, with leaks at the gutter and large sections detached at grade in multiple locations. Large amounts of water was noted pouring on the masonry and sills (Fig. 30) (March 2023).



Fig.22: Example of efflorescence underneath windows on the south façade.



Fig.23: Example of poorly applied mortar repairs on the south façade.



Fig.24: Example of step cracks under windows with air conditioning units on the south façade.





Fig.25: Mismatched masonry repairs at the base of the building on the south façade (March 2023).



Fig.28: View of the upper and lower level cornices both with peeling paint on the south façade.



Fig.26: Example of holes in the masonry on the south façade.



Fig.29: Example of windows along the south façade.



Fig.27: View of cast stone with peeling and cracked paint on the south façade (March 2023).

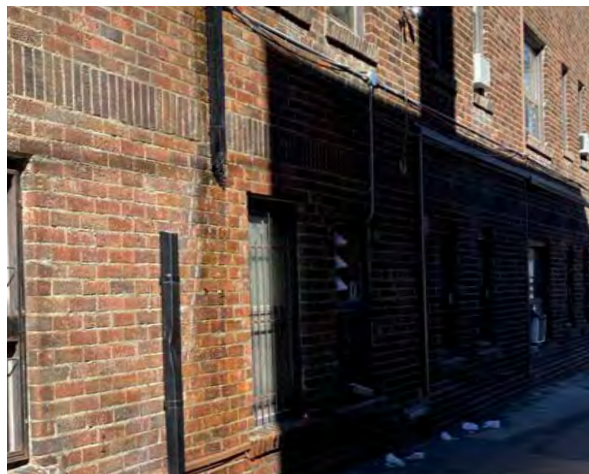


Fig.30: View of flashing and downspouts on the south façade (March 2023).



## East Elevation

**Masonry:** The brickwork at the east elevation is in generally good to fair condition with some locations in poor condition from what could be assessed. Efflorescence and missing mortar joints were noted at the window sills (*Fig. 31*).

**Openings:** The windows are all contemporary metal windows in fair condition (*Fig. 32*). Peeling paint was noted across window and door lintels (March 2023).

**Metals:** The metal roof flashing appears to be in good condition.

## North Elevation

**Masonry:** The brickwork at the north elevation is in generally good to fair condition with some locations in poor condition. Efflorescence, spalling, and recessed and missing mortar joints, were noted in sections throughout the north elevation.

Efflorescence was noted underneath some of the windows (*Fig. 33*). This condition is a result of the recessed and missing mortar joints on the brick sills (*Fig. 34*). Recessed and missing mortar joints are noted throughout the elevation. A small number of spalling bricks were noted underneath the roofline (*Fig. 35*).

The cast stone throughout the north elevation is in fair to poor condition. The cast stone, like the west elevation, is painted white and contains a number of sections with peeling and cracked paint (*Fig. 36*).

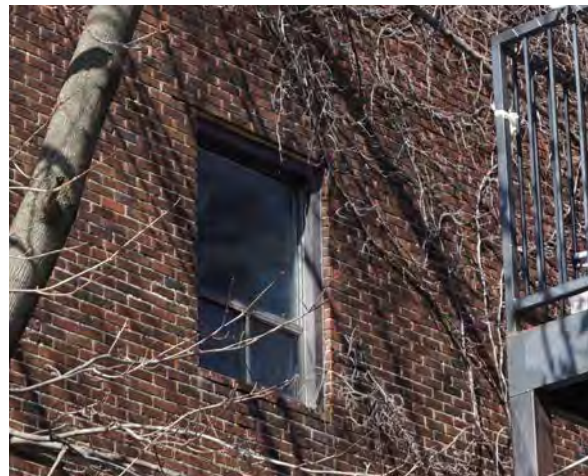
The upper and lower level cornices are in generally poor condition with peeling paint and spalling cast stone running along the entire length of the cornices (*Fig. 37*).

**Openings:** The windows are all contemporary metal windows in fair to poor condition. The sealants appear to be in generally fair condition with some minor peeling and cracking along the joints (*Fig. 38*). Peeling paint was noted across window lintels (March 2023).

**Metals:** The metal roof flashing appears to be in good condition (*Fig. 39*).



*Fig.31: View of the masonry on the east façade.*



*Fig.32: Detail of the windows on the east façade.*



*Fig.33: Efflorescence below window sills on the north façade.*



Fig.34: Example of sills with recessed and missing mortar joints on the north façade (March 2023).



Fig.37: View of the peeling paint and spalling on cornice of the north façade.

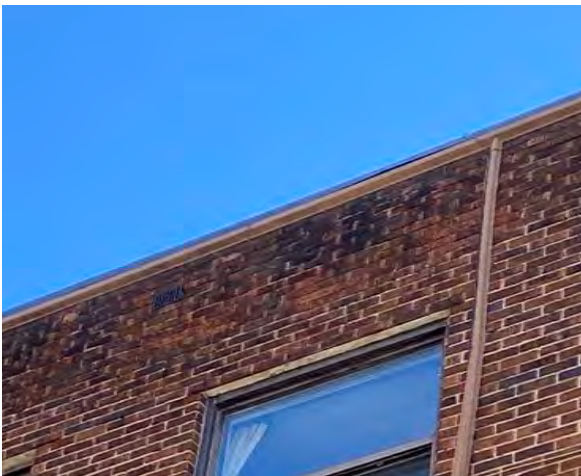


Fig.35: Example of spalling bricks below the roofline on the north façade.



Fig.38: Detail of the windows at the north façade.



Fig.36: View of cast stone with peeling and cracked paint on the north façade (March 2023).



Fig.39: Detail of metal roof flashing on the north façade.



### 3.2 387 Sherbourne Street

The following building condition assessment focuses on the exterior features of 387 Sherbourne Street and is based on visual inspections performed on March 8, 2023. It was conducted from grade, and the interior was not reviewed as it is unoccupied and not structurally sound. The operability of doors and windows was not checked.

387 Sherbourne Street is a 4-storey apartment building constructed of red brick with modest classical detailing and minimal ornamentation dating to 1927. The building is T-shaped in plan with a flat roof.

The west elevation is the principal façade and features 3 bays with a central inset balcony that functions as a light well for the upper storey hallways. The central light well is partitioned with decorative petal shaped concrete screen blocks (Fig. 40).

The entryway looked to be originally prominent is now boarded up and not accessible for review. The upper storeys feature decorative brick panels with cast stone accents at the corners.

All of the windows throughout the building consist of contemporary metal glazing which are broken and/or boarded up. On the west elevation, windows are capped with cast stone lintels and below, have

#### DEFINITION OF TERMS

The building components were graded using the following assessment system:

**Good:** Normal result. Functioning as intended; normal deterioration observed; no maintenance anticipated within the next five years.

**Fair:** Functioning as intended; Normal deterioration and minor distress observed; maintenance will be required within the next three to five years to maintain functionality.

**Poor:** Not functioning as intended; significant deterioration and distress observed, maintenance and some repair required within the next year to restore functionality.

**Defective:** Not functioning as intended; significant deterioration and major distress observed.



Fig.40: Overall view of the west façade.



Fig.41: Overall view of the north façade.

sills covered in metal flashing. On other elevations, mainly brick window sills are present with select cases of stone sills.

The exterior condition of the building appears to be in poor to defective condition overall.

## Masonry

At the west elevation, brickwork is in generally good to fair condition with some areas in poor condition. At grade, brick and cast stone lintels have been painted over due to graffiti and an abundance of conduits and electrical lines are present on the façade (Fig. 42). Efflorescence, recessed and missing mortar joints were noted in select areas throughout the elevation, although concentrated at the roof line and below window sills (Fig. 43). At decorative brick panels below windows, some spalled and stained masonry were also noted (Fig. 44). Peeling and cracked paint was noted at painted cast stone lintels and selective masonry repointing has been carried out at the top 3-4 courses of brick (Fig. 43, 47).

Masonry piers at the front entrance are in poor condition with masonry being painted over, missing, spalled and cracked (Fig. 42). Extensive water damage was noted.

At the north, south and east elevations, brickwork is in generally fair to poor condition. Spalled bricks, recessed and missing mortar joints are seen throughout, but concentrated at the roof line, corners, and along brick sills (Fig. 49). Stepped cracking is noted beneath windows in some locations and efflorescence was noted throughout, also concentrated beneath window sills (Fig. 49, 50, 52). Select areas are stained, graffiti present or painted over, notably at grade (Fig. 52). Some vegetation is present along the facades.

Select areas of masonry repointing was noted throughout and a large area of mismatched masonry repointing is present at the upper storey of the east elevation (Fig. 53). An abundance of wiring and fasteners are present throughout the elevations.



Fig.42: Condition at grade, west façade.



Fig.43: Efflorescence, recessed and missing mortar joints, west façade.



Fig.44: Typical masonry condition at decorative brick panels, west façade.



On the north façade, stone banding between the first and second storeys is in fair condition, with staining and some chips present (Fig. 54). This stone banding is covered by flashing on the west elevation.



Fig.45: Peeling and cracked paint at cast stone lintels, west façade. Note recessed and open mortar joints above window, along with rust and peeling paint at lintel.



Fig.46: Typical masonry condition below roof line, west façade. Note selective masonry repointing, recessed and open mortar joints.



Fig.47: Condition at front entrance masonry pier, west façade.



Fig.48: Poor condition of brick sills, north façade. Note rust and peeling paint at lintel.





Fig.49: Poor condition of masonry below windows, north façade.



Fig.50: Poor condition of masonry below window, east façade. Note efflorescence, spalled masonry, stepped cracking and missing mortar joints.



Fig.51: Condition of masonry, south façade. Note efflorescence, recessed and missing mortar joints.



Fig.52: Painted masonry at lower storeys of south façade.



Fig.53: Mismatched repointing at top storey, east façade.

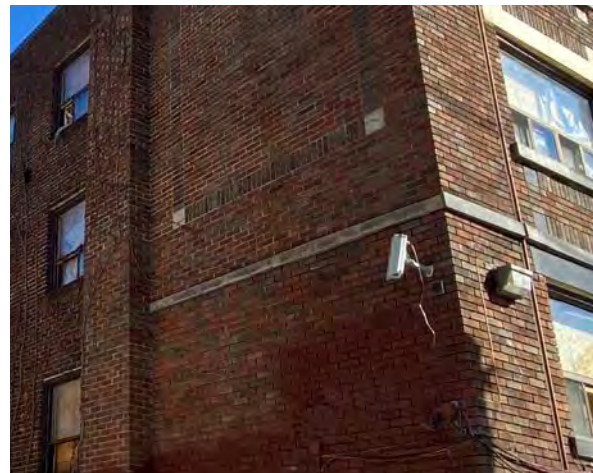


Fig.54: Condition of stone banding, north façade.



## Openings

The windows are all contemporary metal windows in defective condition, with window panes mostly broken and all windows boarded up (Fig. 55). Peeling paint and rust was noted across window lintels (Fig. 48, 49) and traces of existing wood windows were seen at boarded up window openings (Fig. 56).

The entryway has been painted over, boarded up and not accessible for review (Fig. 42). Under the awning and above the entryway, some exterior wall tiles are seen in situ and are in poor condition. Where tiles are missing, exposed masonry back up and electrical is visible (Fig. 57).



Fig.55: Typical condition of windows, north façade.



Fig.56: Traces of wood window in opening, north façade.



Fig.57: Exterior tiles in poor condition at entryway, west façade.

## Metals

The metal roof flashing appears to be in generally good condition with an area of defective condition on the east elevation with exposed conduits (Fig. 58, 59). Metal flashing over window sills and flashing on banding above 2nd storey windows on the west elevation also appear to be in generally good condition with some limited instances of dents (Fig. 60).

The wrought iron fencing and rails appear to be in fair to poor condition with rusting and warping present, along with missing post caps and some areas painted over (Fig. 61).



Fig.58: Typical condition of metal roof flashing, south façade.



Fig.59: Defective area of metal roof flashing, east façade.



Fig.60: Typical condition of metal flashing over sills and banding, west façade.



Fig.61: Condition of wrought iron fencing, west façade.



## Concrete

The concrete steps at the front entrance are in poor condition and not original. There appears to be many layers of peeling paint in addition to large horizontal and vertical cracks (Fig. 62).



Fig.62: Condition of concrete steps at front entrance, west façade.

## 4 HERITAGE POLICY REVIEW

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

- The Province of Ontario’s 2020 Provincial Policy Statement for the Regulation of Development and Land Use;
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe (GPGGH) (2020, as amended);
- City of Toronto Official Plan Chapter 3.1.6;
- TOCore / Downtown Plan (OPA 406) - Minister Approved;
- City of Toronto Tall Building Design Guidelines;
- Cabbagetown Northwest HCD;
- Heritage Impact Assessment Terms of Reference, City of Toronto (see Appendix A);
- City of Toronto Heritage Register.

### 4.1 Review of Key Heritage Policy

The following section contains a summary of all relevant in-force and emerging policy and guideline documents that relate to the Development Site.

#### Provincial Policy Statement (PPS) (2020)

The PPS provides policy direction on matters of provincial interest related to land-use planning and development. Provincial plans, such as the Growth Plan for the Greater Golden Horseshoe (2020), build upon the policy foundation set out by the PPS, and take precedence over the PPS in the event of conflicting policy direction.

The PPS “is intended to be read in its entirety and the relevant policies are to be applied to each situation” (PPS Part III).

Section 2.6 of the PPS titled “Cultural Heritage and Archaeology” provides specific direction regarding heritage sites. Policy 2.6.1 of the PPS states that:

Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

#### *Provincial Policy Statement, 2020*

##### *Conserved:*

*means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments*

##### *Significant: means*

*e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.*

*While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.*



Further, Policy 2.6.3 states:

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.

### A Place to Grow: Growth Plan for the Greater Golden Horseshoe (GPGGH) (2020, as amended)

The Growth Plan for the Greater Golden Horseshoe (“the Growth Plan”) offers a framework for implementing the Government of Ontario’s vision for building stronger, prosperous communities by better managing growth in the region. Section 4.2.7 of the Growth Plan addresses cultural heritage, and states:

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

### City of Toronto Official Plan Chapter 3.1.6 (2022)

Chapter 3.1.6 of the City of Toronto Official Plan contains policies relating to heritage conservation.

Policy 4 states:

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 as adopted by Council.

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 6 states:

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.

Policies 22-25 of Chapter 3.1.6 specifically relate to Heritage Impact Assessments.

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.

Policies 26-29 of Chapter 3.1.6 concern properties on the Heritage Register.

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 27 states:

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 facades alone is discouraged.

And Policy 29 states:

Heritage buildings and/or structures located on properties on the Heritage Register should be conserved on their original location. However, where it is supported by the cultural heritage values and attributes of a property on the Heritage Register a heritage building may be relocated within its property or development site where:

- a) the heritage building or structure is not attached or adjoining another building or structure;
- b) the location, orientation, situation or view of the heritage building is not identified in the Official Plan or as a cultural heritage value or attribute of the property, and/or the proposed relocation will not negatively affect the cultural heritage values or attributes of the property;
- c) the portion of the heritage building or structure that contains the identified cultural heritage values and attributes is being conserved in its entirety and will not be demolished, disassembled and/or reconstructed;
- d) the relocation on site does not conflict with any applicable Heritage Conservation District plans;
- e) a Heritage Property Conservation Plan is submitted that demonstrates that the removal and relocation of the building or structure within its existing property will not pose any physical risk to the heritage building and/or structure, its cultural heritage values and attributes, to the satisfaction of the City; and
- f) these and any other related conditions are secured in a Heritage Easement Agreement prior to removal and relocation on site.

Finally, policies 30-33 address Heritage Conservation Districts.

Policy 32 states:

Impacts of site alterations 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, to the satisfaction of the City.

## Downtown Secondary Plan (OPA 406) (2019)

The Downtown Secondary Plan is a 25-year plan for Toronto's Downtown which provides detailed direction on the appropriate scale and location of future growth. City Council adopted the Downtown Plan Official Plan Amendment (OPA 406) on July 27, 2018. OPA 406 includes amendments to Section 2.2.1 and Map 6 of the OP, as well



as a new Secondary Plan for Downtown Toronto. OPA 406 was submitted to the Ministry of Municipal Affairs and Housing for review and approval pursuant to Section 26 of the Planning Act, and received Ministerial approval, with significant modifications, on June 5, 2019.

The Downtown Plan recognizes the continued growth of different scales and types of buildings. Section 9 provides direction on built form.

Policy 9.1.4 states:

Development will be encouraged to demonstrate a high standard of heritage conservation.

Policy 9.10 states:

Development on sites that include or are adjacent to properties on the Heritage Register will include base buildings that are compatible with the streetwall height, articulation, proportion, materiality and alignment thereof.

The Downtown Plan provides direction on transition between areas and buildings of different scales. Policy 9.24.3 states:

Development may be required to incorporate transition in scale to achieve built form compatibility when it is adjacent to a property designated under Part IV of the Ontario Heritage Act or a Heritage Conservation District.

## City of Toronto Tall Building Design Guidelines (2013)

The Tall Building Design Guidelines provides a unified set of performance measures for the evaluation of tall building development proposals to ensure they fit within their context and minimize their local impacts. The Guidelines were adopted by City Council in 2013.

Section 1.6 Heritage Properties and Heritage Conservation Districts describes the appropriate design response for locating tall buildings on or adjacent to heritage properties and Heritage Conservation Districts (HCDs). These guidelines include:

- a. Conserve and integrate heritage properties into tall building developments in a manner that is consistent with accepted principles of good heritage conservation (see Appendix A: Heritage

Conservation Principles). Tall building proposals with adjacent or on-site heritage properties or within an HCD are required to provide a Heritage Impact Assessment as part of a complete application.

b. Conserve the integrity of the cultural heritage values, attributes, character, and three-dimensional form of an on-site heritage building or structure or property within an HCD. Façade retention alone is not an acceptable method of heritage preservation.

c. When a tall building is adjacent to a lower-scale heritage property:

- design new base buildings to respect the urban grain, scale, setbacks, proportions, visual relationships, topography, and materials of the historic context;
- integrate the existing heritage character into the base building through high-quality, contemporary design cues;
- provide additional tall building setbacks, stepbacks, and other appropriate placement or design measures to respect the heritage setting (see also 1.5 Prominent Sites and Views from the Public Realm); and
- ensure consistency with applicable HCD Plan requirements.

d. Tall buildings will not visually impede the setting of properties on the heritage register. The objective for the long-term preservation, integration, and re-use of heritage properties may mean that not all sites with or adjacent to heritage properties are appropriate for tall building development.

## Downtown Tall Buildings: Vision and Supplementary Design Guidelines (2012)

The Downtown Tall Buildings: Vision and Supplementary Design Guidelines is used to evaluate tall building proposals falling within the Downtown Guideline area boundary. The Guidelines were adopted by City Council in 2012 and are now used together with the city-wide Tall Building Design Guidelines.

Section 3.4 Supplementary Design Guideline #4 - Heritage Properties and Heritage Conservation Districts describes the appropriate placement and design of tall buildings on or adjacent to heritage properties and Heritage Conservation (HCDs). These guidelines include:

- a. Respect and complement the scale, character, form and setting of on-site and adjacent heritage properties;
- b. Respect the character and values of downtown area Heritage Conservation Districts; and
- c. Respect the history and character of downtown streets (corridors) identified in the Waterfront Culture and Heritage Infrastructure Plan, 2001 and complement any initiatives affecting these streets stemming from this Plan.

### Cabbagetown Northwest HCD (2007)

The Development Site is located within the boundaries of the Cabbagetown Northwest HCD. The HCD and designation By-law 325-2008 were adopted by City Council on December 11, 12, and 13, 2007 and enacted on April 29, 2008. The purpose of the Cabbagetown Northwest HCD study is to provide guidance related to development, as well as foster and encourage a sense of interest in the preservation of the area's heritage resources.

The Cabbagetown Northwest HCD does not classify properties within its boundaries as "contributing" or "non-contributing" properties within the district.

Section 3.0 of the Cabbagetown Northwest HCD contains principles relating to heritage conservation within the District. Section 3.2.1 addresses demolition within the HCD, and states:

- Demolition of heritage buildings should be discouraged and retention advocated. Every avenue should be explored and considered to prevent demolition. And,
- The destruction, alteration or removal of historic fabric or distinguishing architectural features is considered to be the least preferred course of action.

Section 3.2.2 addresses the treatment of heritage buildings within the HCD, and states:



- To protect and enhance existing heritage buildings.
- To retain and encourage sound building conservation techniques for built properties.
- To avoid the removal or alteration of distinguishing features and materials.
- Encourage the restoration of the exterior of heritage buildings using pictorial or physical evidence with an understanding of period construction techniques and styles.

Section 3.2.4 addresses new development within the HCD, and states:

- Where new buildings and additions are necessary, to encourage design that is sympathetic and compatible with the character of the existing heritage properties and the character of the District.
- For infill construction, to encourage the design that respects the human scale of the area while enhancing the area's heritage attributes.

Section 4.0 of the Cabbagetown Northwest HCD contains guidelines for building conservation and change within the District. Section 4.2.2 addresses conservation objectives of heritage buildings, the landscape, land use, and new development within the HCD, and states:

- To encourage continuing maintenance and repair of individual heritage buildings by property owners.
- To support the continuing care, conservation and restoration of heritage buildings, wherever appropriate, by providing guidance on sound conservation practice and encouraging applications to existing funding sources, where available, for eligible work.
- To encourage the maintenance and protection of the urban landscape character of Cabbagetown Northwest as well as avoiding or minimizing the adverse effects of any public undertakings.
- To maintain and preserve individual trees, treelines and boulevards within the District.
- To enhance public spaces, including boulevards, with suitable landscaping and replant as the existing trees mature and die with appropriate species historically planted in the area.
- To encourage the maintenance of the existing, residential environment found within the Cabbagetown Northwest Heritage Conservation District.

- To support existing land uses and adaptive re-uses for residential purposes wherever feasible within the existing building stock.
- To discourage those land uses that would be out of keeping with or have detrimental effects upon the principal land use character found within the Cabbagetown Northwest Heritage Conservation District.
- To permit new development only where it respects or otherwise complements the prevailing character of existing heritage buildings and structures within the Cabbagetown Northwest Heritage Conservation District.
- To discourage the demolition of existing heritage buildings.

Section 6.0 of the HCD Plan contains guidelines for alterations, additions and new construction within the District. Section 6.2 addresses alterations to heritage buildings and sites, and states:

Within the Cabbagetown Northwest Heritage Conservation District, the majority of properties constructed prior to 1960 are considered to be of heritage value and interest. It is the intent of this plan that in the consideration of permit applications these existing heritage structures should be retained and demolition of buildings discouraged.

Section 6.3 addresses additions to heritage buildings and sites, and states:

[...] new additions should be constructed in a way that:

- Is compatible with, but subtly distinguishable from, the original historic building fabric; and,
- Ensures the continued protection of distinguished architectural features and does not radically change, damage, obscure, destroy or detract from such features.

Section 6.3.2 of the HCD Plan contains design guidelines for alterations, additions and new construction, and states:

- New additions are best designed in a manner that, at least to the discerning eye, distinguishes between old and new. Duplicating the style of the existing heritage building or imitating a particular historical style or period of architecture should only be done in a way that provides subtle indicators

that this is new construction. This does not preclude the imaginative use and interpretation of historically-derived styles;

- Contemporary design for additions is appropriate when such additions do not destroy significant architectural, historical or cultural material and when the design is compatible with mass, ratio of solids to voids, i.e., window and door openings, colour, material, and character of the property, neighbourhood or environment;
- New additions should be designed in such a manner that the essential form and integrity of the existing building would be unimpaired if the addition were removed in the future;
- Additions are encouraged to be located at the rear or on an inconspicuous side of the building, limited in size and scale to complement the existing building and neighbouring properties. Keep the height and bulk of the new addition smaller where possible than the existing building; and,
- Do not add to the height or roof of an existing historical building as changes to the roofline alter the character of a building significantly. Pay close attention to the junction of the old and new ensuring a sound visual as well as functional connection.



## 5 STATEMENT OF SIGNIFICANCE

Preliminary assessments of the cultural heritage value of 383 and 387 Sherbourne Street under Ontario Regulation 9/06 were undertaken as part of this Heritage Impact Assessment. These evaluations, presented below, conclude that neither of the properties possess sufficient design, associative or contextual value to merit individual designation under Part IV of the Ontario Heritage Act, and are not considered significant cultural heritage resources

### 5.1 9/06 Heritage Evaluation: 383 Sherbourne Street

#### 1. The property has design value or physical value because it:

- i. is a rare, unique, representative, or early example of a style, type, expression, material, or construction method;
- ii. displays a high degree of craftsmanship or artistic merit, or;
- iii. demonstrates a high degree of technical or scientific achievement

383 Sherbourne Street is a low-rise apartment building constructed in 1927 primarily clad in brick with stucco at the first and second storey of the primary (west) elevation.

While the structure displays modest classical detailing and a minimum of ornamentation, limited to the cornice, parapets and soldier course brick at the west elevation, and breeze bricks above the primary entrance there are a number of better representative examples of early 20th century apartments in the surrounding Cabbagetown area, including the Ernescliffe Apartments at 477 Sherbourne Street.

As such, the property at 383 Sherbourne Street does not represent a rare, unique, good representative, or early example of a style, type, expression, material or construction method. Further, the property cannot be said to display a high degree of craftsmanship, artistic merit, or technical achievement.

## 2. The property has historical value or associative value because it:

- i. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;
- ii. yields, or has the potential to yield information that contributes to an understanding of a community or culture, or;
- iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.

A review of Toronto City Directories indicates that 383 Sherbourne Street, otherwise known as the Sherbourne Apartments, has only contained apartment uses since its construction. While this use is associated with the first apartment boom in Toronto between the 1910s and 1920s, given the prevalence of this building typology in the surrounding area and Toronto, more broadly, this association is not considered to be of significant cultural heritage value. Historical research into the property has not revealed any additional links with a theme, event, belief, person, activity, organization or institution that is significant to a community.

Municipal building records indicate that 383 Sherbourne Street was constructed in 1927 and the architect was W. G. Hunt. Hunt's other works include the I.O.O.F. Sovereign Lodge (present-day Dovercourt House) (805 Dovercourt Road) and the Merrill Mansions apartment block (135 Earl Place). A review of relevant sources indicates that the building is not considered to be especially revealing of the ingenuity, craftsmanship or capabilities of the architect.

### 3. The property has contextual value because it:

- i. is important in defining, maintaining, or supporting the character of an area;
- ii. is physically, functionally, visually, or historically linked to its surroundings, or;
- iii. is a landmark.

383 Sherbourne Street is located north-east of the intersection of Sherbourne and Carlton Street in the Cabbagetown neighbourhood. Cabbagetown principally reflects a late 19th-century residential character comprised of low-rise detached and semi-detached dwellings. Sherbourne Street which forms the western boundary of the neighbourhood represents a transition from the area's low-rise Victorian character, has a varied built form character, and is comprised of surface parking lots, inter- and post-war apartments, places of worship, and low-rise Victorian houses. While 383 Sherbourne Street supports the area's residential character in scale and use, its apartment style differs from the built form typology of the area. As such the building is important in supporting the character of the area, but not uniquely important in defining or maintaining character of the neighbourhood or Sherbourne Street.

Further the property is visually linked to its surroundings as it forms part of two clusters of apartments on the east side of Sherbourne Street through a shared architectural character and scale. The property at 383 Sherbourne Street is not considered a landmark.

#### *Summary Statement:*

In conclusion, the above assessment for 383 Sherbourne Street under Ontario Regulation 9/06 reveals that the property does not possess significant design or associative value. While the property does possess minimal contextual value as a low-rise interwar apartment building along Sherbourne Street, this value is not sufficient to merit individual designation under Part IV of the Ontario Heritage Act. 383 Sherbourne Street is not considered a significant cultural heritage resource.



## 5.2 9/06 Heritage Evaluation: 387 Sherbourne Street

### 1. The property has design value or physical value because it:

- i. is a rare, unique, representative, or early example of a style, type, expression, material, or construction method;
- ii. displays a high degree of craftsmanship or artistic merit, or;
- iii. demonstrates a high degree of technical or scientific achievement

387 Sherbourne Street is a low-rise apartment building constructed in 1927 primarily clad in brick.

While the structure displays modest classical detailing and a minimum of ornamentation, limited to the cornice, parapets and soldier course brick at the west elevation, and breeze bricks above the primary entrance there are a number of better representative examples of early 20th century apartments in the surrounding Cabbagetown area, including the Ernescliffe Apartments at 477 Sherbourne Street.

As such, the property at 387 Sherbourne Street does not represent a rare, unique, good representative, or early example of a style, type, expression, material or construction method. Further, the property cannot be said to display a high degree of craftsmanship, artistic merit, or technical achievement.

## 2. The property has historical value or associative value because it:

- i. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;
- ii. yields, or has the potential to yield information that contributes to an understanding of a community or culture, or;
- iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.

A review of Toronto City Directories indicates that 387 Sherbourne Street, originally known as the De Los Apartments and later the Melody Apartments, has only contained apartment uses since its construction. While this use is associated with the first apartment boom in Toronto between the 1910s and 1920s, given the prevalence of this building typology in the surrounding area and Toronto, more broadly, this association is not considered to be of significant cultural heritage value. Historical research into the property has not revealed any additional links with a theme, event, belief, person, activity, organization or institution that is significant to a community.

Municipal building records indicate that 387 Sherbourne Street was constructed in 1927 and the architect was W. G. Hunt. Hunt's other works include the I.O.O.F. Sovereign Lodge (present-day Dovercourt House) (805 Dovercourt Road) and the Merrill Mansions apartment block (135 Earl Place). A review of relevant sources indicates that the building is not considered to be especially revealing of the ingenuity, craftsmanship or capabilities of the architect.

### 3. The property has contextual value because it:

- i. is important in defining, maintaining, or supporting the character of an area;
- ii. is physically, functionally, visually, or historically linked to its surroundings, or;
- iii. is a landmark.

387 Sherbourne Street is located north-east of the intersection of Sherbourne and Carlton Street in the Cabbagetown neighbourhood. Cabbagetown principally reflects a late 19th-century residential character comprised of low-rise detached and semi-detached dwellings. Sherbourne Street which forms the western boundary of the neighbourhood represents a transition from the area's low-rise Victorian character, has a varied built form character, and is comprised of surface parking lots, inter- and post-war apartments, places of worship, and low-rise Victorian houses. While 387 Sherbourne Street supports the area's residential character in scale and use, its apartment style differs from the built form typology of the area. As such the building is important in supporting the character of the area, but not uniquely important in defining or maintaining character of the neighbourhood or Sherbourne Street.

Further the property is visually linked to its surroundings as it forms part of two clusters of apartments on the east side of Sherbourne Street through a shared architectural character and scale. The property at 387 Sherbourne Street is not considered a landmark.

#### ***Summary Statement:***

In conclusion, the above assessment for 387 Sherbourne Street under Ontario Regulation 9/06 reveals that the property does not possess significant design or associative value. While the property does possess minimal contextual value as a low-rise interwar apartment building along Sherbourne Street, this value is not sufficient to merit individual designation under Part IV of the Ontario Heritage Act. 387 Sherbourne Street is not considered a significant cultural heritage resource.



## 6 DESCRIPTION OF PROPOSED DEVELOPMENT

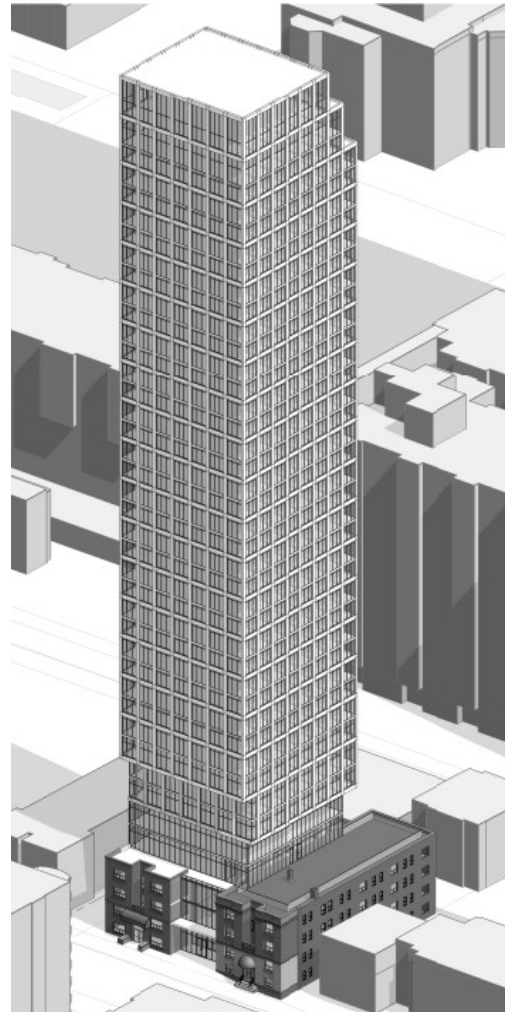
As a result of OLT mediation on July 6, 2022 and February 27, 2023, the overall development proposal was revised resulting in greater heritage conservation. The tower placement was moved northward which allows for whole building retention of 383 Sherbourne Street.

The proposed development, as illustrated in the architectural drawings prepared by Arcadis Architects dated May 12, 2023, retains the entirety of the existing building at 383 Sherbourne Street in situ. Given the poor condition of the existing building at 387 Sherbourne Street and further engineering considerations, only the west (primary) elevation will be retained in situ, to the extent of the chimney line. A residential tower steps back above the west elevation of 387 Sherbourne Street, and a glass atrium connects the two buildings.

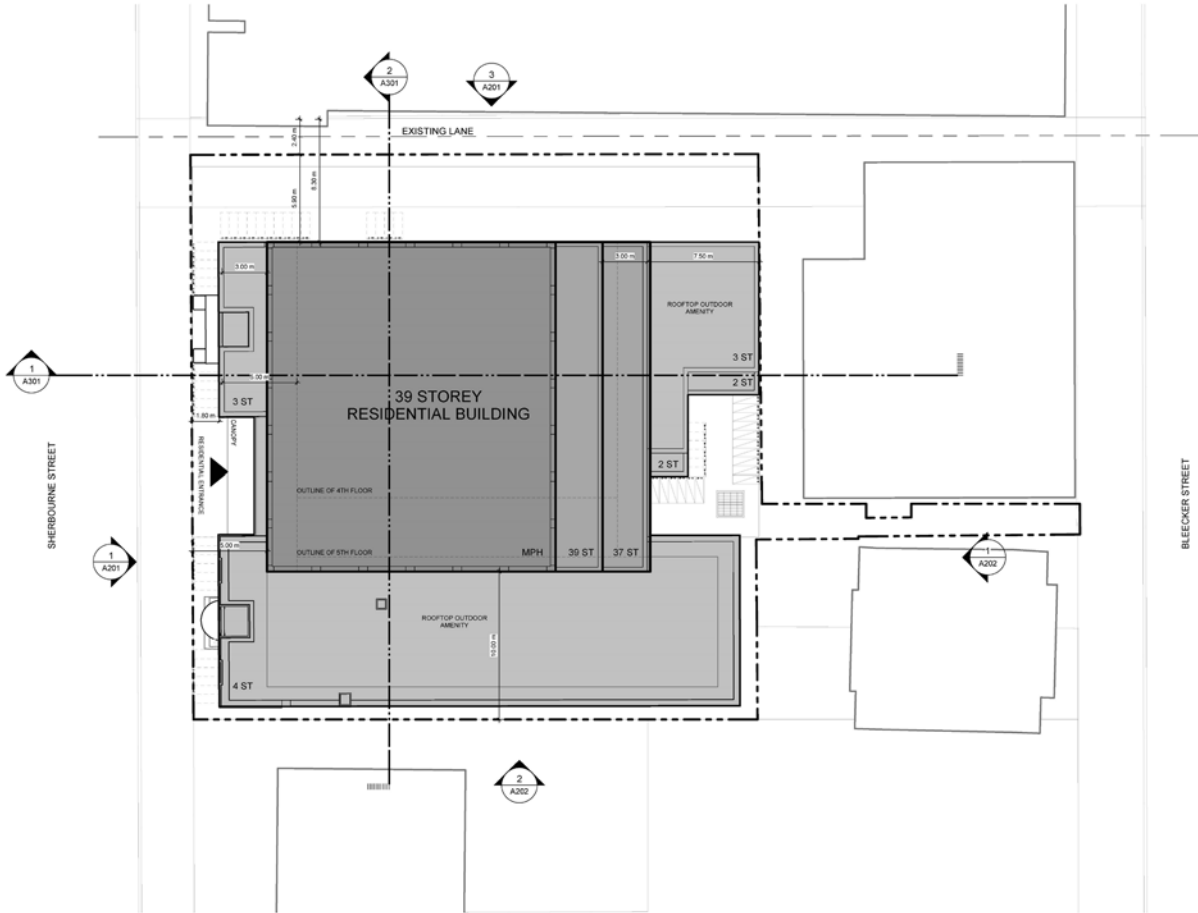
The proposed 39-storey building is generally rectangular in plan and massing. The proposed tower volume steps back above the podium at the fifth storey to provide visual and physical differentiation between new building fabric and the retained and reconstructed elevations.

New construction is proposed to be clad in a combination of transparent glazing, spandrel, and contemporary panels, with final materials and detailed design to be determined through the Site Plan Approval process.

Pedestrian access to the ground floor residential lobby is proposed from Sherbourne Street and Bleecker Street. Vehicular access to two levels of below-grade parking is proposed from the laneway to the north of the buildings. See Appendix D for the complete set of architectural drawings by Arcadis Architects.



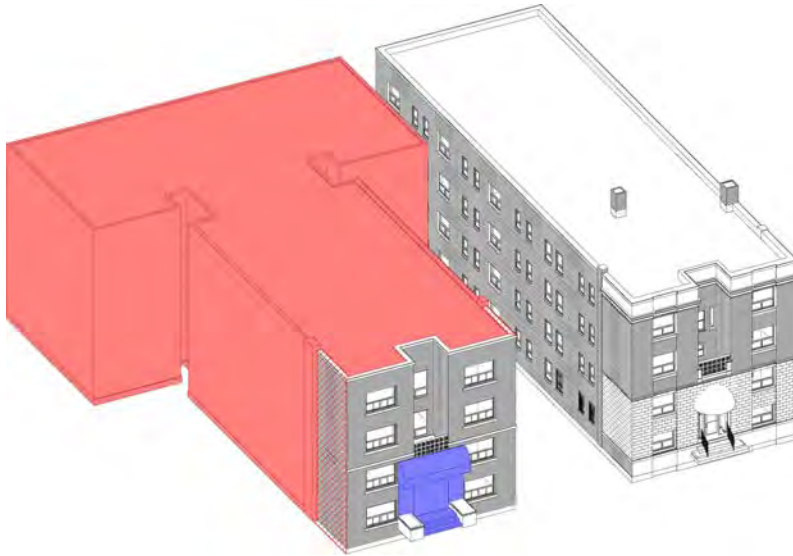
25. Aerial view from southwest (Source: Arcadis Architects).



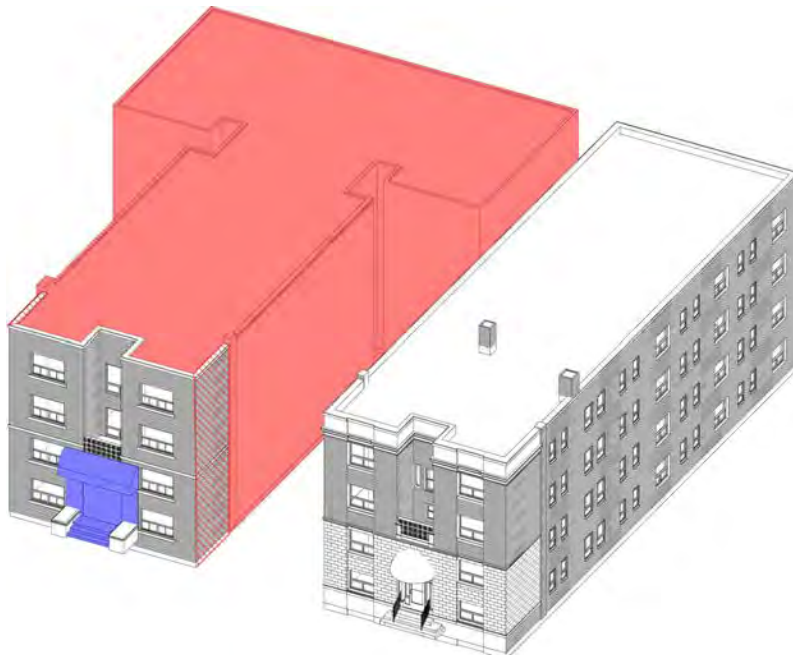
26. Site Plan of the proposed development (Source: Arcadis Architects).

## Demolition and Alterations

The following diagrams illustrate the extent of the demolition and alterations to existing heritage fabric. 383 Sherbourne Street will be retained in its entirety with some interior upgrades to rental replacement units. However, no exterior alterations are proposed.



27. Axonometric diagram looking from southwest. Demolished attributes indicated in red. Removed and reinstated material indicated in dashed red. Alterations indicated in blue (Source: ERA Architects).



28. Axonometric diagram looking from northwest. Demolished attributes indicated in red. Removed and reinstated material indicated in dashed red. Alterations indicated in blue (Source: ERA Architects).

## 7 DEVELOPMENT IMPACTS AND MITIGATION

The following section of this report describes the impacts of the development proposal on the Part V properties at 383 and 387 Sherbourne Street, along with measures taken to mitigate these impacts. Potential impacts on adjacent heritage resources are also summarized below.

The properties at 383 and 387 Sherbourne Street have contextual value as part of the Cabbagetown Northwest HCD. There are no identified attributes through Part V designation and the Cabbagetown Northwest HCD does not classify properties within its boundaries as “contributing” or “non-contributing” within the district.

### 7.1 Integrity

#### 383 Sherbourne Street

As described in Section 6.0 of this report, the revised development shifts the tower footprint to the north in order to retain the existing building at 383 Sherbourne Street in situ. The north elevation will be enclosed by the glass atrium of the proposed building.

#### Rationale

While the proposed development will alter the Development Site through the introduction of a new 39-storey residential building, the proposal sensitively integrates the fully retained 383 Sherbourne Street building. The new building interfaces with 383 Sherbourne Street along the north elevation, and the heritage elevation will remain observable from the interior of the atrium.

#### 387 Sherbourne Street

As described in Section 6.0 of this report, the proposed development retains the west elevation of 387 Sherbourne Street in situ. The entrance of the west elevation is proposed to be altered, through the removal of the existing stairs and lowering of the doorway. Finally, the north and south elevations to the depth of the chimney (approximately 4.0m) will be carefully dismantled and stored during below-grade excavation, and reinstated as part of the heritage podium.

**Integrity:** as it relates to a heritage property or an archaeological site/resource, is a measure of its wholeness and intactness of the cultural heritage values and attributes. Examining the conditions of integrity requires assessing the extent to which the property includes all elements necessary to express its cultural heritage value; is of adequate size to ensure the complete representation of the features and processes that convey the property’s significance; and the extent to which it suffers from adverse affects of development and/or neglect. Integrity should be assessed within a Heritage Impact Assessment.

(City of Toronto Official Plan)



## Rationale

As discussed in the Structural Building Condition Assessment by Devlin Engineering, dated June 22, 2020, 387 Sherbourne was significantly damaged by fire. Given the existing building's poor structural condition, retention and repair of the entire building is not feasible. Further, the north and south elevations must be removed to facilitate stormwater management and mechanical requirements and below grade structure (see Appendix B, Letter from Aegis Engineering and Appendix C, Report from Facet Group Inc).

The retained west elevation will be repaired, and the entrance improved to provide barrier-free access to the building. As such, the revised strategy conserves the distinguishing features and materials of the existing building, per the CNWHCD Plan. Details on the rehabilitation of the elevation can be found in Section 8, Conservation Strategy.

While the return walls must be removed, they are secondary elevations. Portions of the return walls will be carefully dismantled, salvaged and reinstated to conserve the legibility of the existing brick detailing, and strategic removal of the walls at the chimney line conserves the integrity of the materials for reconstruction. The location from where the returns will be removed is informed by where expansion joints can be accommodated, without impacting the brick and cast stone detailing of the return walls.

In addition, the development proposal will maintain residential uses on the Development Site, with frontage onto Sherbourne Street, maintaining the residential character that defines the CNWHCD, and and conserving the building's contextual value.



29. Dashed pink line indicating extent of 387 Sherbourne Street south return to be removed, salvaged and reinstated, which includes the cast stone and brick detailing. Although not shown in this image, the same extent for the north return is proposed.

## 7.2 Visual Impact

### 383 Sherbourne Street

#### Whole Building Conservation

The revised scheme fully retains 383 Sherbourne Street and the west (primary) elevation of 387 Sherbourne Street in situ, maintaining the existing character along Sherbourne Street. This is consistent with direction in the Provincial Policy Statement to conserve significant built heritage resources, as well as the recommendations contained within the CNWHCD regarding preservation of the character of the neighbourhood.

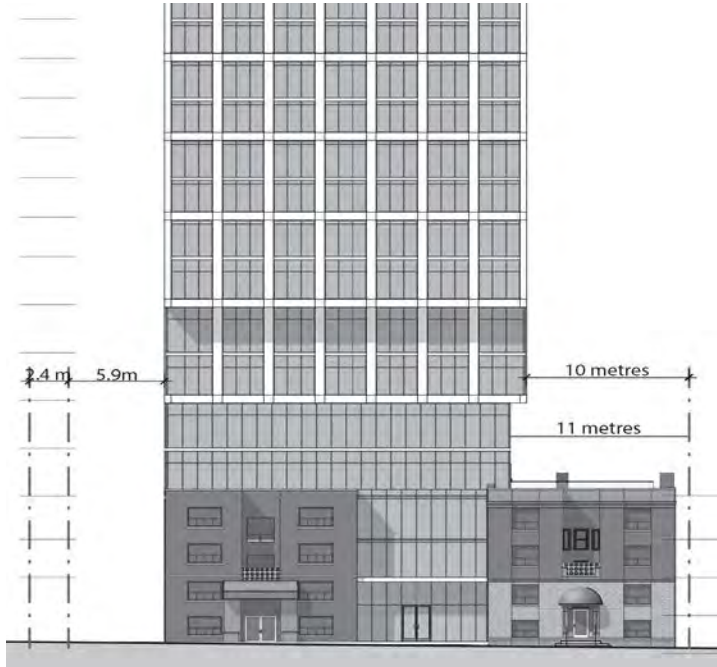
#### Alterations to North Elevation

The proposed development will impact the north elevation of 383 Sherbourne Street where it integrates with the proposed tower. The elevation will be enclosed within an atrium. However, it will retain its three-dimensional legibility, as it will read as an exterior elevation within the atrium.

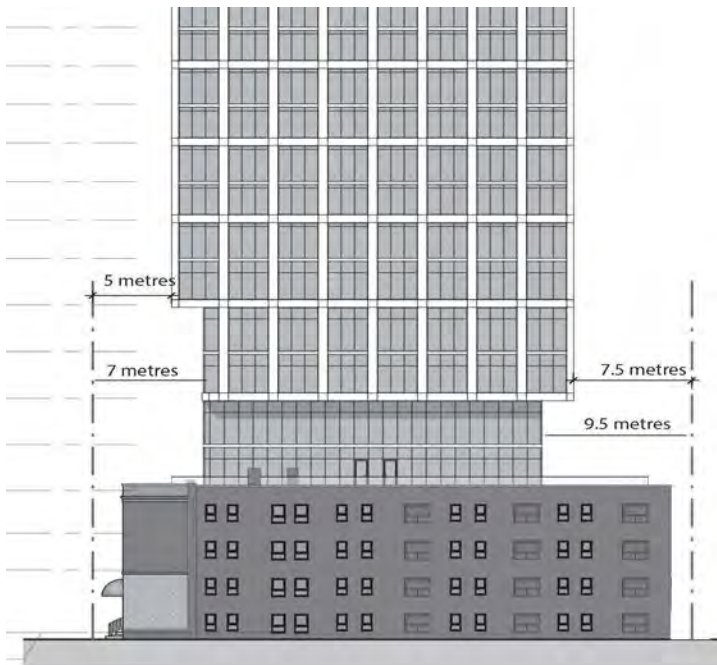
### 387 Sherbourne Street

#### Partial In Situ Retention

While portions of the north and south elevations, and the entirety of the rear (east) elevation, of 387 Sherbourne will be removed and replaced, the retention and reinstatement of the primary elevation and north and south return walls will conserve the existing building's scale, form and massing. New material at the north elevation will be primarily brick masonry that is compatible with, distinguishable from, and subordinate to the heritage fabric, as encouraged in the CNWHCD. Further, the revised design of the north elevation reflects the fenestration of the heritage building by generally maintaining the rhythm of the bays. As such, reconstruction of 387 Sherbourne Street will maintain the legibility of both buildings within the base as discrete buildings, separate from the contemporary fabric of tower. Finally, the retention of the front facade maintains the character of the buildings along Sherbourne Street.



30. West elevation showing setback from existing lane and stepbacks (Arcadis Architects, annotated by ERA Architects).



31. South elevation showing tower stepbacks (Arcadis Architects, annotated by ERA Architects).

## Proposed Tower

The proposed development includes a residential tower above the retained facade of 387 Sherbourne Street that interfaces with the retained north elevation of 383 Sherbourne Street.

The proposed tower is setback from the primary elevations of the retained buildings, conserving the legibility of the heritage buildings' massing and form. This setback is continued to the eighth floor of the tower, ensuring the heritage buildings are read as distinct volumes from new construction; conserving the character of Sherbourne Street and the CNWHCD, more broadly. The atrium is setback 5 metres and set behind the primary facades of the heritage buildings, maintaining their prominence along the street.

The placement, massing and proposed setbacks of the development prioritizes the whole building retention of 383 Sherbourne Street, and retains the legibility of the 387 Sherbourne Street volume within its context. Proposed fenestration patterns and contemporary materiality distinguish new development from heritage fabric in a compatible manner. Further, the proposed tower is consistent with nearby proposed and recently completed developments and supports municipal and provincial policy to direct intensification to downtown areas near transit.

## Adjacent Heritage Resources

The proposed development will not impact the cultural heritage value of the adjacent Part V properties at 377, 381 and 391 Sherbourne Street and 32-36 and 50 Blecker Street.

The whole building conservation of 383 Sherbourne Street and the street facing facade of 387 Sherbourne Street, as well as the incorporation of a setback above the heritage podium, maintains a datum line that is compatible with the surrounding low-rise heritage resources and mitigates visual impact on these properties from the public realm.

While the proposed development will change the surrounding built form context of these heritage resources, it is consistent with the emerging built form context of Sherbourne Street and the surrounding area,



as exemplified by recently approved and constructed multi-storey developments at 307 Sherbourne Street, 410 Sherbourne Street, 280 Jarvis Street, 308 Jarvis Street, 319 Jarvis Street, 240 Wellesley Street East, and 28 Linden Street.

### 7.3 Shadow Study

ERA has reviewed the shadow study prepared by Arcadis Architects dated May 10, 2023 (Appendix D). While the proposed development may cast new net shadows on the adjacent heritage property at 377 and 381 Sherbourne Street, the impact of these new shadows is minimal. There are no shadow-sensitive attributes identified for the heritage property, but no significant impact on the integrity of adjacent heritage resources is anticipated as a result of the proposed development.

## 7.4 Mitigation Measures

The proposed development incorporates a number of design considerations intended to mitigate negative impacts on the heritage attributes and cultural heritage value of on-site and adjacent heritage properties, which are outlined below:

### 1. Whole Building Conservation of 383 Sherbourne Street

The revised scheme retains the existing building at 383 Sherbourne Street in its entirety and conserves this low-rise apartment as a unique residential typology within the CNWHCD and along Sherbourne Street.

### 2. In Situ Façade Retention and Reinstatement of Return Walls

The revised scheme retains the west (primary) elevation of 387 Sherbourne Street, in situ. Further, the return walls, to the extent of the chimney line (approximately 4.0m), will be removed, salvaged, and re-instated.

### 3. Reconstruction of North Elevation of 387 Sherbourne Street

Although new construction, the north elevation of the podium will be constructed of brick masonry and reflect the historic rhythm of the bays and retained fabric, conserving the character of the CNWHCD.

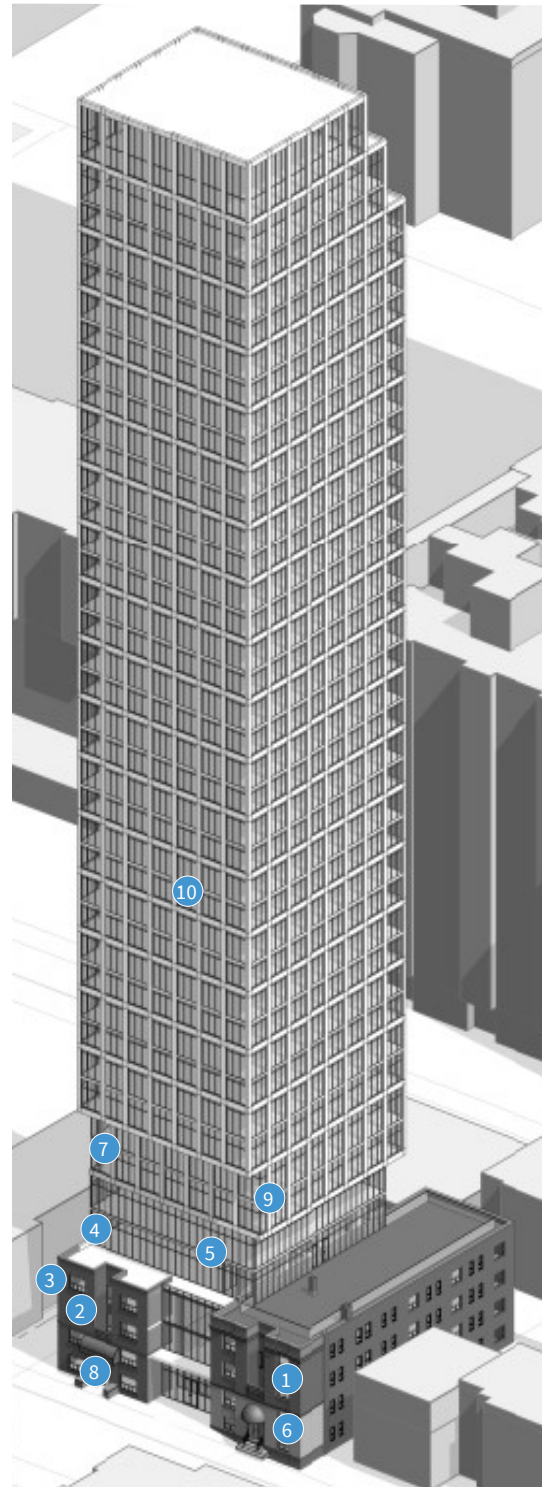
### 4. Setbacks and Stepbacks

Step backs at the fifth storey of the proposed development ensure the proposed development is compatible with the low-rise character of adjacent heritage properties and the CNWHCD, more broadly. The proposed building maintains the existing 5.9m setback from the adjacent lane.

### 5. Visual Separation

The tower step backs and contemporary materiality provide visual and physical differentiation between new building fabric and the retained elevations.

### 6. Façade Improvements



32. West elevation showing mitigation measures (Arcadis Architects, annotated by ERA Architects)

The revised development would make improvements to enhance existing building envelope performance, as well as repairs and restoration of character-defining elements of both existing buildings.

## 7. Materiality

The new north elevation will be clad in red brick masonry, reflecting the character of the retained facade in a contemporary expression. The atrium and tower are proposed to be clad with transparent glazing and spandrel panels, to contrast with the heritage buildings' brick masonry.

8. Barrier-free Access  
The primary entrance of 387 Sherbourne Street will be altered to accommodate barrier-free access while conserving its character. The existing door opening will be lowered, existing stairs removed, and the masonry columns to the sides of the entrance will be retained.

## 9. Rental Replacement

The proposed development would retain the majority of the rental housing stock currently on site, fulfilling municipal rental replacement targets. Further, the full retention of 383 Sherbourne ensures existing rental housing is preserved, and will be enhanced through energy performance and resident comfort improvements. Conserving the building also avoids loss of embodied carbon in the existing structure.

## 10. Intensification

The proposed development will intensify an underutilized site in a rapidly evolving area, thus fulfilling broader provincial policy directives, and mitigating any minimal negative impact on adjacent heritage properties.

## 7.5 Recommended Mitigation Measures

Further mitigation measures are recommended and are to be explored through the Conservation Plan and Site Plan Approvals process. They include:

- Explore opportunities to provide barrier-free access to 383 Sherbourne Street through the proposed atrium. Alterations to the north elevation may be required.
- Explore opportunities to maintain the existing soft-landscaping in front of the heritage buildings, where bicycle parking is currently proposed, to support the landscaped character of Sherbourne Street.

## Rental Housing Demolition

Concurrent to the Zoning By-law Amendment Application, the proposal also requires a Rental Housing Demolition Application. As part of Rental Replacement requirements, in accordance with Chapter 667 of the Toronto Municipal Code, rental replacement requirements will involve upgrades to the existing building and rental units at 383 Sherbourne St. Rental replacement units will be retained within 383 Sherbourne Street and additional replacement units will be accommodated within the proposed tower.

Rehabilitation of the existing building at 383 Sherbourne Street will involve interior upgrades to the existing rental units including:

- High efficiency lighting all common areas
- High efficiency water upgrades - all toilets converted to low flow and shower fixtures retrofitted
- South side exterior wall brick repair and tuck pointing
- Concrete lintels and sills
- New DH water tank installed
- Heating upgrades replacement of steam traps and condensation tank
- Central low energy cooling
- Ceiling fans
- Triple glazed windows
- Direct ducting for fresh air supply in suites with heat supply
- New plumbing system
- Modernized electrical system
- All state of repair issues addressed to achieve 30 year plus asset renewal
- Bicycle parking within the proposed building

## 8 CONSERVATION STRATEGY

### 8.1 Response to Standards and Guidelines

The proposed interventions and alterations to both 383 and 387 Sherbourne Street have been informed by the Standards and Guidelines for the Conservation of Historic Places in Canada (specifically Standards 1, and 3 through 13).

The proposed conservation objective is to rehabilitate 383 Sherbourne Street, and the primary (west) elevation of 387 Sherbourne Street, for continued residential use and intensification of the Development Site.

### 8.2 Conservation Strategy

The following summarizes the conservation strategy as developed at this early stage in the design process.

#### 383 Sherbourne Street

The revised scheme proposes the whole building conservation of 383 Sherbourne Street and rehabilitates it for continued residential use. Character-defining architectural features will be repaired and restored according to available archival materials, and include:

1. Repair and restoration of the cornice that wraps the primary (west), and portions of the north and south elevations.
2. Replacement of existing windows throughout the building with new units that are compatible with the character of the building. Existing cast stone lintels and sills will be retained and restored as required.
3. Cleaning of brick masonry and general repair and repointing, as required.
4. Enhancement of primary entrance, including restoration of the door, wood frame, stone surround, and signage.

#### **Rehabilitation:**

*The action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, while protecting its heritage value.*

*(The Standards and Guidelines for the Conservation of Historic Places in Canada (second edition))*



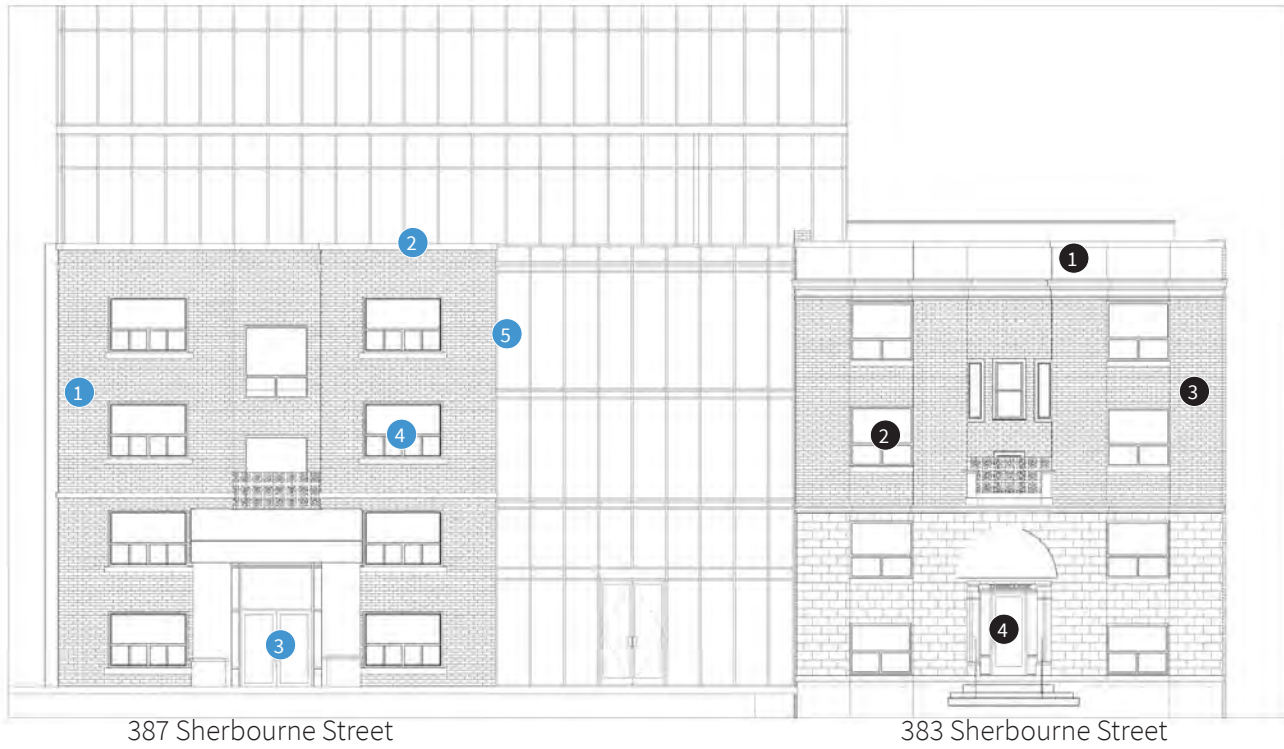
## 387 Sherbourne Street

The revised scheme will retain the primary (west) elevation of 387 Sherbourne Street in situ, and reinstate the north and south elevations to the depth of the chimney using salvaged brick. Character-defining architectural features will be repaired and restored according to available archival materials, and include:

1. Cleaning of brick masonry and general repair and repointing, as required.
2. Repair and restoration of the cornice that wraps the primary (west), and portions of the north and south returns.
3. Rehabilitation of the existing entrance including removal of existing stairs, door and surrounds and enlarging the opening to grade to accommodate barrier-free access.
4. Replacement of existing windows at the retained facade with new units that are compatible with the character of the building. Existing cast stone lintels and sills will be retained and restored as required.
5. Removal, salvage and reinstatement of the north and south return walls, including the brick and cast stone detailing.

The future conservation of the retained elevations will include a repair scope to address the items identified in the condition assessment, contained in Section 3.0 of this report, to ensure long-term conservation of the heritage resource. Prior to and during construction, the retained elevations will be protected and regularly monitored.

Further details on the construction-related protection and later repair of the heritage building will be provided in a future Conservation Plan. A retention strategy, with input from a structural engineer and heritage contractor will be coordinated as part of the future Conservation Plan.



33. Proposed primary elevations showing restoration of 383 Sherbourne Street entrance and proposed alterations to 387 Sherbourne Street to accommodate barrier-free access. (ERA Architects)

## 9 CONCLUSION

This report finds that the proposed redevelopment conserves the cultural heritage value of 383 and 387 Sherbourne Street and adjacent Part V heritage properties, while allowing for intensification of the Development Site within its evolved urban context.

The Development Site is located within the Cabbagetown Northwest HCD and, as such, the existing buildings are designated under Part V of the Ontario Heritage Act (OHA). ERA's evaluation of the existing buildings under Ontario Regulation 9/06 finds that while the existing buildings possess some contextual value, they are not considered significant heritage resources.

The proposed development will retain the existing building at 383 Sherbourne Street in its entirety in situ. The existing building at 387 Sherbourne Street is no longer structurally sound due to fire damage. However, its west (primary) elevation will be retained in situ, and portions of the north and south elevations will be salvaged and reinstated. Together, these structures will form the podium of a 39-storey building containing residential uses. Further, the full retention of 383 Sherbourne ensures existing housing is preserved, and will be enhanced through energy performance and resident comfort improvements. Conserving the building also avoids loss of embodied carbon in the existing structure.

A number of design measures have been incorporated into the proposed development to mitigate any potential impacts on, and conserve the cultural heritage value, of on-site and adjacent recognized heritage resources. In summary, the revised development represents an architectural addition to the area that is visually distinct from, yet compatible with, retained building fabric and the Development Site's built form context. Further, the setbacks at the fifth storey will maintain the legibility of the existing buildings' four storey massing along Sherbourne Street and ensure a compatible relationship with the adjacent Part V designated properties at 377, 381 and 391 Sherbourne Street and 32-36 and 50 Blecker Street.

Based on our review, the proposed development is also found to conform with provincial policy directives, Official Plan heritage policies, relevant municipal design guidelines, and the objectives of the Northwest Cabbagetown HCD.

It is anticipated that a Conservation Plan will be required as a condition of approval for the proposed development. The Conservation Plan will include conservation drawings showing details of conservation work, and will be developed in accordance with Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada.

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Toronto Public Library.



## Project Personnel

*Graeme Stewart Principal, OAA, MRAIC, MCIP, RPP, CAHP*

Graeme Stewart OAA, AAA, MRAIC, RPP, MCIP, CAHP is a registered architect and planner and is a Principal at ERA Architects. Graeme has been involved in numerous urban design, cultural planning, conservation and architecture projects with particular focus on neighbourhood design and regional sustainability. Graeme was a key initiator of the Tower Renewal Project. This initiative in low-carbon retrofit and community reinvestment examines the future of Canada's remarkable stock of modern tower neighbourhoods in collaboration with CMHC, the United Way, City of Toronto, Province of Ontario, University of Toronto, and other partners.

Graeme is also a founding director of the Centre for Urban Growth and Renewal (CUG+R), an interdisciplinary urban research organization founded in 2009. Working with NGOs, academic, government and community partners, CUG+R supports policy and action toward more equitable and resilient urban regions. Graeme is a member of the Toronto Community Housing Design Review Panel and is a regular lecturer in Universities in Ontario and abroad.

Graeme is also the co-editor of *Concrete Toronto: A Guidebook to Concrete Architecture from the Fifties to the Seventies*, and in 2014 was recipient of the Jane Jacobs Prize for his ongoing research and design work related to Tower Renewal.

Graeme has studied architecture in Canada and Germany and received his Master of Architecture from the University of Toronto.

*Sharon Hong MScPl, RPP, MCIP*

Sharon Hong is an associate with the heritage planning team at ERA. She holds a Master of Science in Planning from the University of Toronto and has over 10 years of experience working in both the public and private sectors in heritage, urban design, and community planning.

*Brendan McCabe*

Brendan holds a BA Urban Studies from the University of Calgary. Before joining ERA Brendan helmed an NPO focused on the interloping spheres of arts, identity, and the built environment in Calgary AB. His passion and appreciation for the social fabric inherent to urban life, in addition to his public engagement and teaching experiences throughout Canada, inform both his planning theory and practice.

*Erin Tito*

Erin is a Planner at ERA who has assisted in planning and engagement processes for a range of projects throughout Canada. Erin holds a Master of Planning (Urban Development) from Toronto Metropolitan University. She has over 6 years of experience working in policy and development planning.

## 11 APPENDICES

## APPENDIX B:

Letter Prepared by Aegis Engineering Inc.



**AEGIS**  
ENGINEERING INC.

56 Pennsylvania Ave., Suite 18  
Concord - Ontario - L4K 3V9  
Tel: 905.761.1264 Fax: 905.761.6949  
www.aegiseng.ca

May 08, 2023.

VIA E-MAIL

**NJS Sherbourne Inc.**  
2345 Yonge Street, Unit 405  
Toronto, ON M4P 2E5

**Attn:** Mr. Jonathan Rubin. V.P. Development.

**Ref:** Proposed Residential Development.  
383-387 Sherbourne Street  
Toronto Ontario

**AEI Project:** 2023-007

**Subject:** Proposed Building Mechanical Room – Level 1

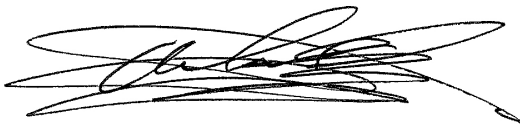
Dear Mr. Rubin

As per your request, Aegis Engineering Inc. has reviewed the preliminary architectural and civil engineering plans as it pertains to the Level 1 parking level and specifically the proposed mechanical room location. Based on receipt of the latest Level 1 drawing provided (copy attached), the current location shown for the main mechanical room is considered the preferred location, to support compliance with municipal building service connection requirements, as well as required mechanical building services infrastructure.

If you have any questions on the above or the related attachment, please do not hesitate to contact our office.

Trusting this meets with your requirements, we remain,

Sincerely,  
AEGIS Engineering Inc.



Michael Lindsay  
President

Cc: Y. Yan P. Eng AEI  
Attach: 1 pg. Part Level 1 Plan



MECHANICAL RM.

VEST.

BICYCLE RM.

ELECT. RM.

BICYCLE RAMP

CAR ELEVATOR

1687

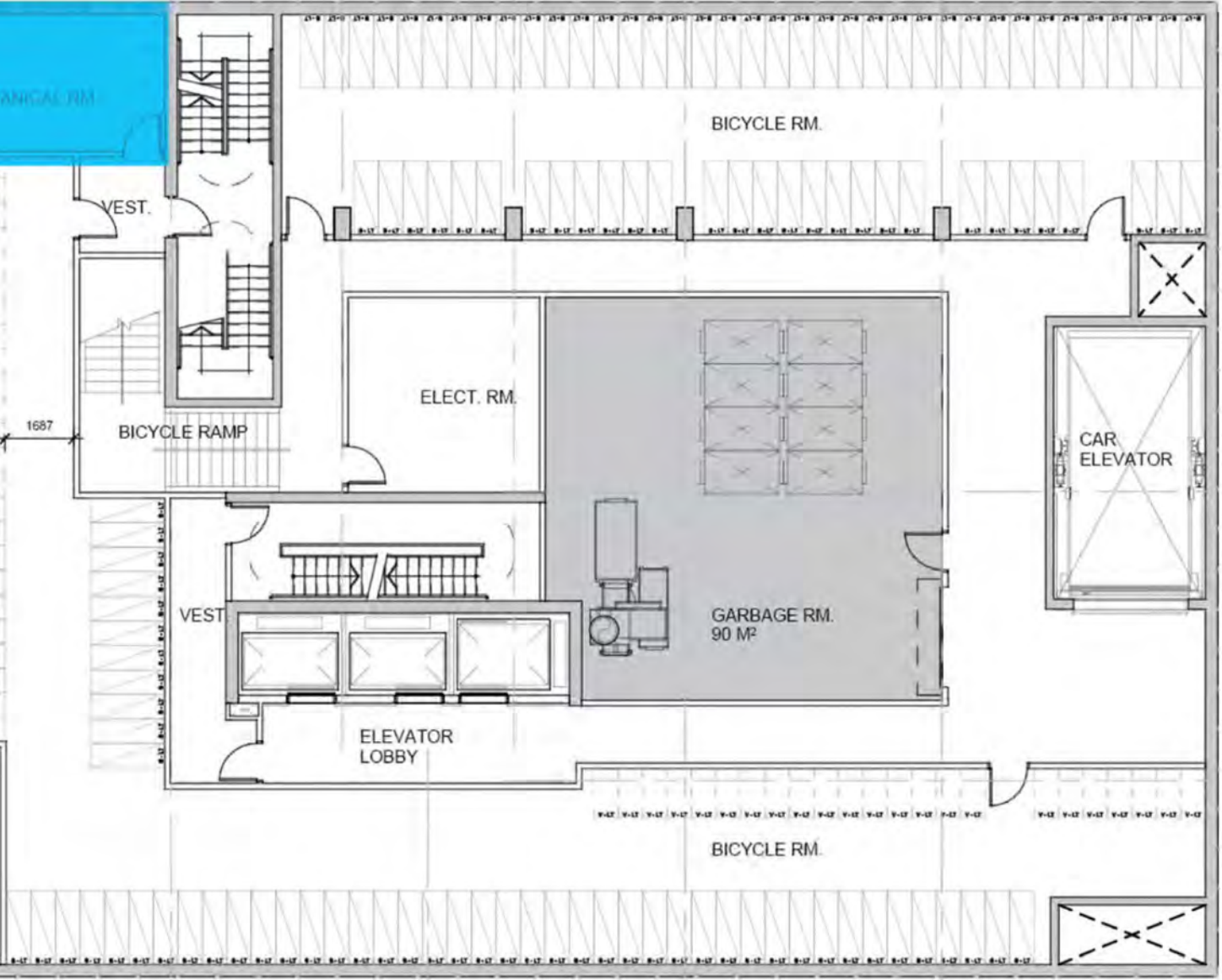
VEST.

GARBAGE RM.  
90 M<sup>2</sup>

ELEVATOR LOBBY

BICYCLE RM.

STORM RETENTION



# APPENDIX A:

## Heritage Impact Assessment Terms of Reference, City of Toronto (2010)

### HERITAGE IMPACT ASSESSMENT TERMS OF REFERENCE

<b>Study</b>	<p style="text-align: center;"><i>Heritage Impact Assessment</i></p> <p style="text-align: right;">Updated October 2014</p>
<b>Description</b>	<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>
<b>When Required</b>	<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"> <li>• Official Plan Amendment</li> <li>• Zoning By-law Amendment</li> <li>• Plans of Subdivision</li> <li>• Site Plan Control</li> </ul> <p>A HIA <u>may be required by staff</u> for the following additional application types:</p> <ul style="list-style-type: none"> <li>• 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></li> <li>• 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</li> <li>• Heritage Permit applications for any property designated under Part IV (individual) or Part V (Heritage Conservation District) of the Ontario Heritage Act</li> </ul>
<b>Rationale</b>	<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><b>Format</b></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>



<b>Study</b>	<b><i>Heritage Impact Assessment</i></b>	Updated October 2014
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	<p><b>Principles</b> The HIA will apply appropriate conservation principles such as:</p> <ul style="list-style-type: none"> <li>• The Parks Canada <i>Standards and Guidelines for the Conservation of Historic Places in Canada</i> (2003);</li> <li>• Ontario Ministry of Culture’s <i>Eight Guiding Principles in the Conservation of Historic Properties</i> (1997);</li> <li>• Ontario Ministry of Culture’s <i>Heritage Conservation Principle’s for Land Use Planning</i> (2007); and</li> <li>• <i>Well Preserved: the Ontario Heritage Foundation’s Manual of Principles and Practice for Architectural Conservation</i> (1988).</li> </ul>
<b>Required Contents / Format</b>	<p>The HIA will include, but is not limited to, the following information:</p> <p><b>(a) Introduction to Development Site</b></p> <ul style="list-style-type: none"> <li>• A location plan indicating subject property (Property Data Map and aerial photo).</li> <li>• A concise written and visual description of the site identifying significant features, buildings, landscape and vistas.</li> <li>• 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.</li> <li>• 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).</li> <li>• Present owner contact information.</li> </ul> <p><b>(b) Background Research and Analysis</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• A development history of the site including original construction, additions and alterations with substantiated dates of construction.</li> <li>• Research material to include relevant historic maps and atlases, drawings, photographs, sketches/renderings, permit records, land records, assessment rolls, City of Toronto directories, etc.</li> </ul> <p><b>(c) Statement of Significance</b></p> <ul style="list-style-type: none"> <li>• 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>.</li> <li>• 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.</li> <li>• Professional quality record photographs of the cultural heritage resource in its present state.</li> </ul> <p><b>(d) Assessment of Existing Condition</b></p> <ul style="list-style-type: none"> <li>• A comprehensive written description and high quality color photographic documentation of the cultural heritage resource(s) in its current condition.</li> </ul>



<b>Study</b>	<b><i>Heritage Impact Assessment</i></b>	Updated October 2014
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	<p><b>(e) Description of the Proposed Development or Site Alteration</b></p> <ul style="list-style-type: none"> <li>• A written and visual description of the proposed development or site alteration.</li> </ul> <p><b>(f) Impact of Development or Site Alteration</b></p> <ul style="list-style-type: none"> <li>• 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"> <li>– Destruction of any, or part of any, significant heritage attributes or features</li> <li>– Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance</li> <li>– 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</li> <li>– Isolation of a heritage attribute from its surrounding environment, context or a significant relationship</li> <li>– Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features</li> <li>– 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</li> <li>– Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archaeological resources</li> </ul> </li> </ul> <p><b>(g) Considered Alternatives and Mitigation Strategies</b></p> <ul style="list-style-type: none"> <li>• 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"> <li>– Alternative development approaches</li> <li>– Isolating development and site alteration from significant built and natural features and vistas</li> <li>– Design guidelines that harmonize mass, setback, setting, and materials</li> <li>– Limiting height and density</li> <li>– Allowing only compatible infill and additions</li> <li>– Reversible alterations</li> </ul> </li> </ul> <p><b>(h) Conservation Strategy</b></p> <ul style="list-style-type: none"> <li>• 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"> <li>– A mitigation strategy including the proposed methods;</li> <li>– A conservation scope of work including the proposed methods; and</li> <li>– An implementation and monitoring plan.</li> </ul> </li> <li>• 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.</li> <li>• Referenced conservation principles and precedents.</li> </ul> <p><b>(i) Appendices</b></p> <ul style="list-style-type: none"> <li>• A bibliography listing source materials used and institutions consulted in preparing the HIA.</li> </ul>
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Study	<p><b><i>Heritage Impact Assessment</i></b></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](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](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](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](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](http://www.mtc.gov.on.ca/en/heritage/heritage_toolkit.shtml)

**APPENDIX C:**

Report Prepared by Facet Group Inc.

# Facet Group Inc.

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Toronto, Ontario M5J 2X1  
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May 08, 2023

ERA Architects Inc.  
Graeme Stewart  
c/o NJS Sherbourne Inc.  
2345 Yonge Street, Unit 405  
Toronto, ON M4P 2E5

**Re: 383 – 387 Sherbourne Street, Toronto – Structural Preservation Strategy**  
**Facet Group Inc. project no. 202307**

Dear Graeme,

We have been retained by NJS Sherbourne Inc. to provide professional services related to the structural preservation of the heritage attributes. We understand the client intends to preserve the following:

- 387 Sherbourne Street, west (principal) elevation, including the +/- 2.3m recessed entry

An exterior review was completed from grade. Interior inspections were completed at all levels including below grade. The building's current condition prevented the completion of investigative openings and test pits, they will be completed prior to the issuance of our concept drawings as part of the Conservation Plan submission.

Based on our initial inspection, access to the property and building should be restricted until such time that the building is made safe. We recommend shoring and temporary supports be installed as soon as possible under the direction of a Structural Engineer specialized in the retention and demolition of heritage masonry and timber framed structures.

As part of our review, we have relied upon the following supporting documents:

- Architectural ZBA (draft) Drawings as prepared by IBI Architects, dated 27Apr2023
- Heritage Impact Assessment (HIA) as prepared by ERA Architects Inc., dated 13Jul2021
- Subsurface Utility Mapping drawing as prepared by Onsite Locates Inc, dated April 2023
- Shoring Concept as prepared by Tarra Engineering, dated March 2023



The proposed development includes a single tower with two levels below grade. The shoring for the excavation will be installed on the interior of the elevations to be retained; the foundation walls are to remain undisturbed. See below our findings, recommendations, and methodologies.

#### Findings:

387 Sherbourne Street, circa 1927, is a four storey, mass masonry and timber framed residential apartment building.

The west (principal) elevation has been constructed using multi wythe brick, with cast stone accents. The exterior wythe of masonry has been installed in a running bond pattern, the interior wythes of masonry were found to be exposed and installed in a common bond pattern. Bonding across the interior wythes and exterior wythe of masonry requires further investigation; the collar joints at the exposed window jambs appear to be grouted, we believe blind or concealed headers were used.

The above grade exterior masonry was found to be four wythes at Level 0 (partial above grade floor) and Level 1, and three wythes at levels 2 and 3.

The above grade masonry was generally found to be in fair condition.

The below grade foundation walls were found to be constructed of multi wythe brick masonry installed in a common bond pattern. Wall thickness, and footing type, size and condition requires investigation. The perimeter foundation walls were found to be painted. The north west corner of the foundation walls, in the area of the existing mechanical room and sump pit, were found to be damp to the touch with moderate to severe deterioration. The south west foundation walls were found to be in fair condition with minor deterioration and efflorescence.

The below grade masonry was found to be in fair to poor condition.

The interior partitions and finishes, down to the subfloor, were found to have been removed. Areas of failed and or inadequate structural support of the floor and roof assemblies were observed.

#### Recommendations and Methodologies:

The following right of way, site logistics and construction constraints were considered:

- Subsurface utilities, specifically the gas and communication lines within the right-of-way.
- Above grade utilities, specifically the utility pole, power lines, and transformer adjacent to the west elevation.
- Pedestrian protection and traffic flow.

- North property line laneway access easement.
- Site access, staging and constructability, specifically the equipment types, sizes, and turning radiuses required to facilitate the installation of the shoring system, and for the bulk excavation.

### 387 Sherbourne Street:

Retention of the north and south elevation +/- 4000mm returns was reviewed; due to the constraints of the new construction, we are not recommending in-situ retention of the returns. The site servicing and below grade mechanical room for the proposed development is to be located at the north west corner, adjacent to the property lines. To facilitate the installation of the mechanical room, shoring and foundations walls are to be constructed. The turning radius of the equipment required to install the shoring will not permit the north return to be retained in-situ.

We believe the west (principal) elevation, and the recessed entry can be retained.

Our retention design will include external steel skeletal frames supported on temporary cast-in-place concrete ballast foundations. Interior steel columns and or trusses may be installed to reduce the depth of the exterior frames. If require, our design will allow for a pedestrian walkway within the footprint of the retention structure. Additional precast concrete counterweights may be installed to prevent overturn.

Where possible, all lateral connections will be designed to pass through the existing window and door openings and at the top of the masonry walls. Weather protection for the interior masonry will be coordinated with the heritage architect.

Our design will rely on the existing foundation walls and footings. Based on the observed conditions, portions of the foundation walls may be replaced and restored prior to the installation of the retention system. Unshrinkable fill (U-fill) will be placed in the basement along the elevation to be retained. The U-fill will be placed prior to the removal of the existing ground floor assemblies. The shoring will be drilled through the U-fill to minimize any settlement between the shoring and the masonry foundations to be retained, and to allow for drainage.

The following investigative openings, test pits, and exterior daylighting will be completed prior to the submission of our concept drawings.

- Investigative openings will be completed to verify the bonding type and condition across the interior and exterior wythe of masonry.
- Investigative openings will be completed to verify the foundation wall thicknesses and conditions.
- Interior test pits will be completed to verify the footing sizes and conditions.
- Exterior daylighting will be used to verify location, depth, and condition of any subsurface utilities.

The above investigative scope will not rule out or change our opinion and recommendations for the structural preservation of the heritage attributes.

Selective restoration and or permanent structural repairs may be completed concurrently with the installation of the retention system. The building demolition sequence, an integral part of preserving the heritage fabric, will be coordinated with our design.

Precision monitors will be installed on the façades and retention systems. They will be surveyed monthly until the façades are supported and connected to the permanent structure.

Refer to Facet Group appendix A: Examples of retention projects.

We are pleased to provide the above for your review and discussions with City of Toronto as part of the Heritage Planning and Development approval process. We are available to meet to further discuss our findings and approach for the redevelopment of 383 – 387 Sherbourne Street, Toronto.

Best regards,



Neil Puype  
Principal





FACET GROUP – APPENDIX A: EXAMPLES OF RETENTION PROJECTS:

**365-385 Yonge St, Toronto, Facet Group Project No. 201705**

External Retention, multiple two to four-and-a-half storey buildings, pedestrian walkway on cast-in-place and pre-cast base walls, bridging over hydro vault, internal shoring.



Exterior four-and-a-half storey



Internal four-and-a-half storey vertical stiffening beams connected to shoring piles



External two and three storey bridged over hydro vault



Internal looking west from Gerrard St east entrance



**160 Front St E, Toronto, Facet Group Project No. 201816**

Façade Panelization (upper four floors), multi wythe masonry, up to six wythes panelized with compression frames  
Cantilevered Retention (lower three and a half floors), needle beams connected and supported on micro piles to prevent overturn, prefabricated towers providing lateral restraint.



5 wythe decorative pilaster



Cantilevered retention on below grade steel support grid



Spandrel with toothed pilaster



Cantilevered retention, interior needle beams



**495, 511-529 King St W, Toronto, Facet Group Project No. 201822**

495 King St W, internal and external building retention, north elevation external retention towers are connected to the caisson wall and cantilevered over the site.

511 – 529 King St W, external three-storey and four-and-a-half storey retention with pedestrian walkway, tapered towers to maintain 3m clearance from stood-off high voltage lines, internal shoring.



495 King St W – Interior, south elevation



495 King St W – Exterior looking south-east



511-529 King St W – Pedestrian walkway



511-529 King St W – Exterior



**90 Queen Street East, Toronto, Facet Group Project No. 202105**

External Façade Retention of multiple three and four storey buildings. Prefabricated retention towers with pedestrian walkways on cast-in-place concrete base walls, with sections supported on helical piers to provide subsurface utility access. Truck and emergency vehicle access at public laneway. Cast-in-place base walls designed to support the façades during the sequenced removal and replacement of the existing foundation walls.



98 – 104 Queen St E EXTERIOR



98 – 104 Queen St E INTERIOR



Richard Bigley Lane – vehicular access



3 Mutual St

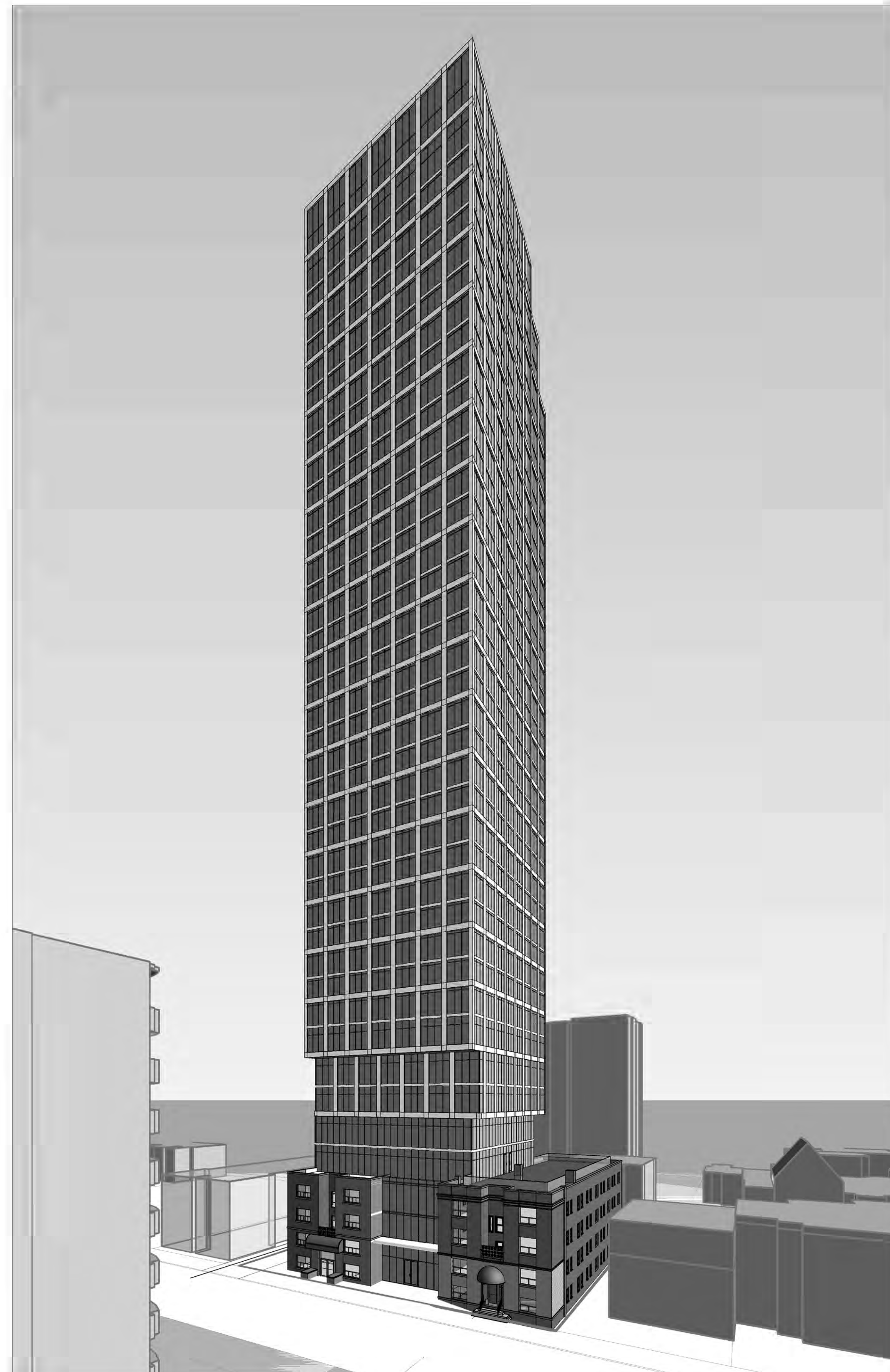
## APPENDIX D:

Architectural drawings prepared by Arcadis Architects, dated May 12, 2023



# 383-387 SHERBOURNE STREET

## ZONING BY-LAW AMENDMENT APPLICATION



### ARCHITECTURAL DRAWING LIST

SITE & STATISTICS	
A000	COVER PAGE
A001	CONTEXT PLAN & STATISTICS
FLOOR PLANS	
A100	SITE PLAN
A101	P1 TO P2 FLOOR PLANS
A102	GROUND FLOOR PLAN
A104	2ND FLOOR & 3RD FLOOR PLANS
A105	4TH FLOOR & 5TH FLOOR PLANS
A106	6TH-7TH FLOOR & 8TH FLOOR
A107	TOWER FLOOR PLANS
ELEVATIONS	
A201	WEST & NORTH ELEVATIONS
A202	SOUTH & EAST ELEVATIONS
SECTIONS	
A301	BUILDING SECTIONS
PERSPECTIVES	
A401	AERIAL VIEWS

CLIENT

NJS SHERBOURNE INC.

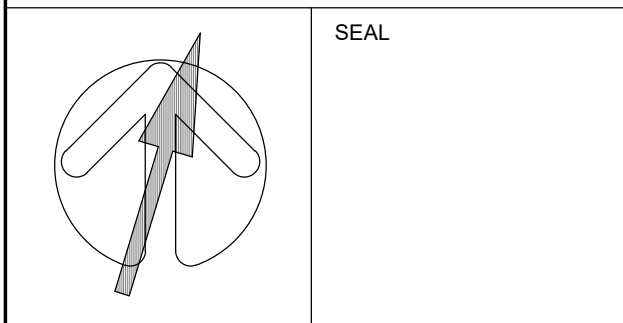
ISSUED		
No.	DATE	DESCRIPTION
1	2021-06-28	ISSUED FOR ZBA SUBMISSION
2	2023-05-12	ISSUED FOR ZBA 2ND SUBMISSION

No.	DATE	DESCRIPTION
REVISIONS		

ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

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PROJECT  
**383-387 SHERBOURNE ST.**  
 383-387 Sherbourne St.  
 Toronto, ON Canada

SHEET TITLE  
**COVER PAGE**

DRAWN BY: Author	CHKD' BY: Checker	DATE: APR 2023	SCALE:
PROJECT NO: 117733		DWG NO. A000	



**DEVELOPMENT STATISTICS**

m - Denotes Meters  
sqm - Denotes Square Meters

min - Denotes Minimum  
max - Denotes Maximum

PROJECT DATA			
Municipal Address of Subject Lands:	383-387 Sherbourne St. Toronto, ON Canada		
Zoning:	By-Law No. 569-2013		
Existing Use:	RA	Proposed Use:	RA
Permitted F.S.I.:	N/A	Proposed F.S.I.:	12.53
Permitted Lot Coverage:	N/A	Proposed Lot Coverage:	69%
Lot:			
Lot Area:	1497.00 sqm	No of Frontages:	1
Lot Frontage:	38.30 m		
Lot Depth:	37.80 m		
Established Grade:	101.30 m	CDG (Canadian Geodatic Datum)	

BUILDING HEIGHT			
PERMITTED	m	PROPOSED	m
Height to Top of Residential Roof	30.00	Height to Top of Residential Roof	123.04
		Height to Top of MPH Roof	129.04

Note:  
Building height excludes mechanical penthouses up to 5.0m, chimney vents, skylights, antennae, elevator machine rooms and parapet walls, and is measured from the established grade.

No. of Storeys Permitted:	N/A	No. of Storeys Proposed:	39
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BUILDING SETBACKS			
EXISTING	m	PROPOSED	m
Front Yard Setback (West)	1.90	Front Yard Setback (West)	1.90
Side Yard Setback (North)	5.90	Side Yard Setback (North)	5.90
Side Yard Setback (South)	1.00	Side Yard Setback (South)	1.00
Rear Yard Setback (East)	0.00	Rear Yard Setback (East)	0.00
Easement	0.00	Easement	0.00

PROPOSED AREAS			
Residential GFA****	sqm	**** GFA as defined by Zoning By-law	
	18,759.00		
Non-Residential GFA****	0.00		
Total GFA	18,759.00		

At Grade Condition:			
Ground Floor Area*	1,029.00	* Building Footprint	
Landscaped Open Space**	0.00	** Soft Landscaping + Hard Landscaping areas	
Paved Surface Area***	0.00	*** Driveway, Parking lots and loading areas	

RESIDENTIAL UNITS			
Total Number of Existing Units:	76	Total Number of Proposed Units:	378
		Existing Units at 383 Sherbourne	32
		Rental Replacement Units:	44
		New Residential Units:	302

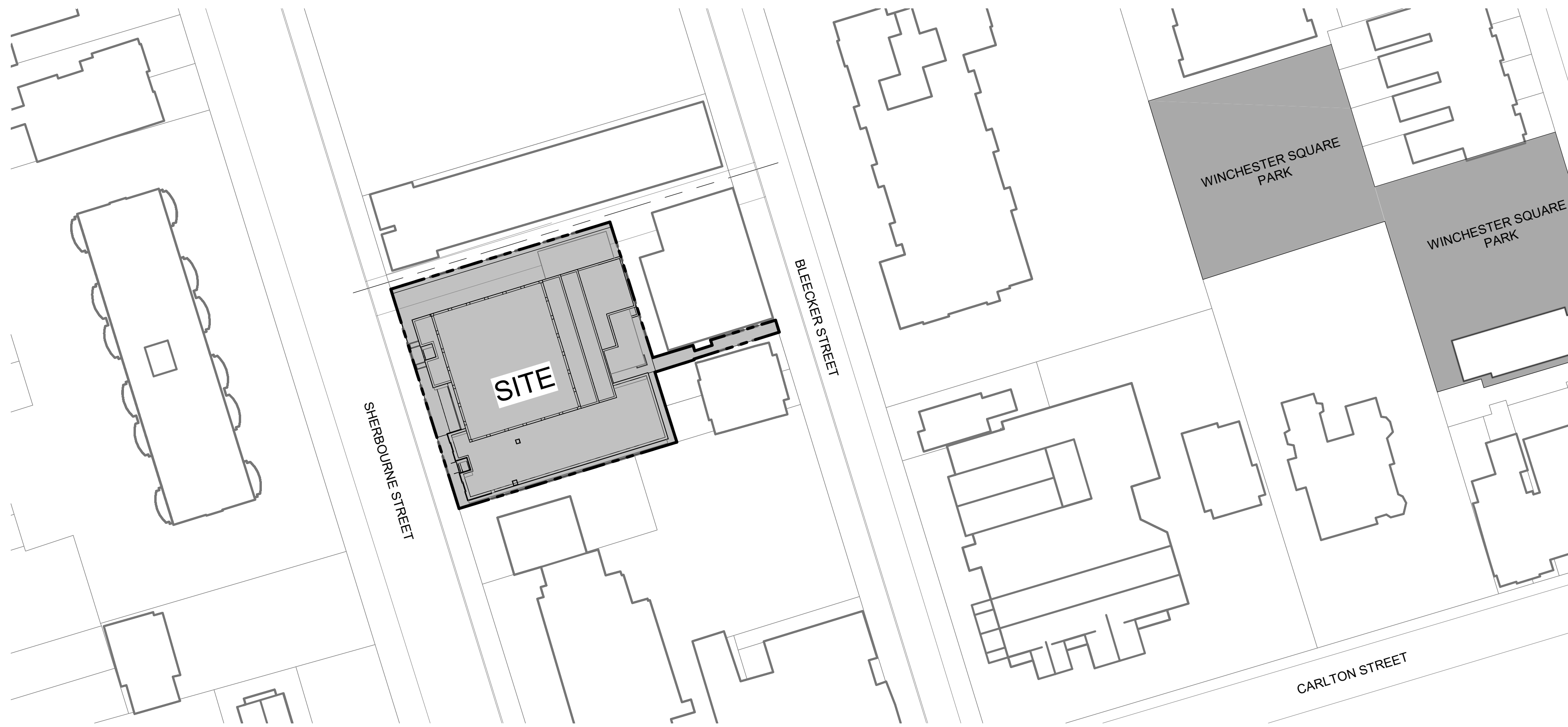
BREAKDOWN OF PROJECT DATA BY COMPONENTS				RESIDENTIAL UNIT MIX			
Unit Type	Unit Count	Typical Unit Size	Percent				
Bachelor	116	29.6sqm	38%				
1 Bedroom	109	54.1sqm	36%				
2 Bedroom	46	63.2sqm	15%				
3 Bedroom	31	82.7sqm	10%				
<b>TOTAL:</b>	<b>302</b>		<b>100%</b>				

REQUIRED (Excludes 383 Sherbourne)				PROVIDED			
Indoor Amenity Required (2sqm/unit):	692.00	Indoor Amenity Provided:	935.00				
Outdoor Amenity Required (2sqm/unit):	692.00	Outdoor Amenity Provided:	450.00				
<b>TOTAL:</b>	<b>1384.00</b>	<b>TOTAL:</b>	<b>1385.00</b>				

REQUIRED				PROVIDED			
Parking Zone A (Minimum)	Spaces	Total Parking Spaces Provided:	8				
Barrier-Free Visitor (2.0+0.01 per unit)	7	Breakdown of parking space by use allocation:					
		Residential	6				
		Residential Visitors	2				
		Breakdown of parking space by location:					
		Open Surface Spaces	0				
		Above Grade Parking	2				
		Below Grade Parking	6				

REQUIRED				PROVIDED			
Long-term Bicycle Parking Space :	341	Long-term Bicycle Parking Space :	341				
Short-term Bicycle Parking :	76	Short-term Bicycle Parking :	76				

REQUIRED				PROVIDED			
Type of Loading Space Required:	1 Type "G"	Type of Loading Space Provided:	1 Type "G"				
<b>TOTAL No. of Loading Spaces:</b>	<b>1</b>	<b>TOTAL No. of Loading Spaces:</b>	<b>1</b>				



1 CONTEXT PLAN  
A001 Scale: 1 : 500

Level	GFA Construction		GFA Deductions		GFA Residential		GFA Indoor Amenity		GFA Outdoor Amenity		383 Sherbourne GFA	
	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm
MPH	4,638 ft²	431 m²	4,638 ft²	431 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 39	5,393 ft²	501 m²	381 ft²	35 m²	5,012 ft²	466 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 38	5,393 ft²	501 m²	381 ft²	35 m²	5,012 ft²	466 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 37	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 36	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 35	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 34	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 33	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 32	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 31	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 30	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 29	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 28	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 27	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 26	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 25	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 24	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 23	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 22	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 21	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 20	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 19	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 18	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 17	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 16	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 15	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 14	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 13	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 12	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 11	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 10	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 09	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 08	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 07	5,632 ft²	523 m²	381 ft²	35 m²	5,251 ft²	488 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 06	5,632 ft²	523 m²	381 ft²	35 m²	5,251 ft²	488 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 05	4,921 ft²	457 m²	381 ft²	35 m²	4,540 ft²	422 m²	2,687 ft²	198 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 04	4,921 ft²	457 m²	381 ft²	35 m²	4,540 ft²	422 m²	2,687 ft²	198 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 03	6,759 ft²	628 m²	1,978 ft²	184 m²	4,781 ft²	444 m²	0 ft²	0 m²	4,846 ft²	450 m²	4,249 ft²	395 m²
LEVEL 02	6,880 ft²	639 m²	4,010 ft²	373 m²	2,870 ft²	267 m²	0 ft²	0 m²	0 ft²	0 m²	4,249 ft²	395 m²
LEVEL 01	6,925 ft²	643 m²	3,278 ft²	304 m²	2,412 ft²	224 m²	1,235 ft²	115 m²	0 ft²	0 m²	4,249 ft²	395 m²
<b>TOTAL</b>	<b>240,115 ft²</b>	<b>22,307 m²</b>	<b>28,134 ft²</b>	<b>2,614 m²</b>	<b>201,922 ft²</b>	<b>18,759 m²</b>	<b>10,059 ft²</b>	<b>935 m²</b>	<b>4,846 ft²</b>	<b>450 m²</b>	<b>16,996 ft²</b>	<b>1,579 m²</b>

Level	GFA Construction U/G		GFA Deductions U/G		GFA Residential U/G	
	sqft	sqm	sqft	sqm	sqft	sqm
LEVEL P1	8,662 ft²	805 m²	8,662 ft²	805 m²	0 ft²	0 m²
LEVEL P2	8,662 ft²	805 m²	8,662 ft²	805 m²	0 ft²	0 m²
<b>TOTAL</b>	<b>17,323 ft²</b>	<b>1,609 m²</b>	<b>17,323 ft²</b>	<b>1,609 m²</b>	<b>0 ft²</b>	<b>0 m²</b>

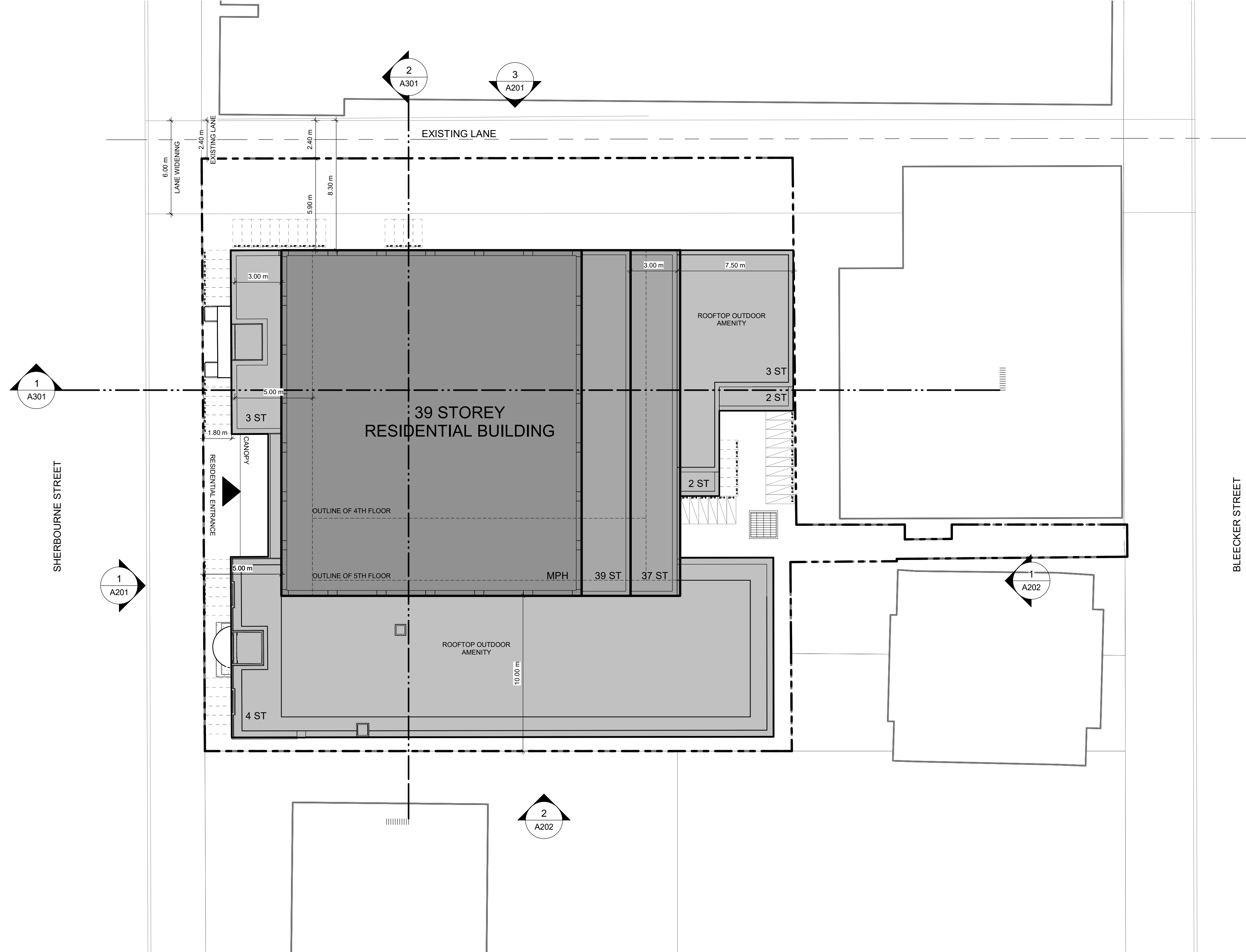
Level	TOTAL NO. OF PARKING STALLS				
	TOTAL No. of Stalls	RES	VIS	NON-RES	BF
LEVEL 01	2	0	2	0	1
LEVEL P1	0	0	0	0	0
LEVEL P2	6	6	0	0	4
<b>TOTAL PARKING SPACES</b>	<b>8</b>	<b>6</b>	<b>2</b>	<b>0</b>	<b>5</b>

Level	TOTAL RESIDENTIAL BIKE SPACES		
	Total Bike Spaces	RES LT	RES ST
LEVEL 01	76	0	76
LEVEL P1	295	295	0
LEVEL P2	46	46	0
<b>TOTAL BIKE SPACES</b>	<b>417</b>	<b>341</b>	<b>76</b>

**RESIDENTIAL UNIT MIX COUNT**

Level	Total	BA	1B (+)	2B (+)	3B (+)
LEVEL 39	6	0	1	4	1
LEVEL 38	6	0	1	4	1
LEVEL 37	10	4	3	2	1
LEVEL 36	10	4	3	2	1
LEVEL 35	10	4	3	2	1
LEVEL 34	10	4	3	2	1
LEVEL 33	10	4	3	2	1
LEVEL 32	10	4	3	2	1
LEVEL 31	10	4	3	2	1
LEVEL 30	10	4	3	2	1
LEVEL 29	10	4	3	2	1
LEVEL 28	10	4	3	2	1
LEVEL 27	10	4	3	2	1
LEVEL 26	10	4	3	2	1
LEVEL 25	10	4	3	2	1
LEVEL 24	10	4	3	2	1
LEVEL 23	10	4	3	2	1
LEVEL 22	10	4	3	2	1
LEVEL 21	10	4	3	2	1
LEVEL 20	10	4	3	2	1
LEVEL 19	10	4	3	2	1
LEVEL 18	10	4	3	2	1
LEVEL 17	10	4	3	2	1
LEVEL 16	10	4	3	2	1
LEVEL 15	10	4	3	2	1
LEVEL 14	10	4	3	2	1
LEVEL 13	10	4	3	2	1
LEVEL 12	10	4	3	2	1
LEVEL 11	10	4	3	2	1
LEVEL 10	10	4	3	2	1
LEVEL 09</					





- NOTES:**
- LOADING AREA TO BE DESIGNED TO:
    - COMPLY WITH DESIGN CODE - ONTARIO BUILDING CODE
    - COMPLY WITH DESIGN CODE - CITY BULK LIFT VEHICLE IN ADDITION TO BUILDING CODE REQUIREMENTS
    - COMPLY WITH IMPACT FACTOR - 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15 KM/H AND 3% FOR HIGHER SPEEDS
  - 200 MM THICK REINFORCED CONCRETE PAD FOR THE LOADING AND HOLDING AREA. THE SPACE WILL HAVE LESS THAN A 2% SLOPE. AND TO BE DESIGNED IN ACCORDANCE WITH THE O.B.C. AND THE CITY OF TORONTO GARBAGE TRUCK LOAD AND IMPACT FACTORS.
  - A TRAINED ON-SITE PERSON MUST BE AVAILABLE TO MANOEUVRE THE BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAG-MAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME WHEN THE CITY COLLECTION VEHICLE ARRIVALS, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
  - IF THE LOADING AREA IS FULL AND THE COLLECTION VEHICLE CANNOT ACCESS TO LOADING AREA THEN THE VEHICLE WILL RETURN THE NEXT REGULARLY COLLECTION DATE.
  - THE TYPE OF LOADING SPACE MAY BE SHARED BUT THE OWNER WILL ENSURE THE SPACE IS VACANT FOR THE CITY COLLECTION VEHICLE ON THE SCHEDULED PICK-UP TIME.
  - WASTE MANAGEMENT METHOD: SINGLE CHUTE WITH TRI-SORTER AT THE BOTTOM EQUIPPED WITH GARGAGE COMPACTOR
  - REFER TO LANDSCAPE DRAWINGS FOR THE DETAILS OF THE BICYCLE RINGS OR RACKS
  - PARKING GARAGE AIR EXHAUST WILL BE LOCATED AWAY FROM PEDESTRIANS. ONLY THE EXHAUST SHAFT WILL HAVE EXTRACT FANS INSTALLED. SOUND AND VIBRATION DAMPENING TO BE REVIEWED BY THE ACOUSTIC AND MECHANICAL ENGINEERS
  - CANADA POST STAFF WILL BE PROVIDED WITH MASTER KEY TO ENTER THE BUILDING
  - REFER TO LANDSCAPE DRAWING FOR THE SITE GRADING, SIDEWALK, CURB & RETAINING WALL DETAILS
  - ALONG THE WASTE MANAGEMENT COLLECTION VEHICLE ACCESS ROUTE, THE MAXIMUM SLOPE OF THE SURFACE TO BE NO GREATER THAN 8%. THE MINIMUM VERTICAL CLEARANCE OF 4.4 METERS TO BE MAINTAINED. REFER TO SITE GRADING PLANS FOR THE DETAILS.

Statistics Template - Toronto Green Standard Version 3.0  
**Mid to High Rise Residential and all New Non-Residential Development**

The Toronto Green Standard Version 3.0 Statistics Template is submitted with Site Plan Control Applications and stand alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application.  
 For Zoning Bylaw Amendment applications: complete General Project Description and Section 1.  
 For Site Plan Control applications: complete General Project Description, Section 1 and Section 2.  
 For further information, please visit [www.toronto.ca/greendevelopment](http://www.toronto.ca/greendevelopment)

General Project Description	Proposed
Total Gross Floor Area	18,759 sqm
Breakdown of project components (m <sup>2</sup> )	
Residential	18,759 sqm
Retail	
Commercial	
Industrial	
Institutional/Other	
Total number of residential units	346 + 32 existing = 378

**Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications**

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces:	12	8	37%
Number of parking spaces dedicated for priority LEV parking	N/A	N/A	N/A
Number of parking spaces with EVSE	2	2	100%

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	341	341	100%
Number of long-term bicycle parking spaces (all other uses)			
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building			
b) second storey of building			
c) first level below-ground		295	
d) second level below-ground		46	
e) other levels below-ground			



11-0063 2018-05 Page 1 of 3

Statistics Template - Toronto Green Standard Version 3.0  
**Mid to High Rise Residential and all New Non-Residential Development**

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	76	76	100%
Number of short-term bicycle parking spaces (all other uses)			
Number of male shower and change facilities (non-residential)			
Number of female shower and change facilities (non-residential)			

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m <sup>3</sup> x 30 m <sup>3</sup> )			

**Section 2: For Site Plan Control Applications**

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade			

UHI Non-roof Hardscape	Required	Proposed	Proposed %
Total non-roof hardscape area (m <sup>2</sup> )			
Total non-roof hardscape area treated for Urban Heat Island (minimum 50% (m <sup>2</sup> ))			
Area of non-roof hardscape treated with: (Indicate m <sup>2</sup> )			
a) high-albedo surface material			
b) open-grid pavement			
c) shade from tree canopy			
d) shade from high-albedo structures			
e) shade from energy generation structures			
Percentage of required car parking spaces under cover (minimum 75% (non-residential only))			

Green & Cool Roofs	Required	Proposed	Proposed %
Available Roof Space (m <sup>2</sup> )			
Available Roof Space provided as Green Roof (m <sup>2</sup> )			
Available Roof Space provided as Cool Roof (m <sup>2</sup> )			
Available Roof Space provided as Solar Panels (m <sup>2</sup> )			

11-0063 2018-05 Page 2 of 3

Statistics Template - Toronto Green Standard Version 3.0  
**Mid to High Rise Residential and all New Non-Residential Development**

Water Efficiency	Required	Proposed	Proposed %
Total landscaped site area (m <sup>2</sup> )			
Landscaped site area planted with drought-tolerant plants (minimum 30% (m <sup>2</sup> ) and 5% (if applicable))			

Tree Planting Areas & Soil Volume	Required	Proposed	Proposed %
Total site area (m <sup>2</sup> )			
Total Soil Volume (40% of the site area + 66 m <sup>3</sup> x 30 m <sup>3</sup> )			
Total number of planting areas (minimum of 30m <sup>2</sup> soil)			
Total number of trees planted			
Number of surface parking spaces (if applicable)			
Number of shade trees located in surface parking area interior (minimum 1 tree for 5 parking spaces)			

Native and Pollinator Supportive Species	Required	Proposed	Proposed %
Total number of plants			
Total number of native plants and % of total plants (min 50%)			

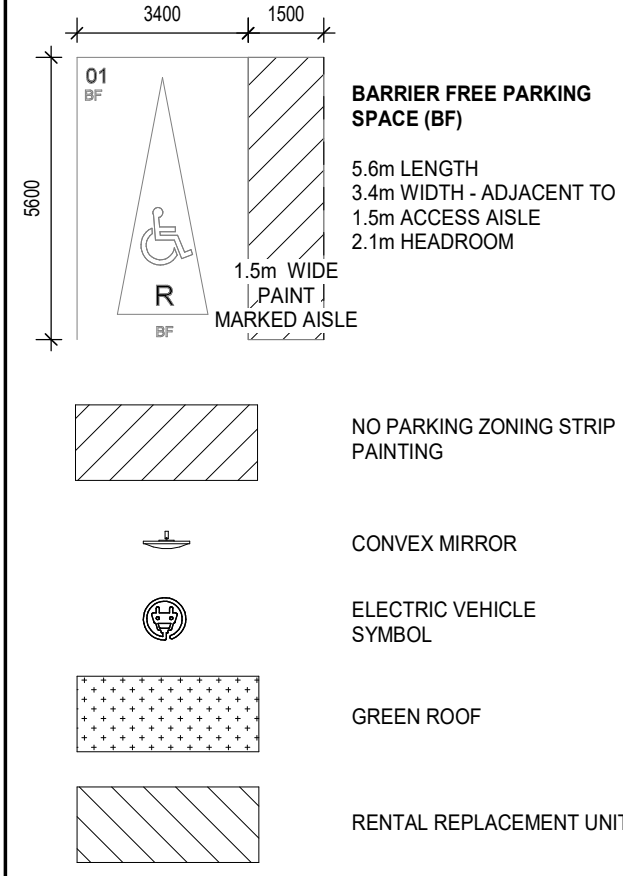
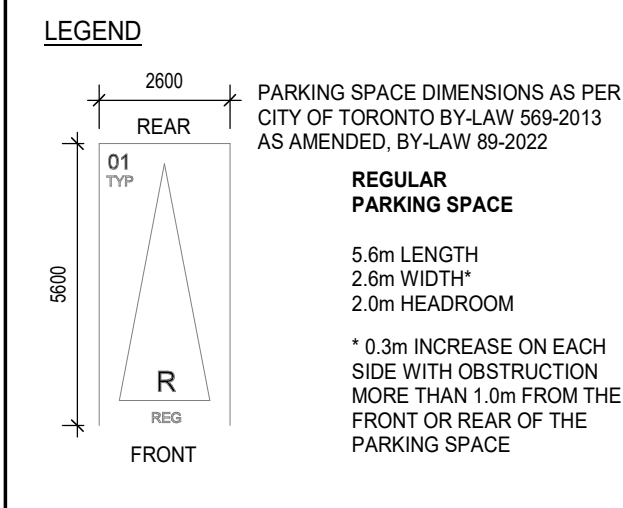
Bird Friendly Glazing	Required	Proposed	Proposed %
Total area of glazing of all elevations within 12m above grade (including glass balcony railings)			
Total area of treated glazing (minimum 85% of total area of glazing within 12m above grade) (m <sup>2</sup> )			
Percentage of glazing within 12m above grade treated with:			
a) Low reflectance opaque materials			
b) Visual markers			
c) Shading			

11-0063 2018-05 Page 3 of 3

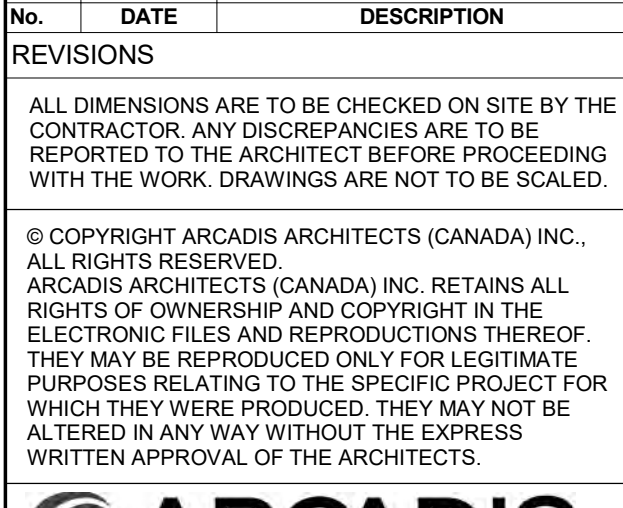
CLIENT

**NJS SHERBOURNE INC.**

ISSUED	DATE	DESCRIPTION
1	2021-05-28	ISSUED FOR ZBA SUBMISSION
2	2023-05-12	ISSUED FOR ZBA 2ND SUBMISSION



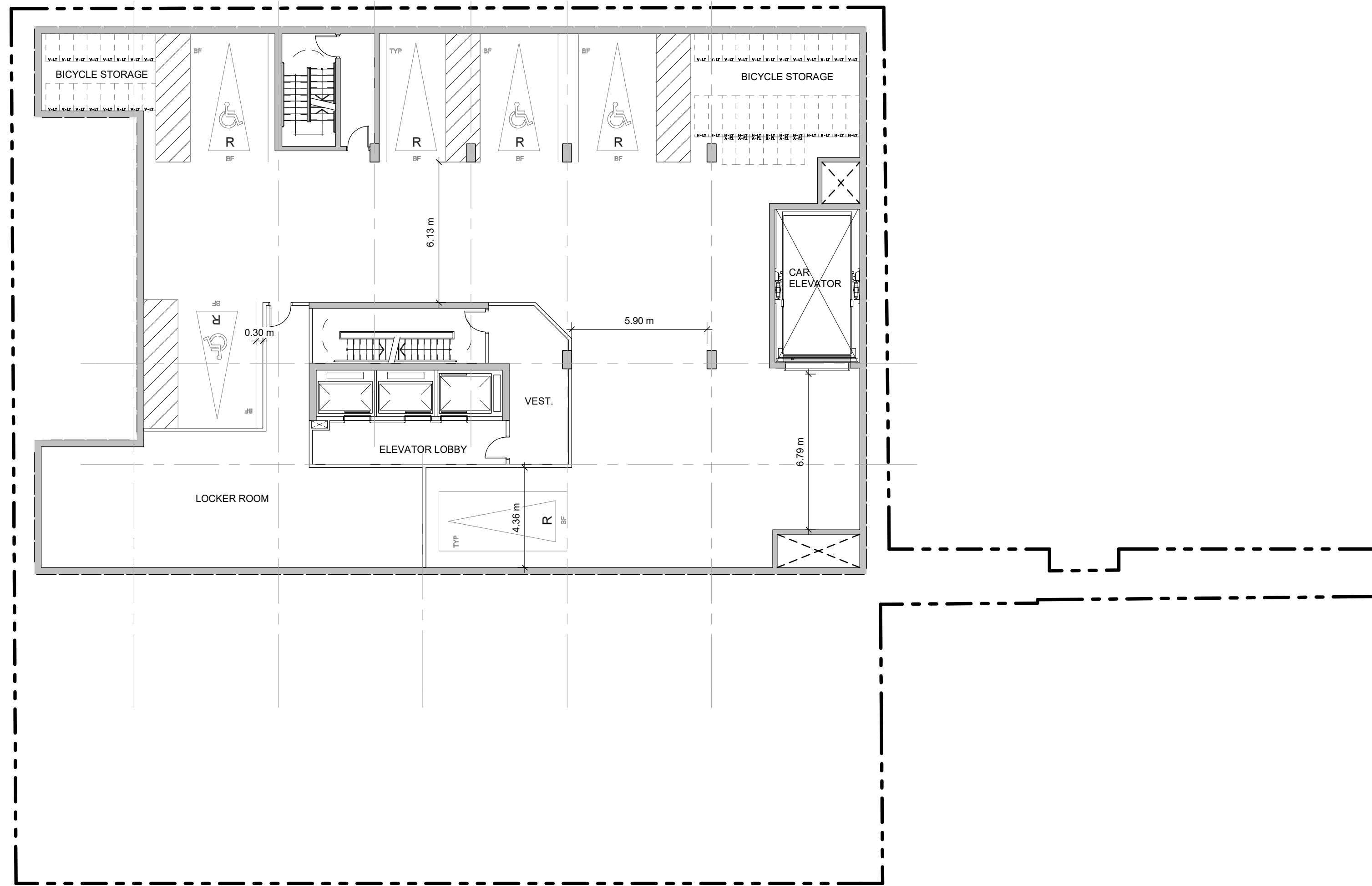
No.	DATE	DESCRIPTION
<b>REVISIONS</b>		
ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.		
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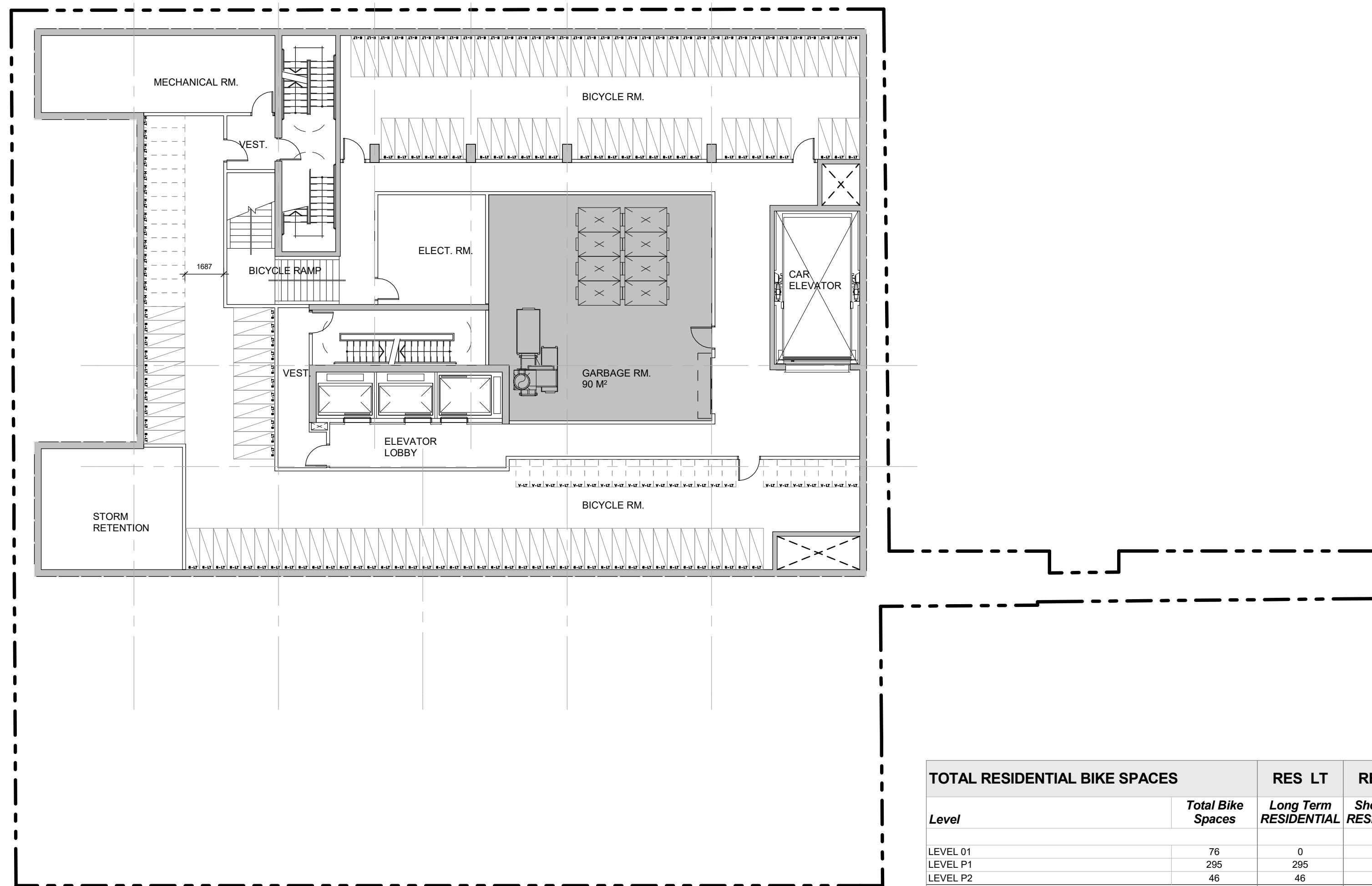
PROJECT  
**383-387 SHERBOURNE ST.**  
 383-387 Sherbourne St.  
 Toronto, ON Canada

SHEET TITLE  
**SITE PLAN**

DRAWN BY:	CHKD BY:	DATE:	SCALE:
Author	Checker	APR 2023	1:150
PROJECT NO:	DWG NO.		
117733	A100		



2 PARKING LEVEL P2  
A101 Scale: 1 : 150



1 PARKING LEVEL P1  
A101 Scale: 1 : 150

TOTAL RESIDENTIAL BIKE SPACES		RES LT	RES ST
Level	Total Bike Spaces	Long Term RESIDENTIAL	Short Term RESIDENTIAL
LEVEL 01	76	0	76
LEVEL P1	295	295	0
LEVEL P2	46	46	0
<b>TOTAL BIKE SPACES</b>	<b>417</b>	<b>341</b>	<b>76</b>

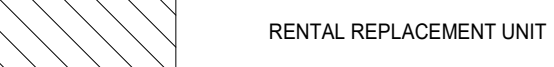
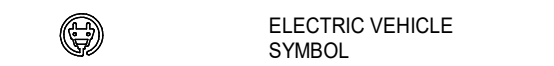
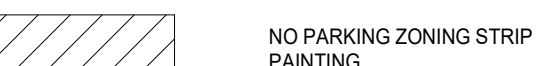
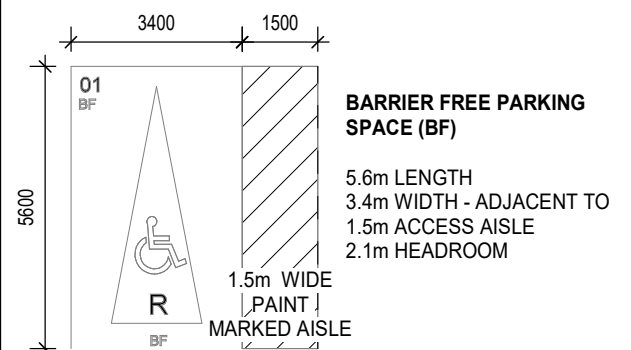
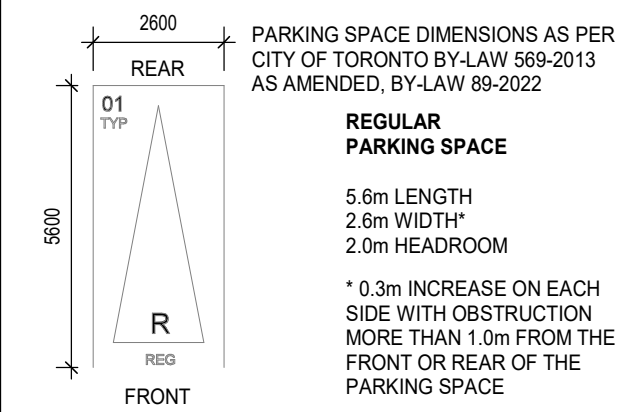
TOTAL NO. OF PARKING STALLS			RES	VIS
Level	TOTAL No. of Stalls	No. of RESIDENTIAL Stalls	No. of VISITOR Stalls	
LEVEL 01	2	0	2	
LEVEL P1	0	0	0	
LEVEL P2	6	6	0	
<b>TOTAL PARKING SPACES</b>	<b>8</b>	<b>6</b>	<b>2</b>	

CLIENT

NJS SHERBOURNE INC.

No.	DATE	DESCRIPTION
1	2021-05-28	ISSUED FOR ZBA SUBMISSION
2	2023-05-12	ISSUED FOR ZBA 2ND SUBMISSION

LEGEND



**BICYCLE STALLS**

SINGLE HORIZONTAL	BICYCLE TAG ABBREVIATIONS
1.8m LENGTH 0.6m WIDTH 1.9m MIN HEADROOM	H - HORIZONTAL V - VERTICAL S - STACKED
SINGLE VERTICAL	
1.2m LENGTH 0.6m WIDTH 1.9m MIN HEADROOM	ST - SHORT TERM LT - LONG TERM
STACKED	
1.8m LENGTH 0.6m WIDTH 1.2m MIN HEADROOM	

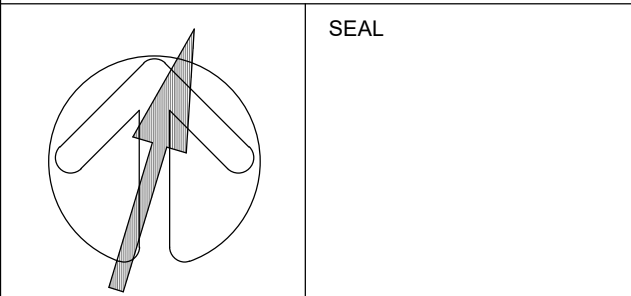
REVISIONS

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ARCADIS ARCHITECTS (CANADA) INC.  
7TH FLOOR - 65 ST. CLAIR AVE. W.  
TORONTO, ONTARIO M4V 2Y7  
tel (416) 596-1930 fax (416) 596-0644  
arcadis.com



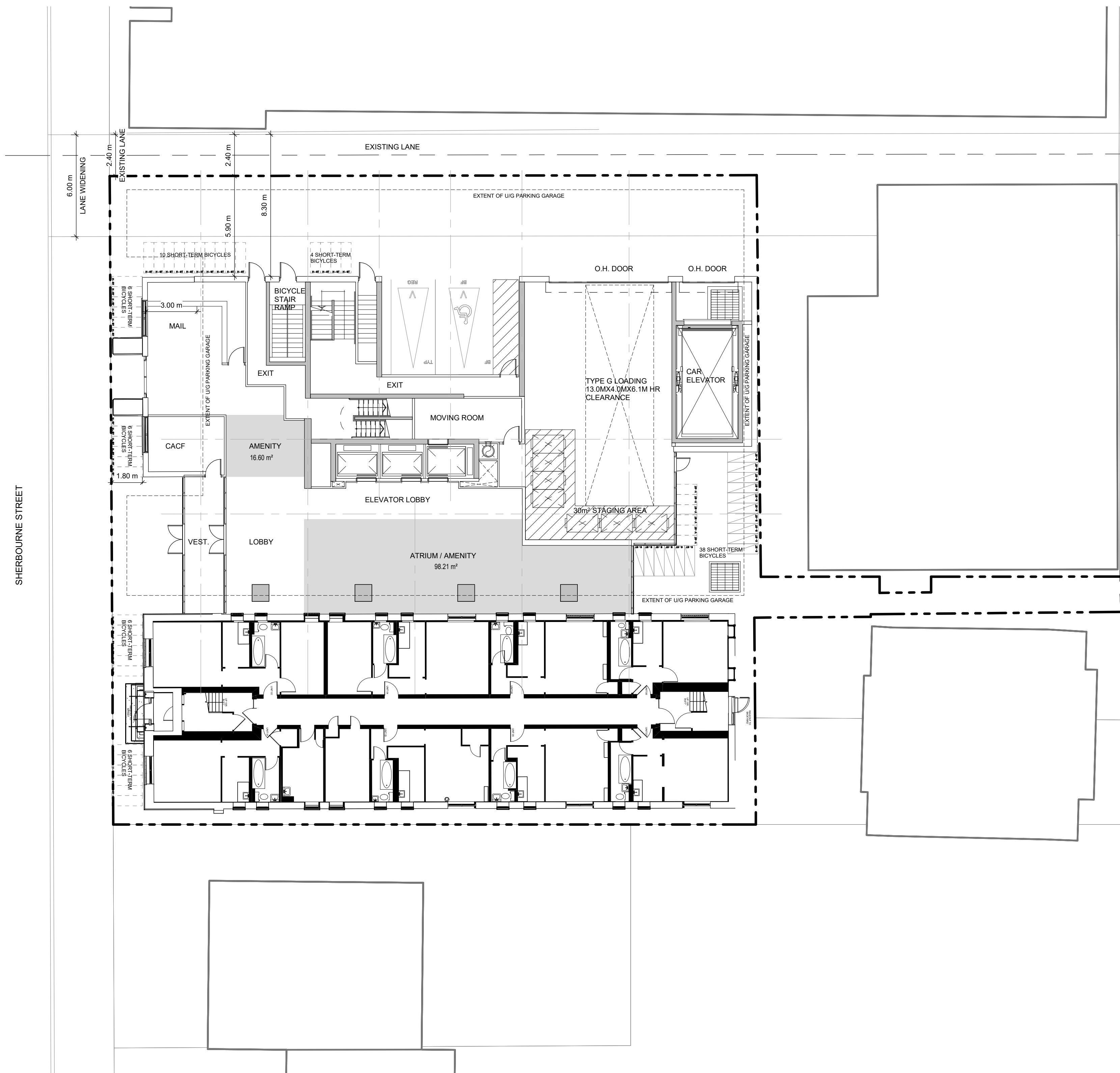
PROJECT  
**383-387 SHERBOURNE ST.**  
383-387 Sherbourne St.  
Toronto, ON Canada

SHEET TITLE  
**P1 TO P2 FLOOR PLANS**

DRAWN BY:	CHKD' BY:	DATE:	SCALE:
Author	Checker	APR 2023	1 : 150

PROJECT NO:	DWG NO.
117733	A101





1 GROUND FLOOR  
A102 Scale: 1 : 150

CLIENT

NJS SHERBOURNE INC.

No.	DATE	DESCRIPTION
1	2021-05-28	ISSUED FOR ZBA SUBMISSION
2	2023-05-12	ISSUED FOR ZBA 2ND SUBMISSION

LEGEND

PARKING SPACE DIMENSIONS AS PER CITY OF TORONTO BY-LAW 569-2013 AS AMENDED, BY-LAW 89-2022

**REGULAR PARKING SPACE**  
5.6m LENGTH  
2.6m WIDTH  
2.0m HEADROOM  
+ 0.3m INCREASE ON EACH SIDE WITH OBSTRUCTION MORE THAN 1.0m FROM THE FRONT OR REAR OF THE PARKING SPACE

**BARRIER FREE PARKING SPACE (BF)**  
5.6m LENGTH  
3.4m WIDTH - ADJACENT TO 1.5m ACCESS AISLE  
2.1m HEADROOM

NO PARKING ZONING STRIP PAINTING

CONVEX MIRROR

ELECTRIC VEHICLE SYMBOL

GREEN ROOF

RENTAL REPLACEMENT UNIT

**BICYCLE STALLS**

**SINGLE HORIZONTAL**  
1.8m LENGTH  
0.6m WIDTH  
1.9m MIN HEADROOM

**SINGLE VERTICAL**  
1.2m LENGTH  
0.6m WIDTH  
1.9m MIN HEADROOM

**STACKED**  
1.8m LENGTH  
0.6m WIDTH  
1.2m MIN HEADROOM

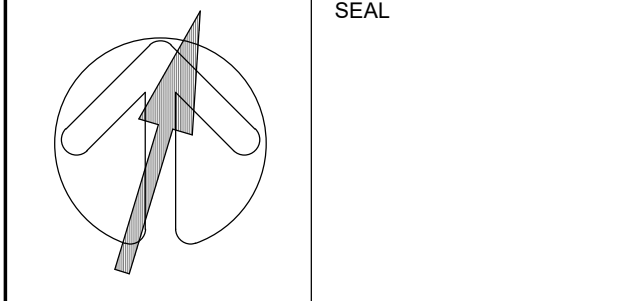
**BICYCLE TAG ABBREVIATIONS**  
H - HORIZONTAL  
V - VERTICAL  
S - STACKED  
ST - SHORT TERM  
LT - LONG TERM

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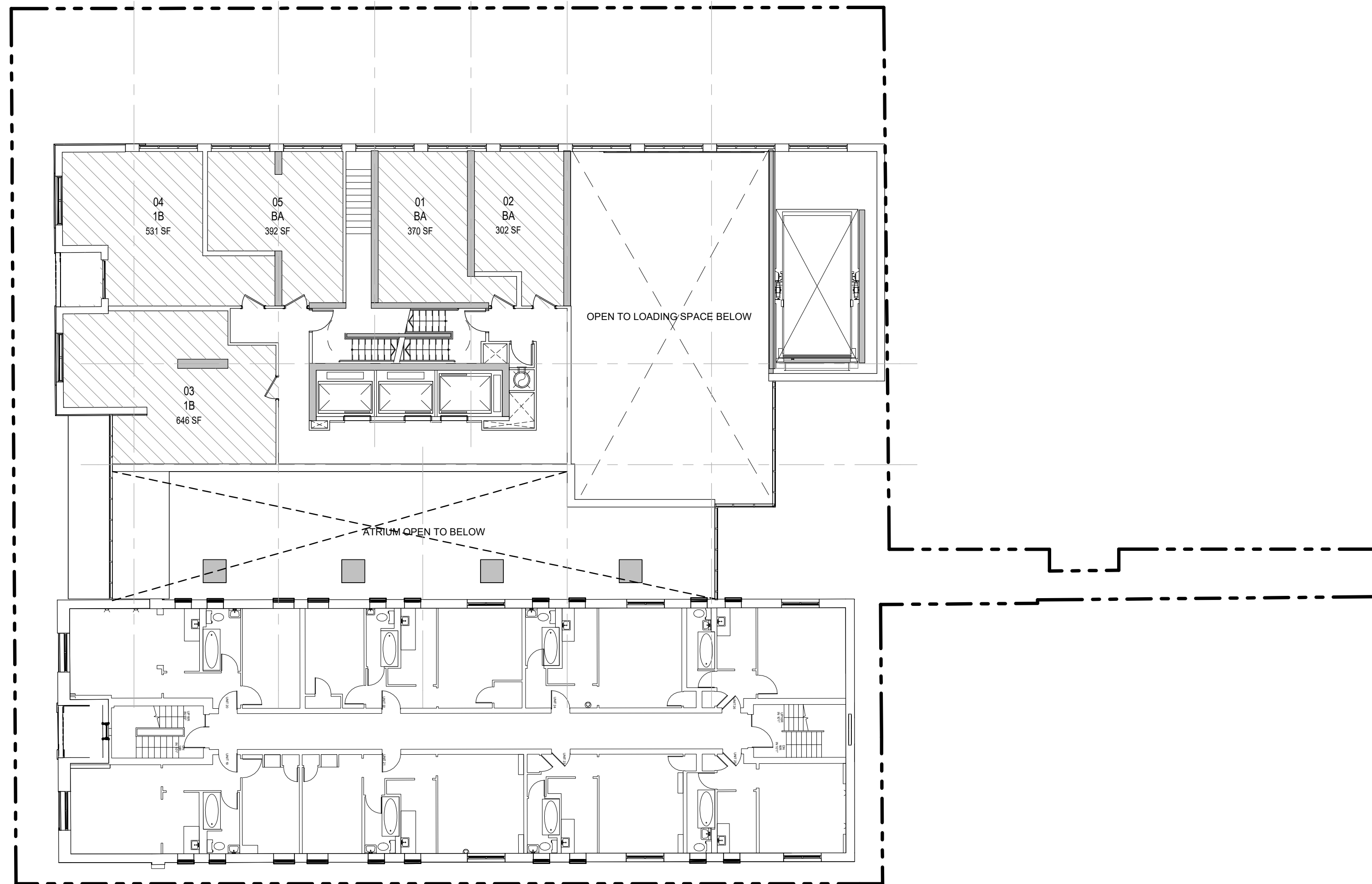


PROJECT  
**383-387 SHERBOURNE ST.**  
383-387 Sherbourne St.  
Toronto, ON Canada

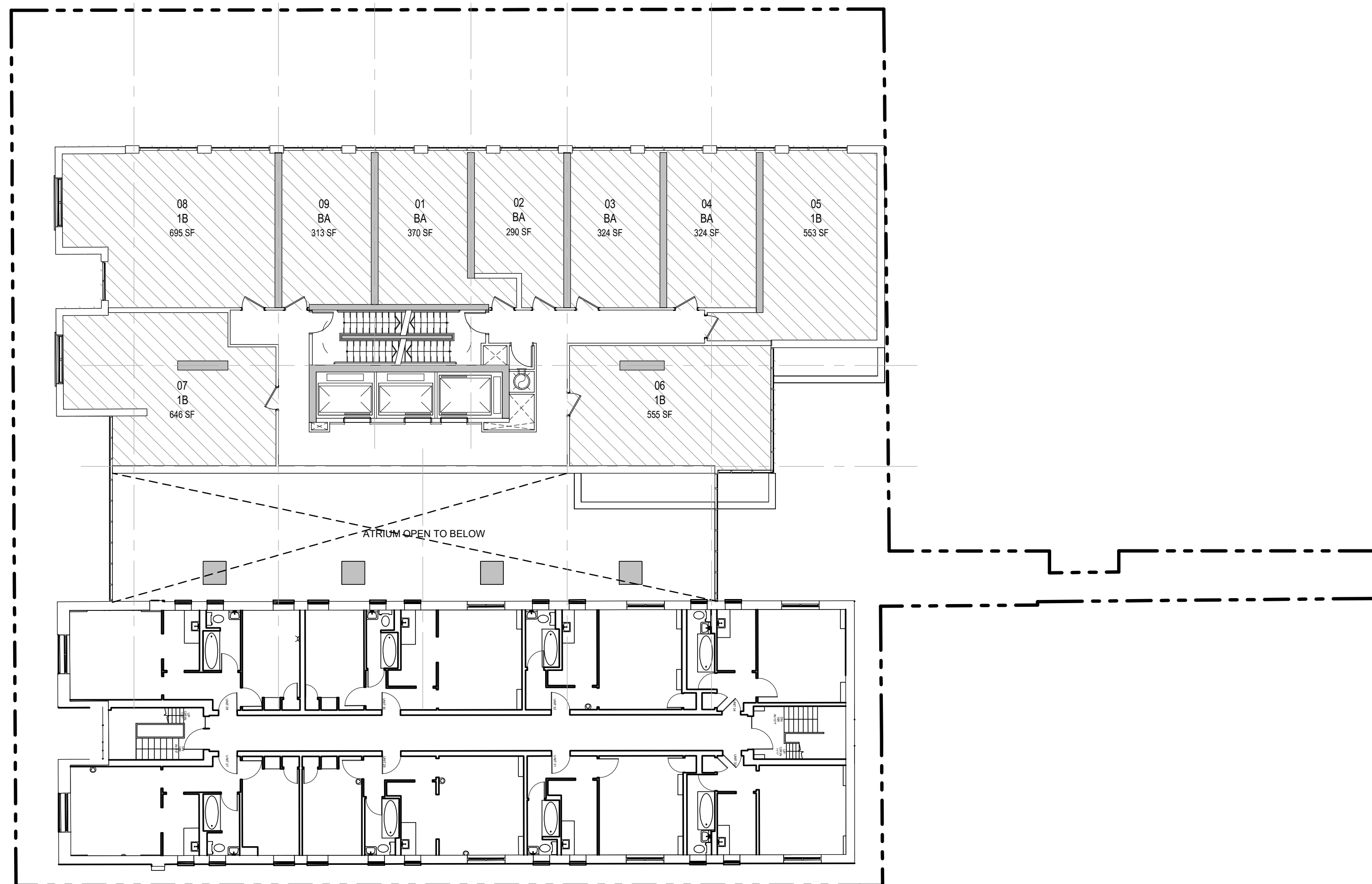
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**GROUND FLOOR PLAN**

DRAWN BY: Author	CHKD' BY: Checker	DATE: APR 2023	SCALE: 1 : 150
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PROJECT NO: 117733	DWG NO. A102
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1 LEVEL 02  
A104 Scale: 1 : 150



2 LEVEL 03  
A104 Scale: 1 : 150

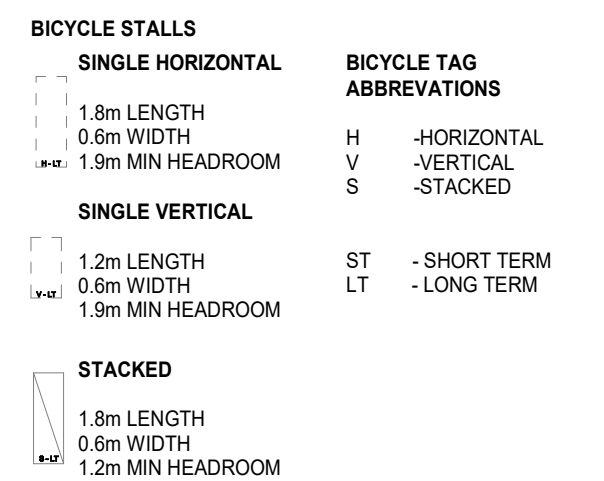
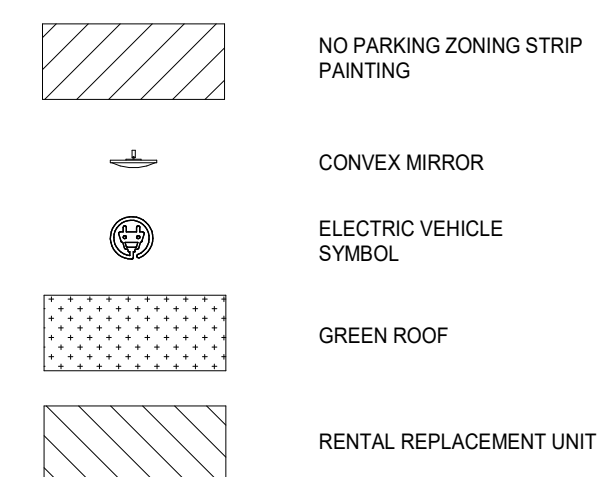
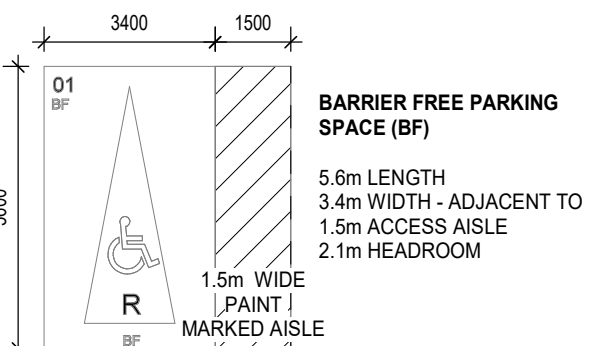
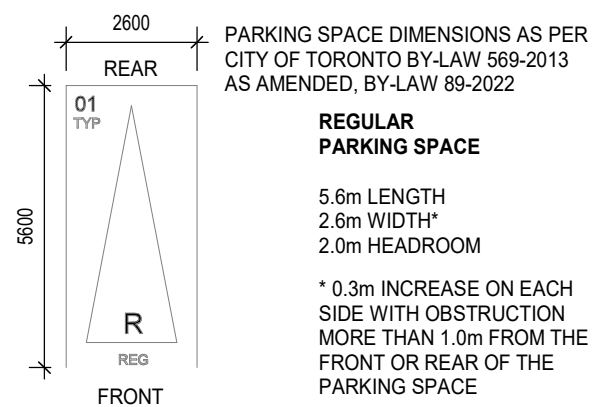
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NJS SHERBOURNE INC.

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2	2023-05-12	ISSUED FOR ZBA 2ND SUBMISSION

LEGEND



No. DATE DESCRIPTION

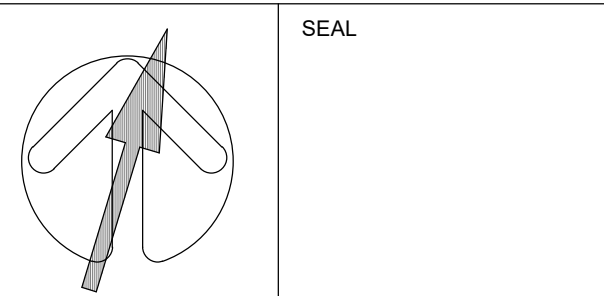
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Toronto, ON Canada

SHEET TITLE  
**2ND FLOOR & 3RD FLOOR PLANS**

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PROJECT NO: 117733	DWG NO. A104
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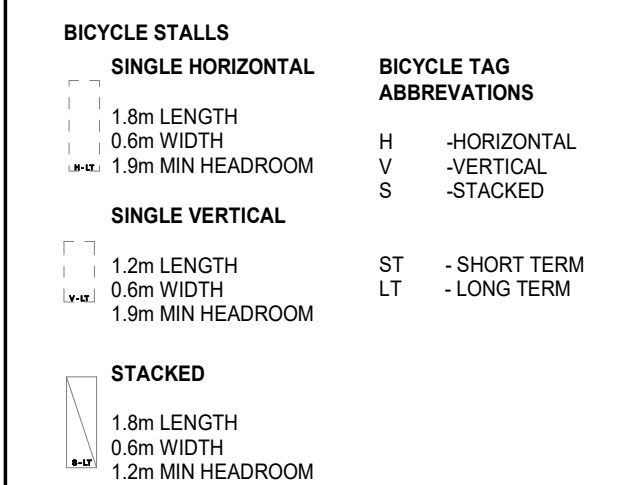
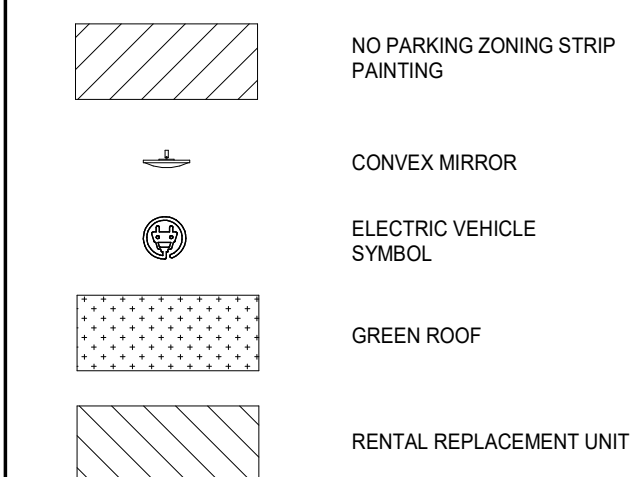
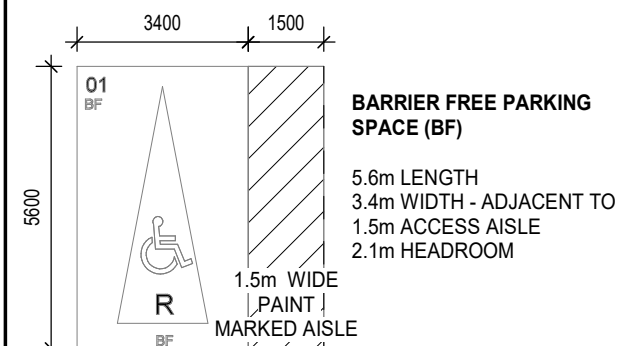
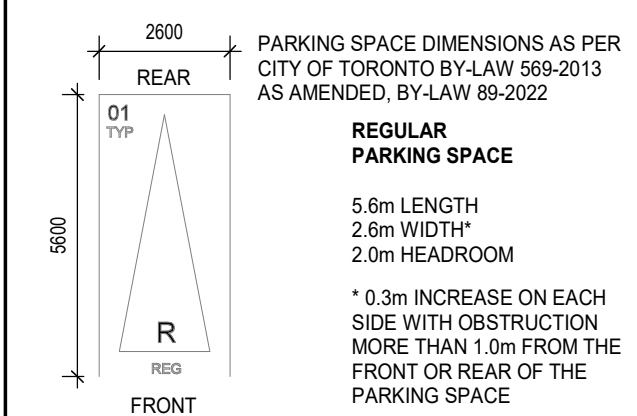
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ISSUED

No.	DATE	DESCRIPTION
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2	2023-05-12	ISSUED FOR ZBA 2ND SUBMISSION

LEGEND



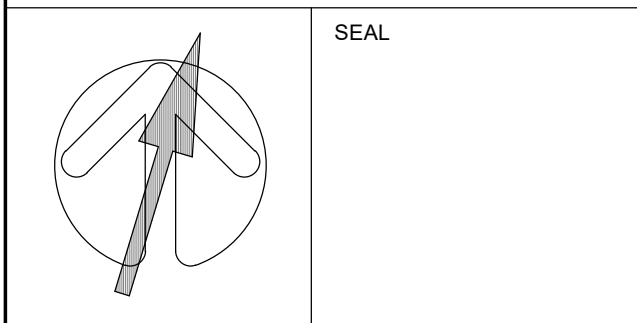
No. DATE DESCRIPTION

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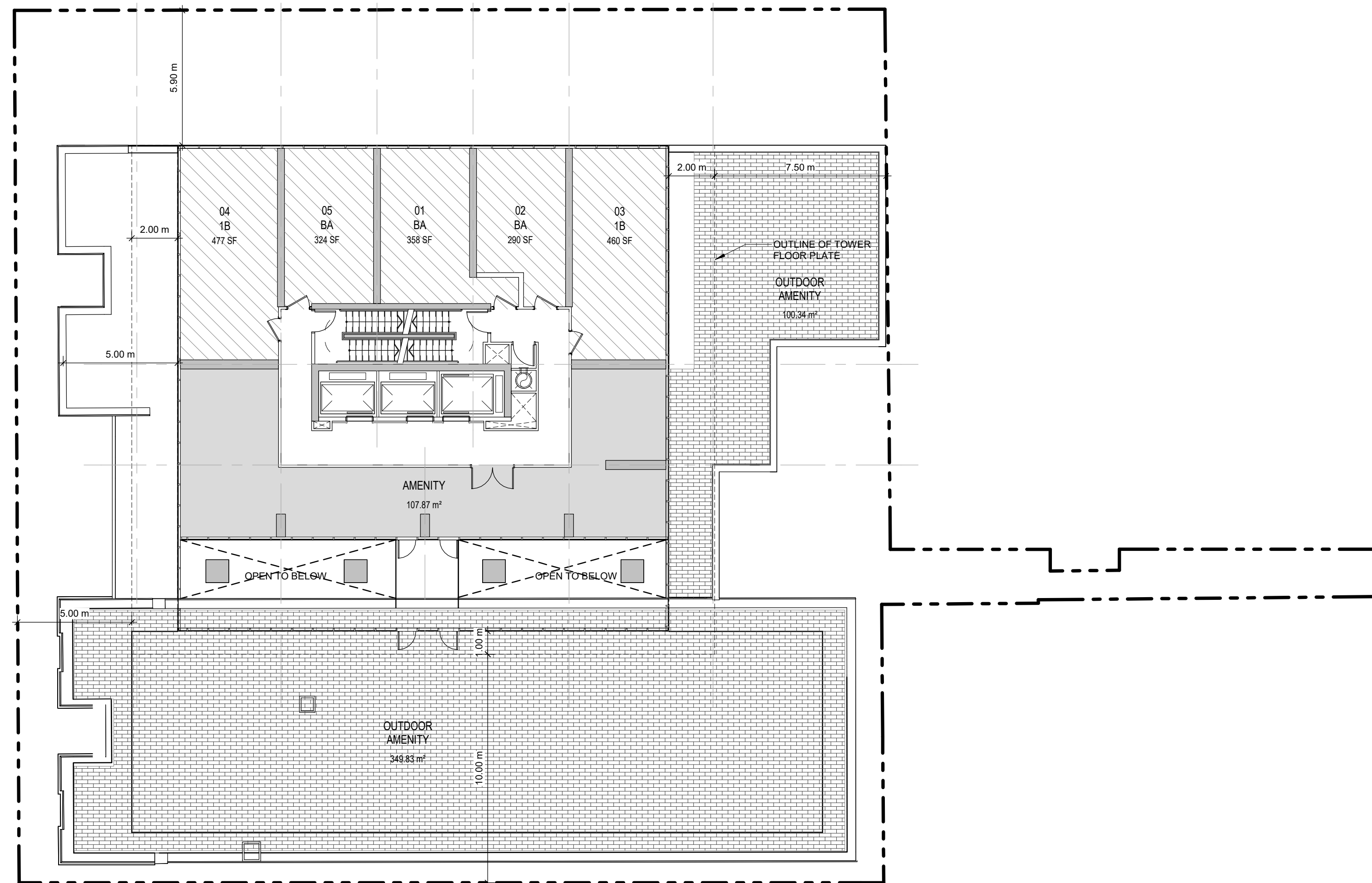


PROJECT  
**383-387 SHERBOURNE ST.**  
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 Toronto, ON Canada

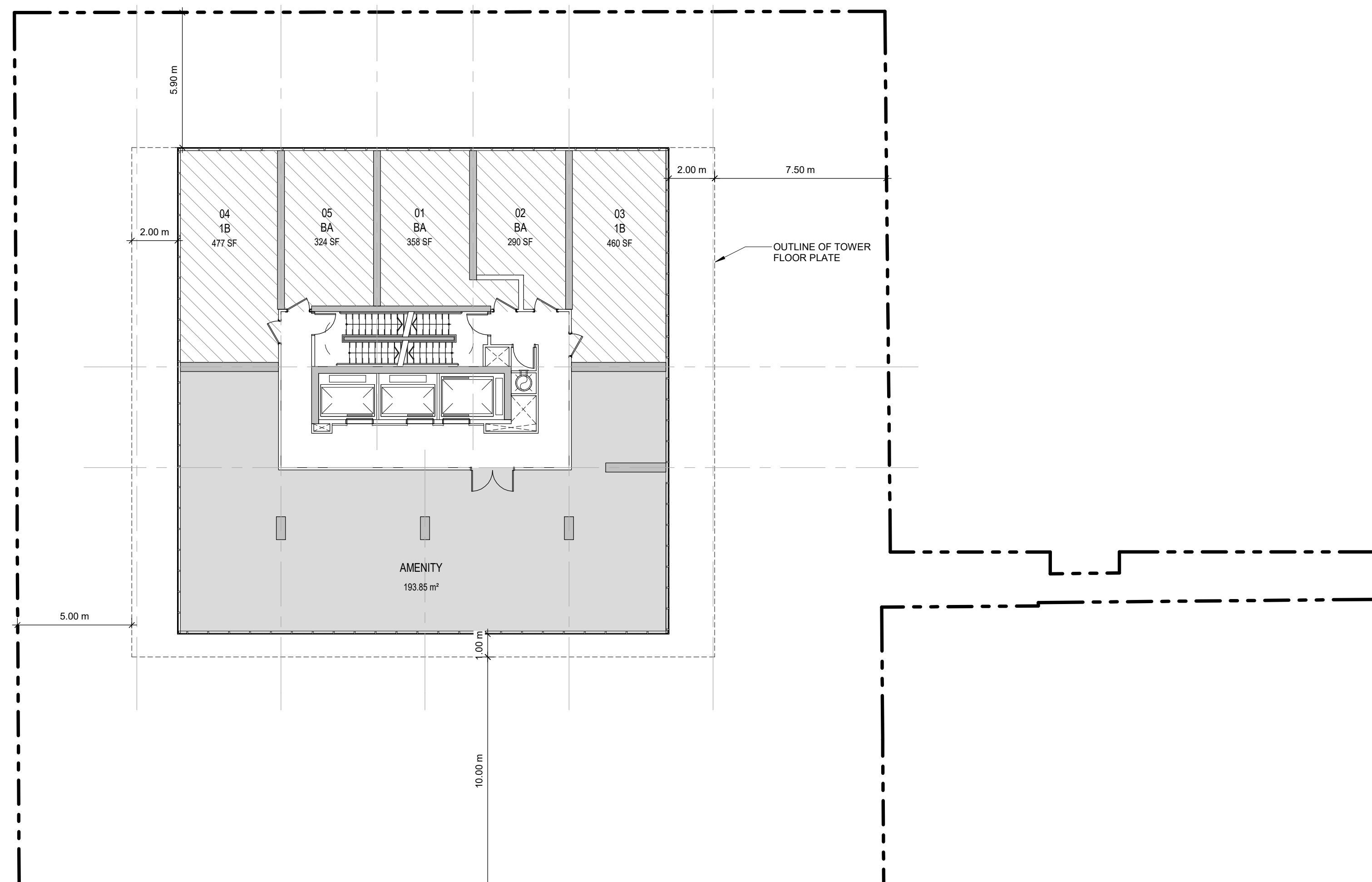
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DRAWN BY: Author	CHKD' BY: Checker	DATE: APR 2023	SCALE: 1 : 150
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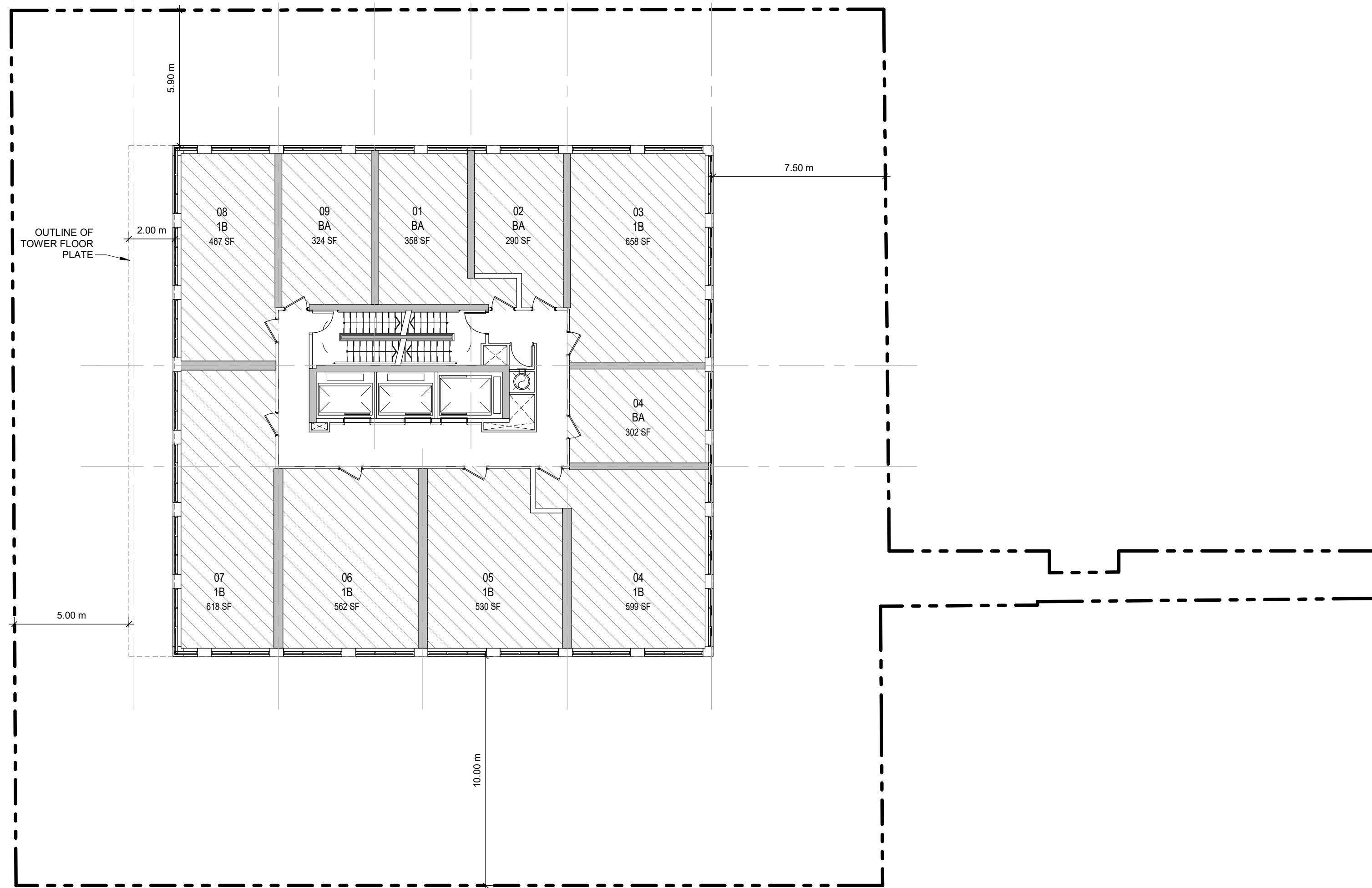
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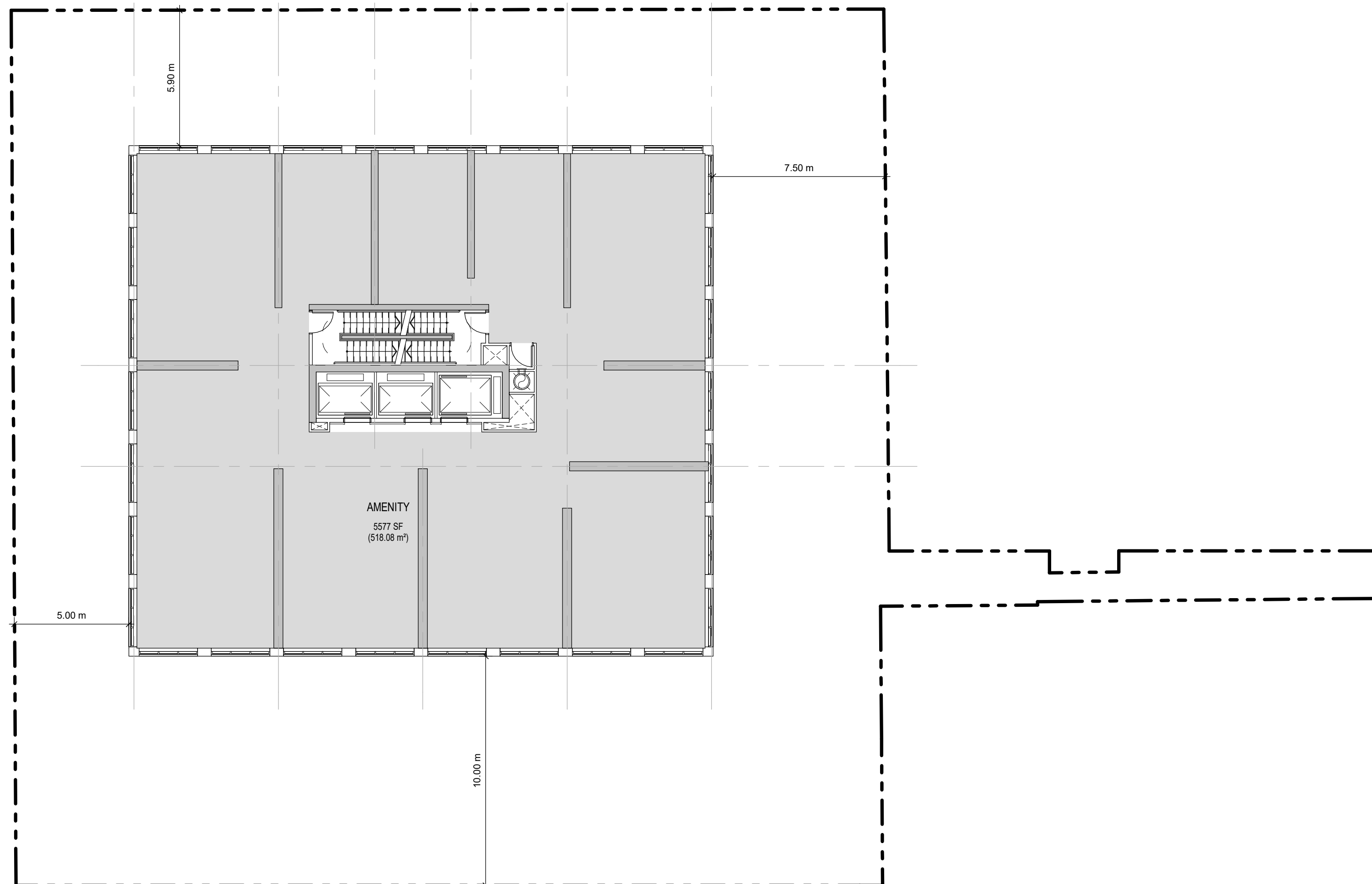
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2 LEVEL 05  
 A105 Scale: 1 : 150



1 LEVEL 06 TO 07  
A106 Scale: 1 : 150



2 LEVEL 08  
A106 Scale: 1 : 150

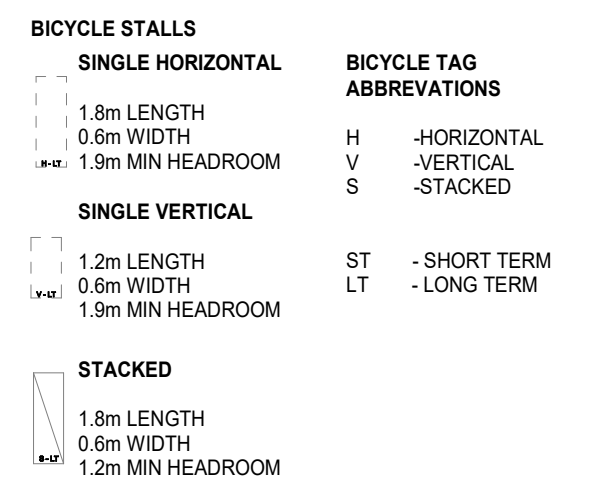
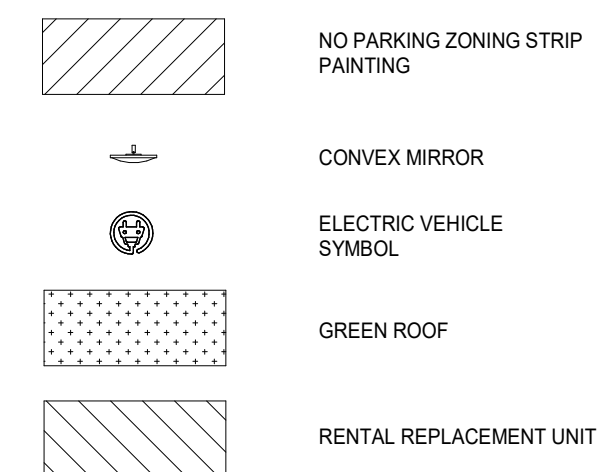
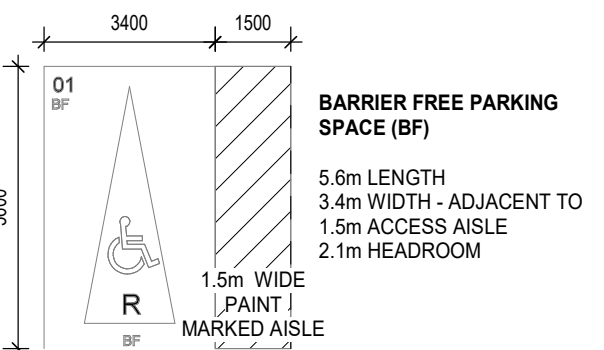
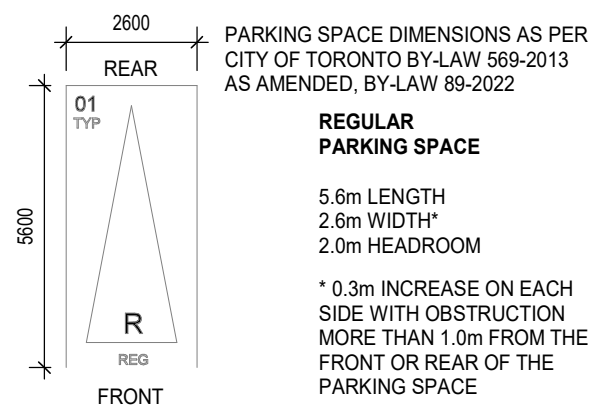
CLIENT

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ISSUED

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LEGEND



No. DATE DESCRIPTION

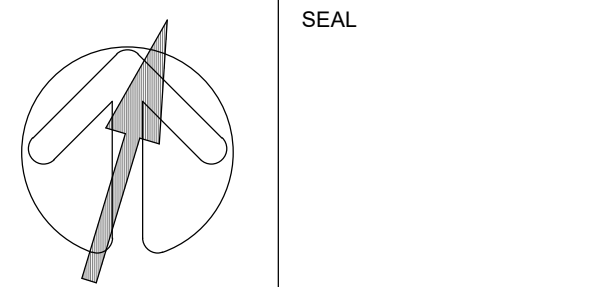
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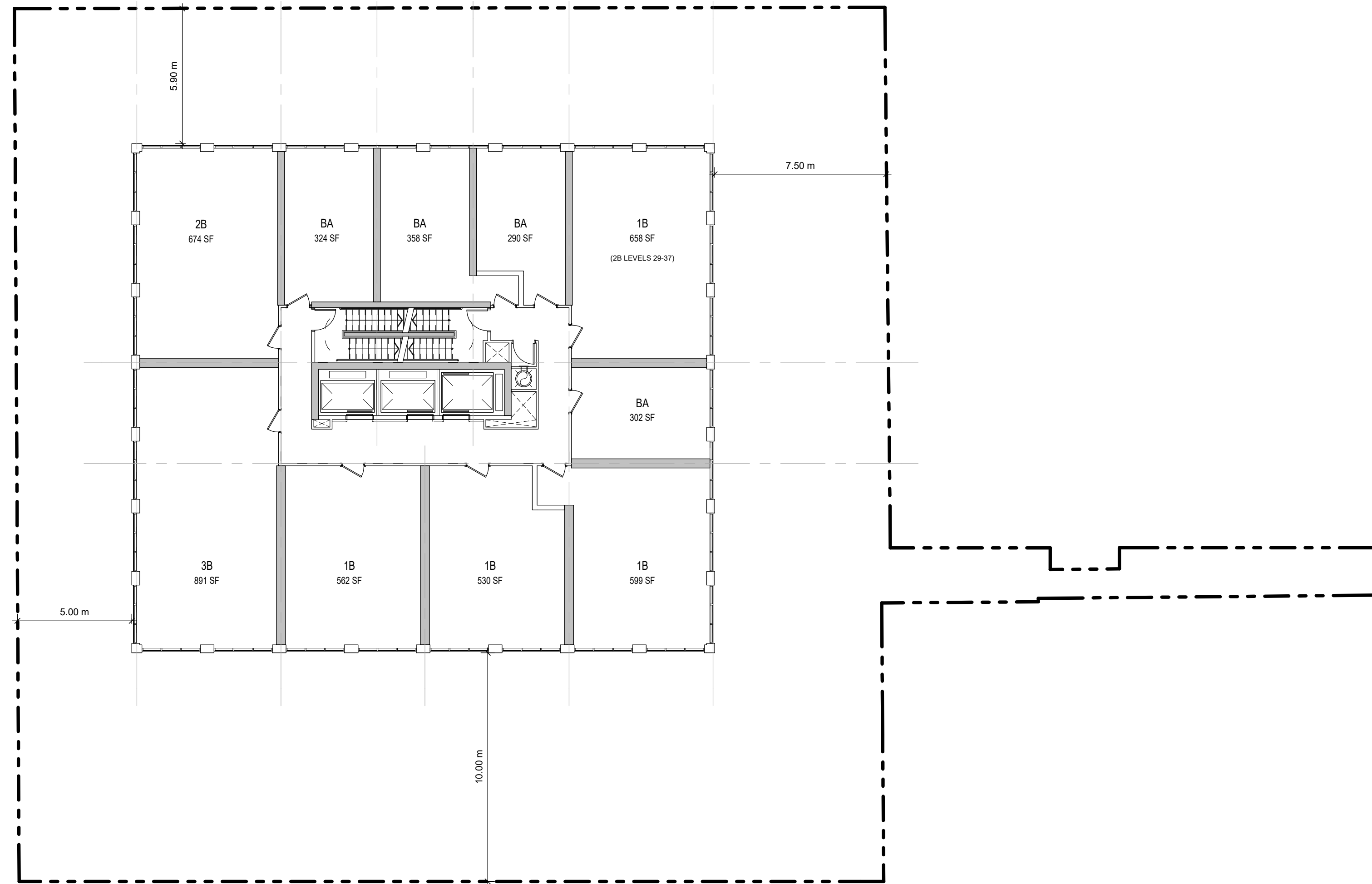
PROJECT  
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383-387 Sherbourne St.  
Toronto, ON Canada

SHEET TITLE  
**6TH-7TH FLOOR & 8TH FLOOR**

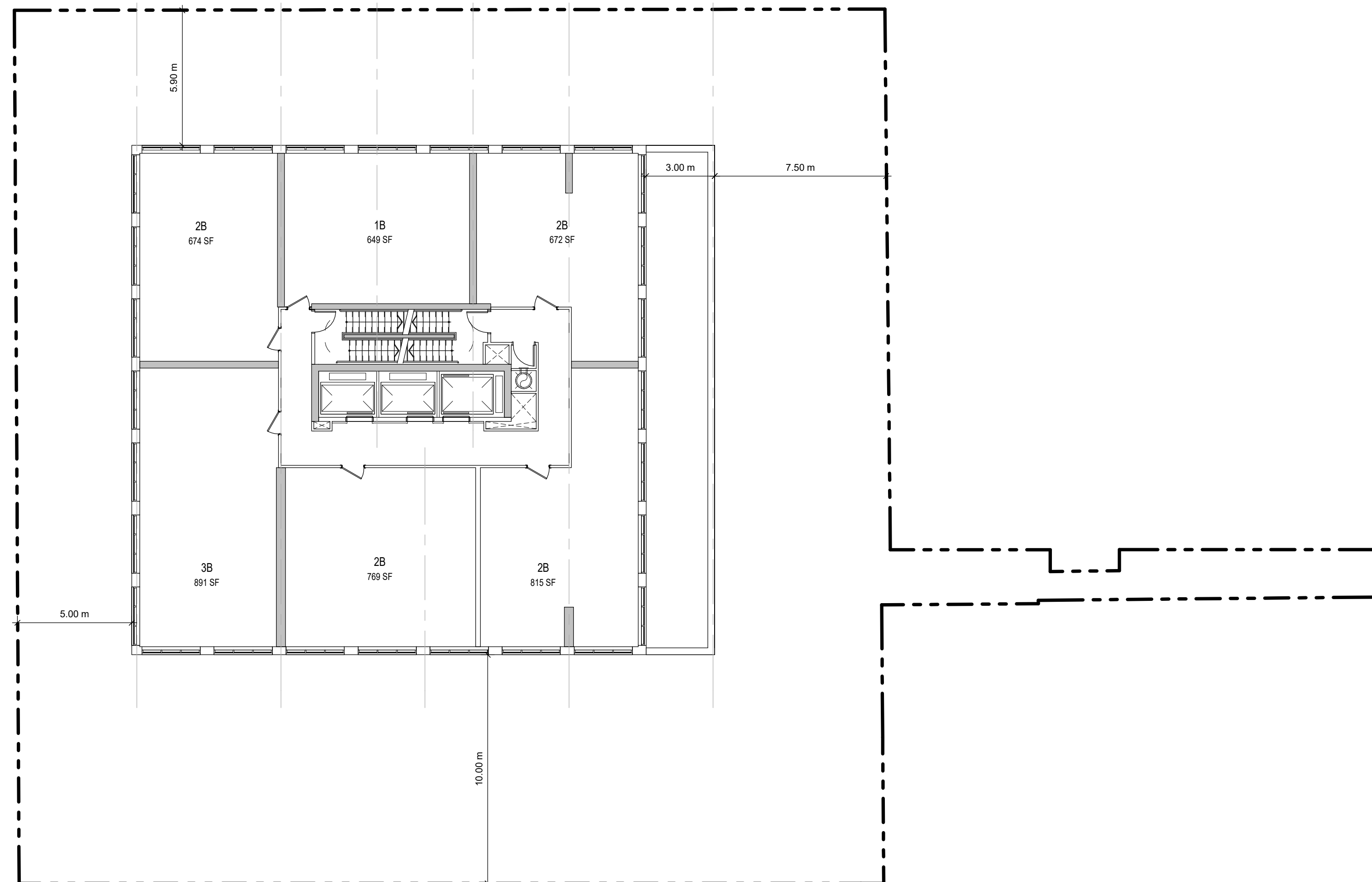
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Author Checker APR 2023 1 : 150

PROJECT NO: DWG NO.  
117733 A106





1 LEVEL 09 TO 37  
A107 Scale: 1 : 150



2 LEVEL 38 TO 39  
A107 Scale: 1 : 150

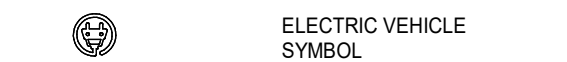
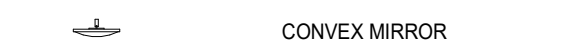
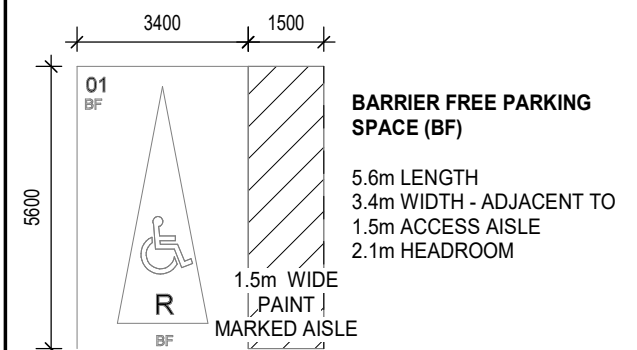
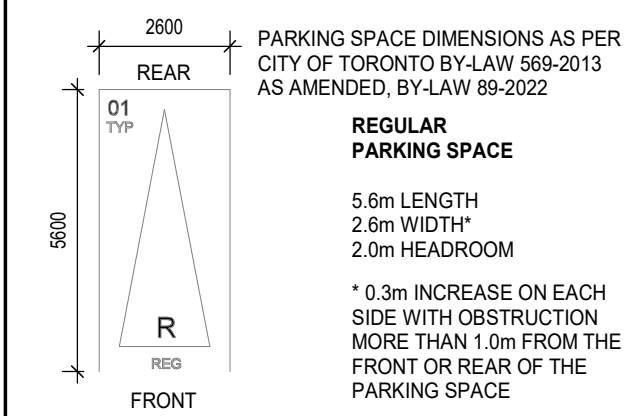
CLIENT

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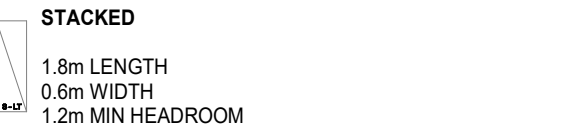
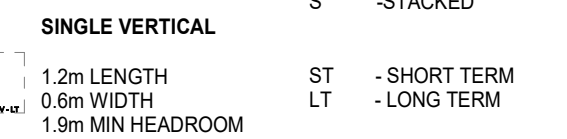
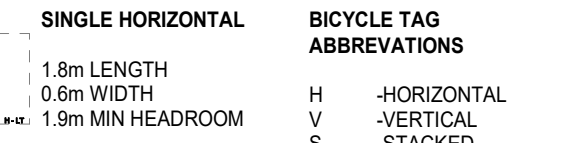
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No.	DATE	DESCRIPTION
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2	2023-05-12	ISSUED FOR ZBA 2ND SUBMISSION

LEGEND



BICYCLE STALLS



No. DATE DESCRIPTION

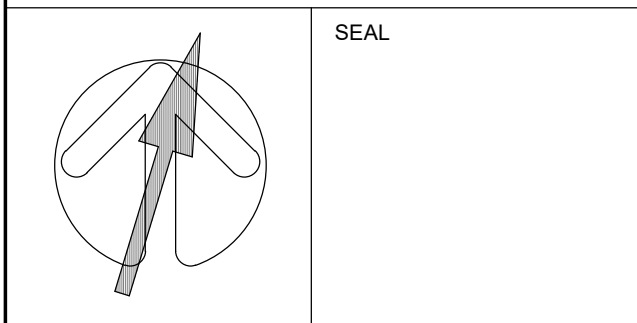
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SHEET TITLE  
**TOWER FLOOR PLANS**

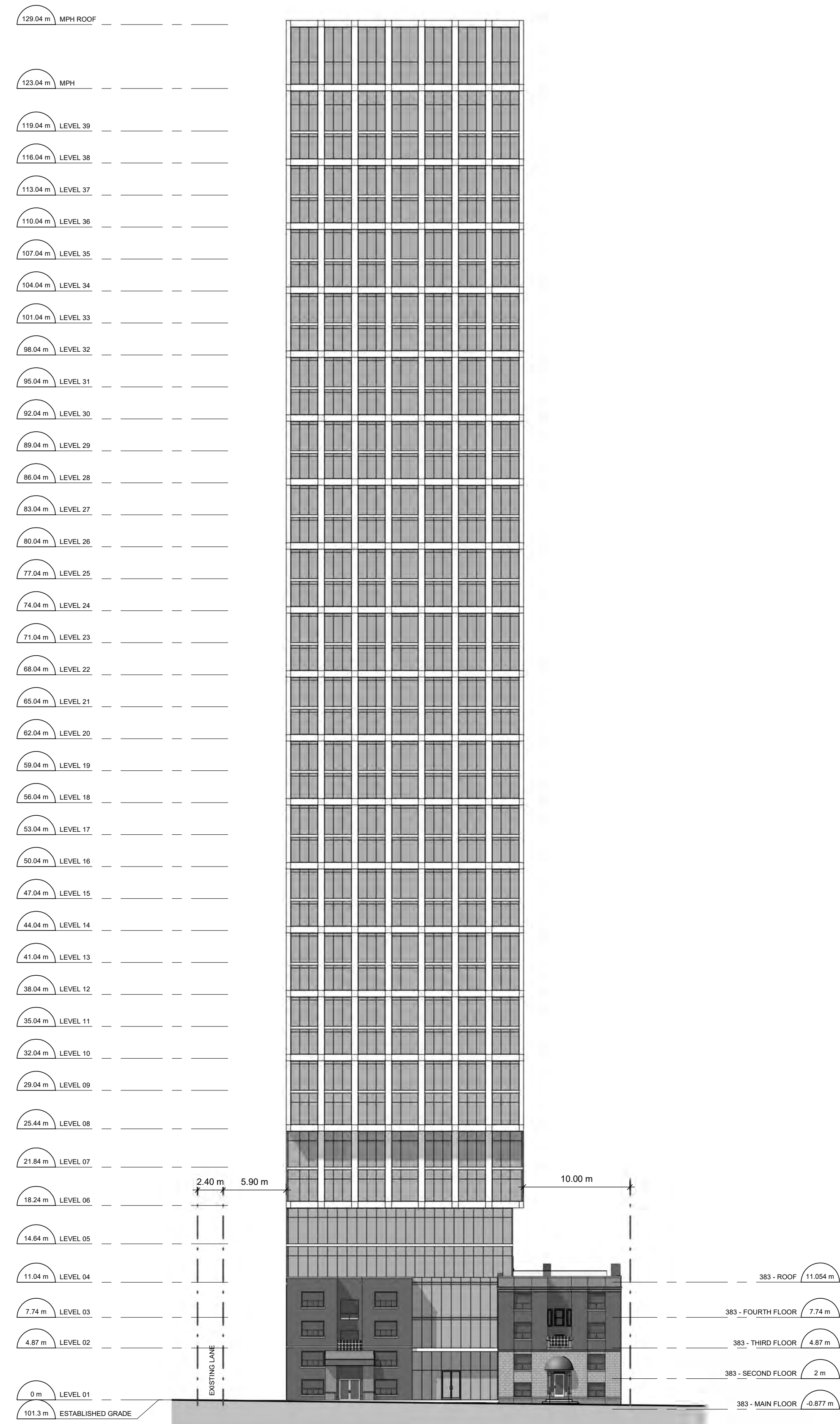
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117733	A107

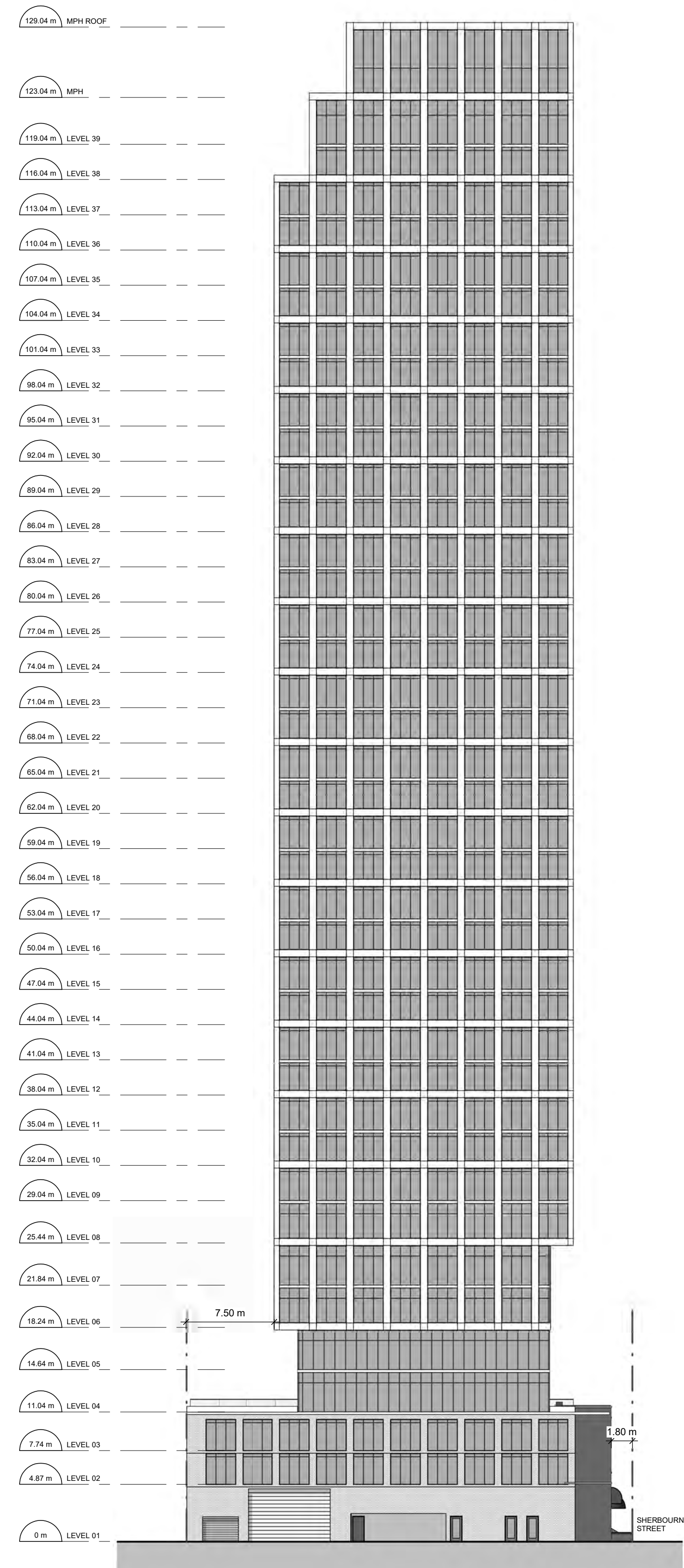
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ISSUED No.	DATE	DESCRIPTION
1	2021-06-28	ISSUED FOR ZBA SUBMISSION
2	2023-05-12	ISSUED FOR ZBA 2ND SUBMISSION



1 West  
A201 Scale: 1 : 300



3 North  
A201 Scale: 1 : 300

No. DATE DESCRIPTION

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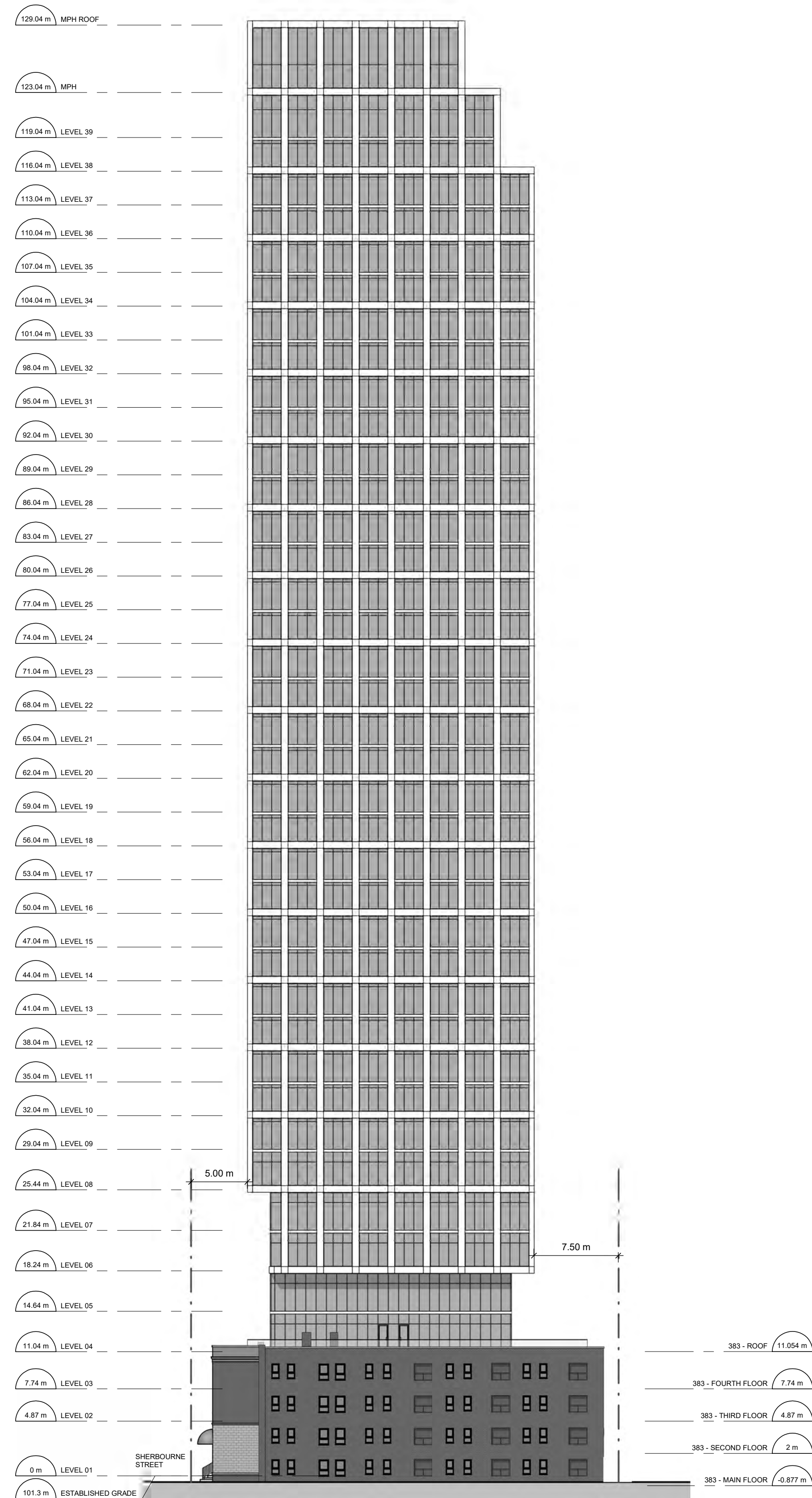
PROJECT  
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 383-387 Sherbourne St.  
 Toronto, ON Canada

SHEET TITLE  
**WEST & NORTH ELEVATIONS**

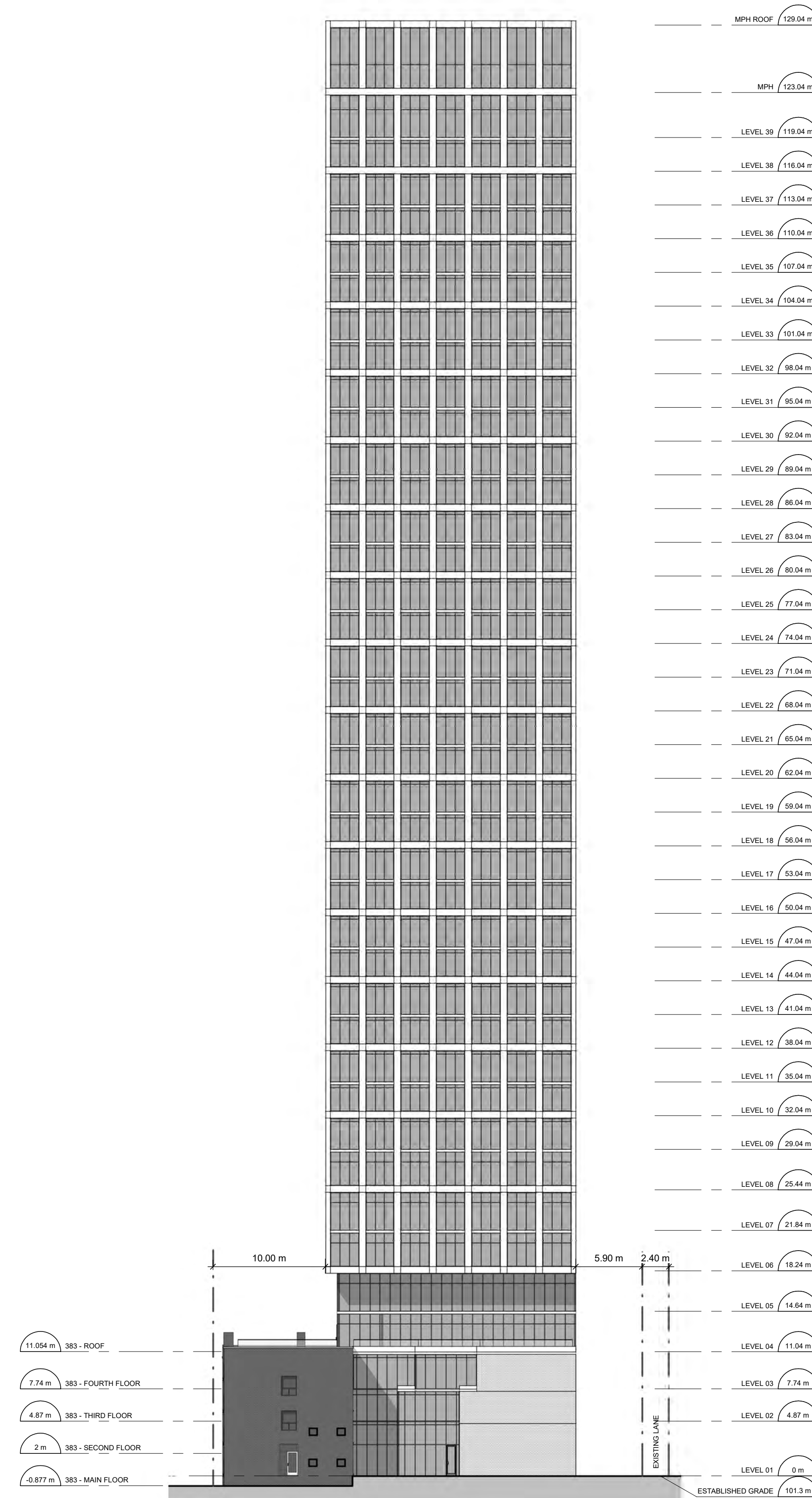
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PROJECT NO: 117733	DWG NO. A201
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2 South  
A202 Scale: 1 : 300



1 East  
A202 Scale: 1 : 300

CLIENT

NJS SHERBOURNE INC.

ISSUED

No.	DATE	DESCRIPTION
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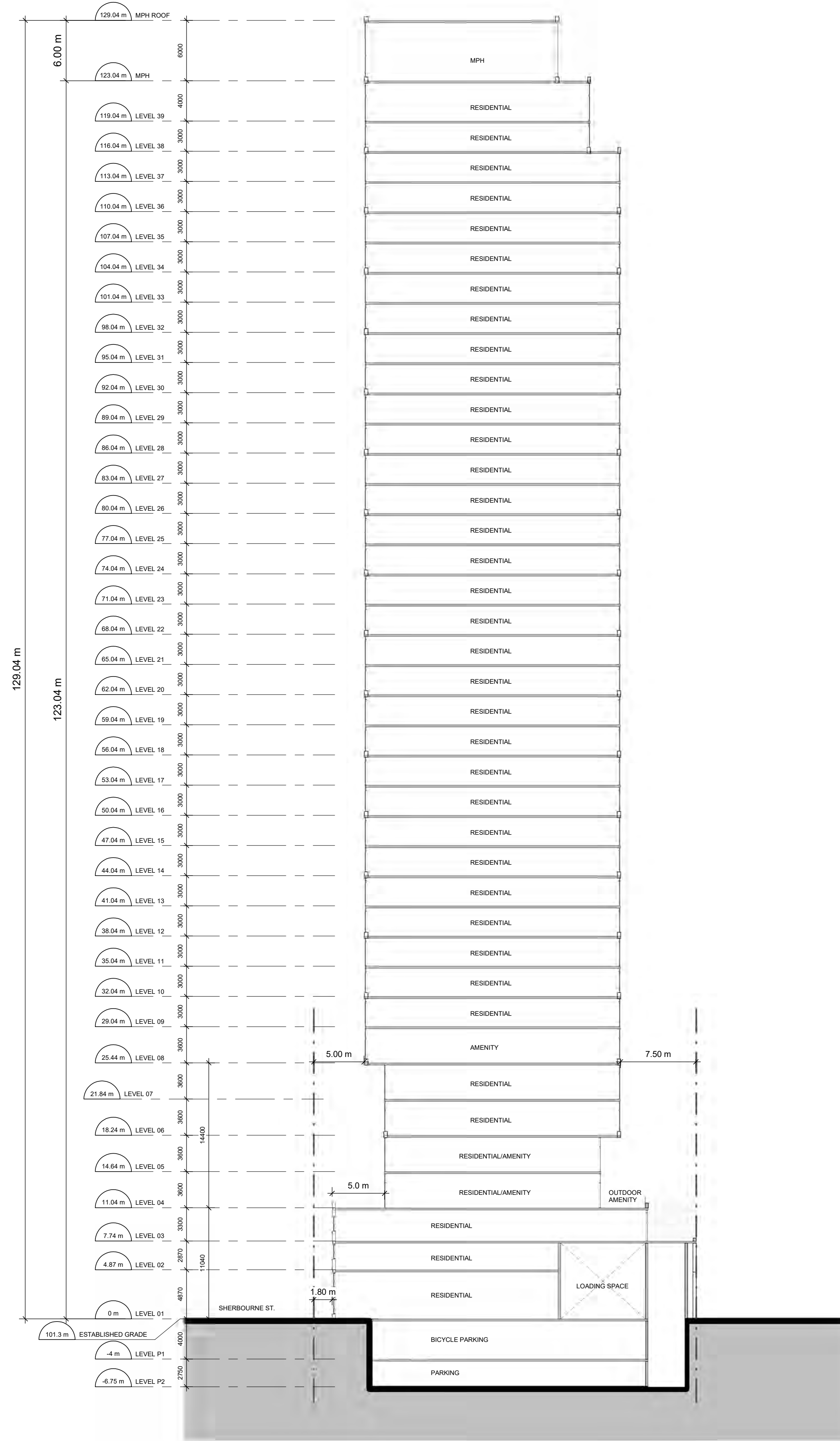
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PROJECT  
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 383-387 Sherbourne St.  
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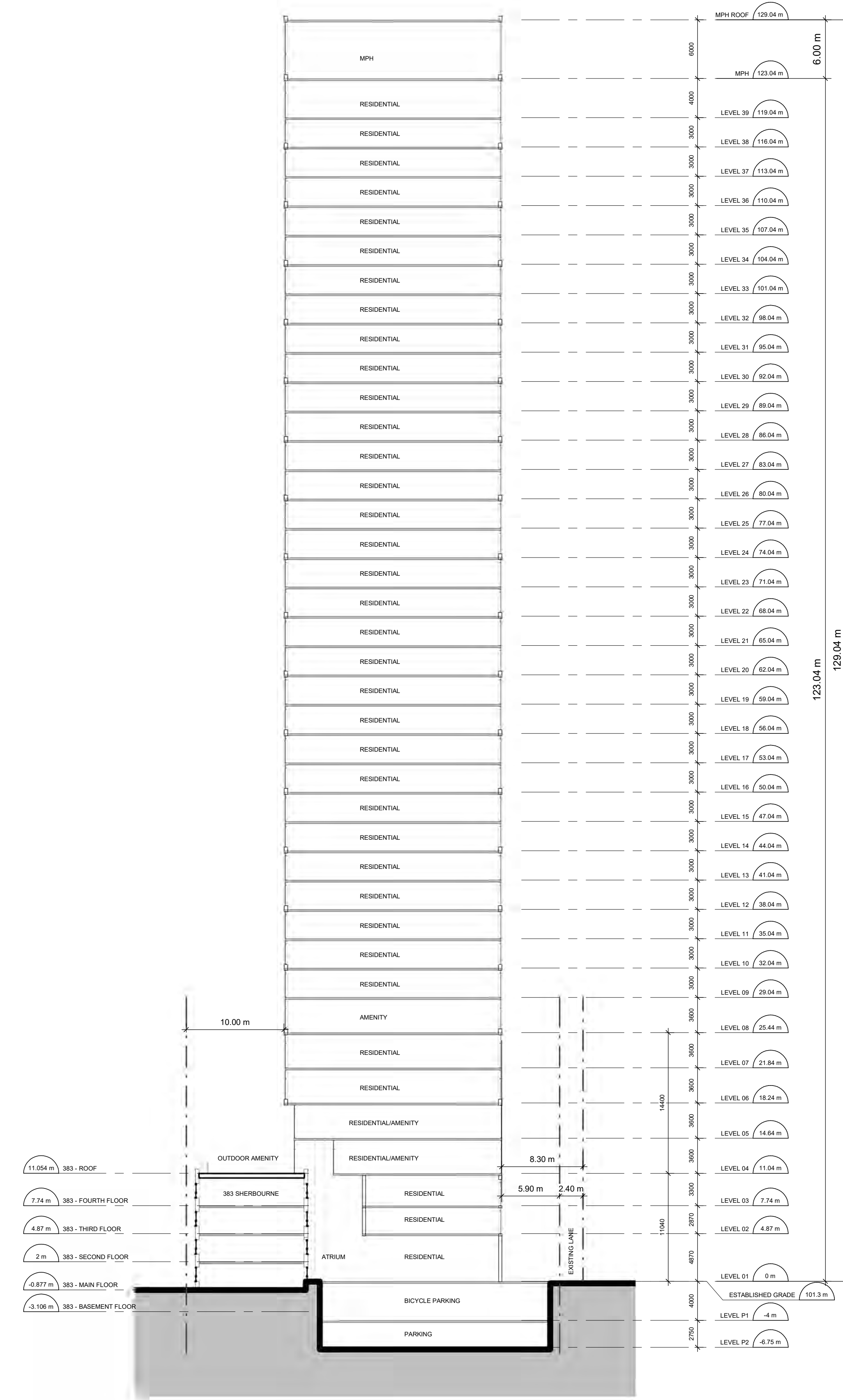
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**SOUTH & EAST ELEVATIONS**

DRAWN BY: Author	CHKD' BY: Checker	DATE: APR 2023	SCALE: 1 : 300
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PROJECT NO: 117733	DWG NO. A202
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1 EAST-WEST BUILDING SECTION  
A301 Scale: 1 : 300



2 NORTH-SOUTH BUILDING SECTION  
A301 Scale: 1 : 300

No.	DATE	DESCRIPTION
1	2021-06-28	ISSUED FOR ZBA SUBMISSION
2	2023-05-12	ISSUED FOR ZBA 2ND SUBMISSION

No.	DATE	DESCRIPTION
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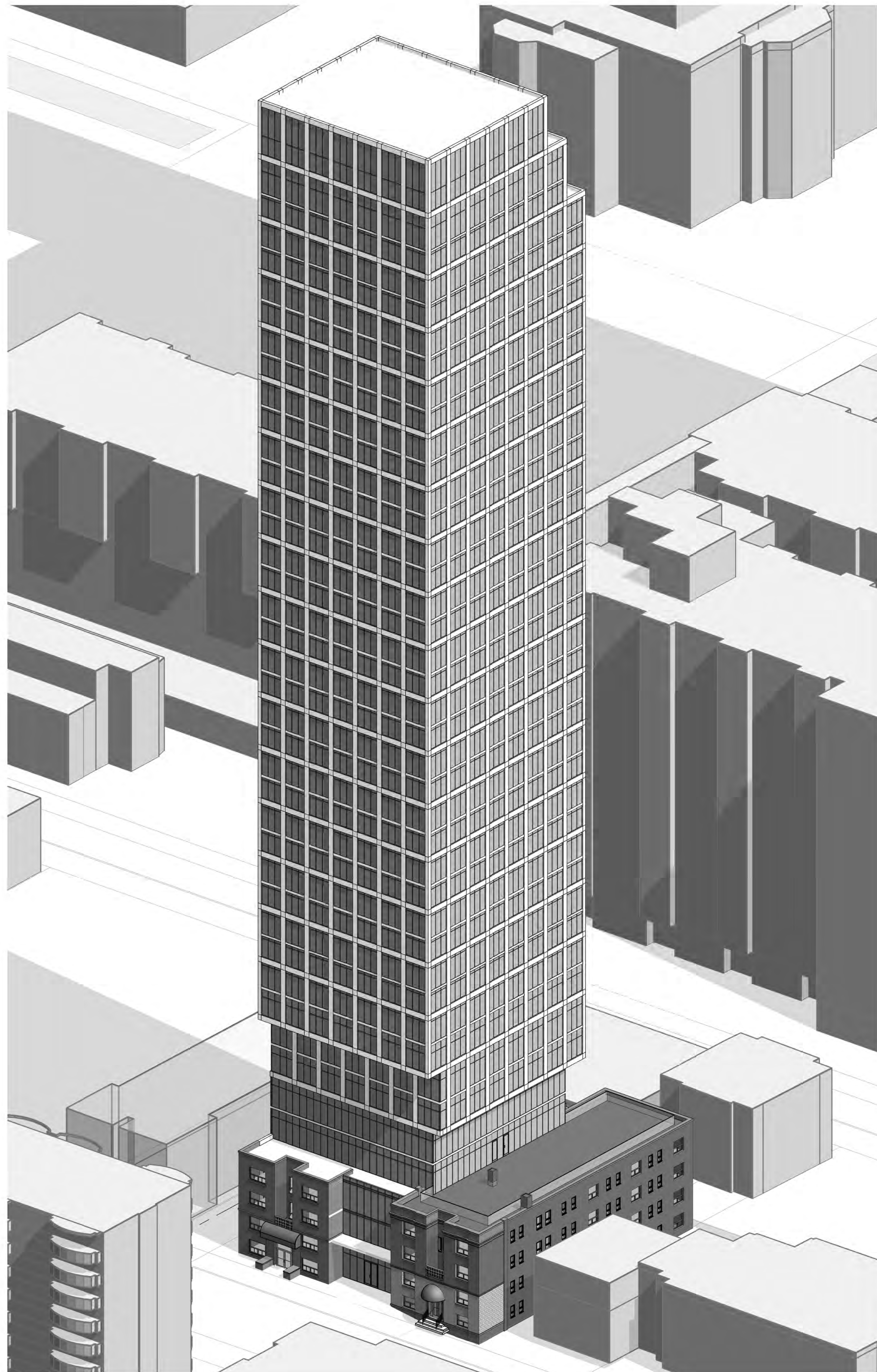
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**383-387 SHERBOURNE ST.**  
383-387 Sherbourne St.  
Toronto, ON Canada

SHEET TITLE  
**BUILDING SECTIONS**

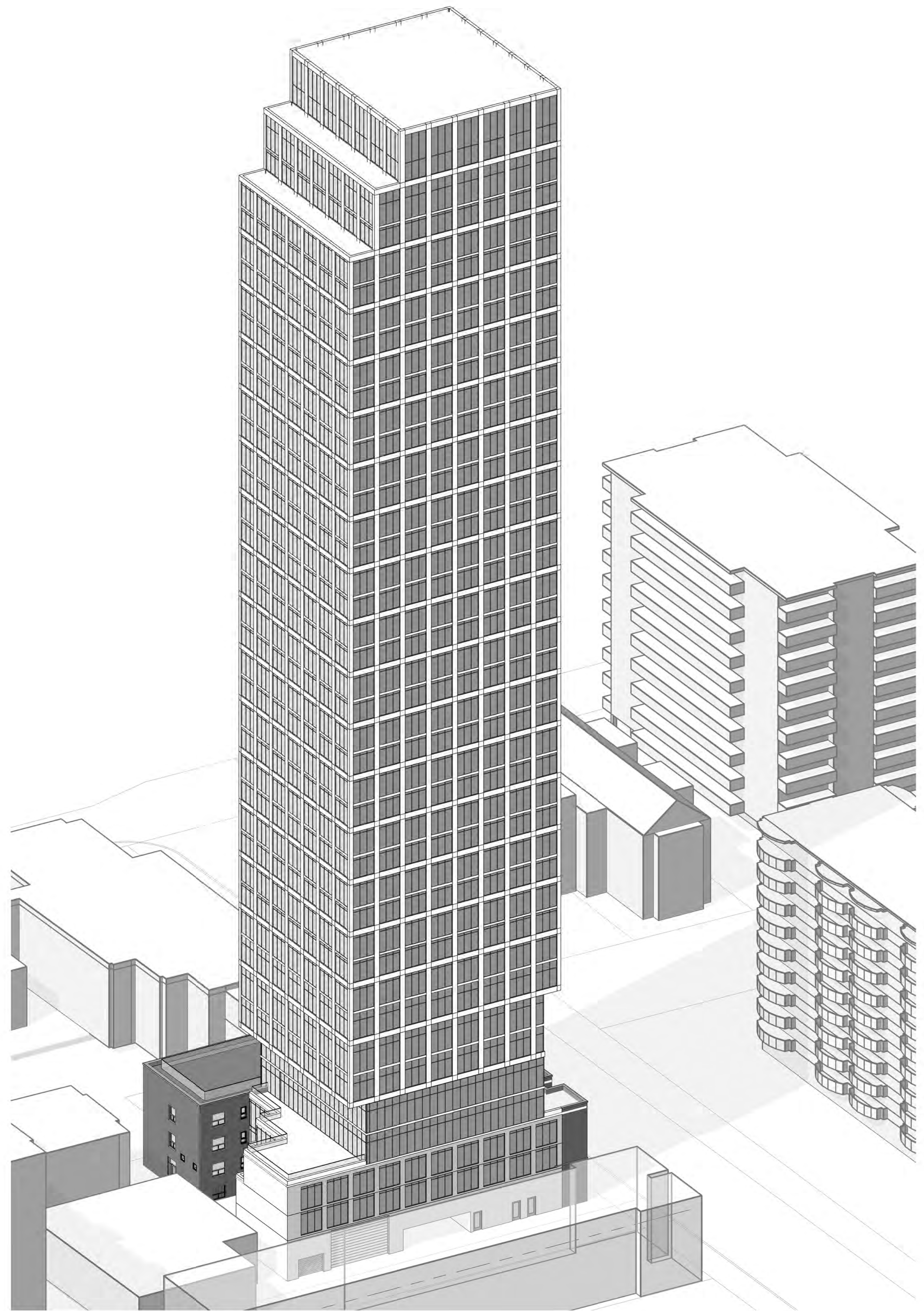
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PROJECT NO: 117733	DWG NO. A301
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AERIAL VIEW FROM SOUTH-WEST



AERIAL VIEW FROM NORTH-EAST

CLIENT

NJS SHERBOURNE INC.

No.	DATE	DESCRIPTION
1	2021-06-28	ISSUED FOR ZBA SUBMISSION
2	2023-05-12	ISSUED FOR ZBA 2ND SUBMISSION

No.	DATE	DESCRIPTION
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SHEET TITLE  
**AERIAL VIEWS**

DRAWN BY: Author	CHKD' BY: Checker	DATE: APR 2023	SCALE:
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PROJECT NO: 117733	DWG NO. A401
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## APPENDIX E:

Shadow Study prepared by Arcadis Architects, dated May 12, 2023