

294-300 SHERBOURNE STREET

HERITAGE IMPACT ASSESSMENT

ISSUED: JUNE 23, 2023

COVER PAGE: Aerial image of the Site along the west side of Sherbourne Street
(Google Earth, 2020).

Project # 20-120-02
Prepared by PE / JQ / EC / ZC

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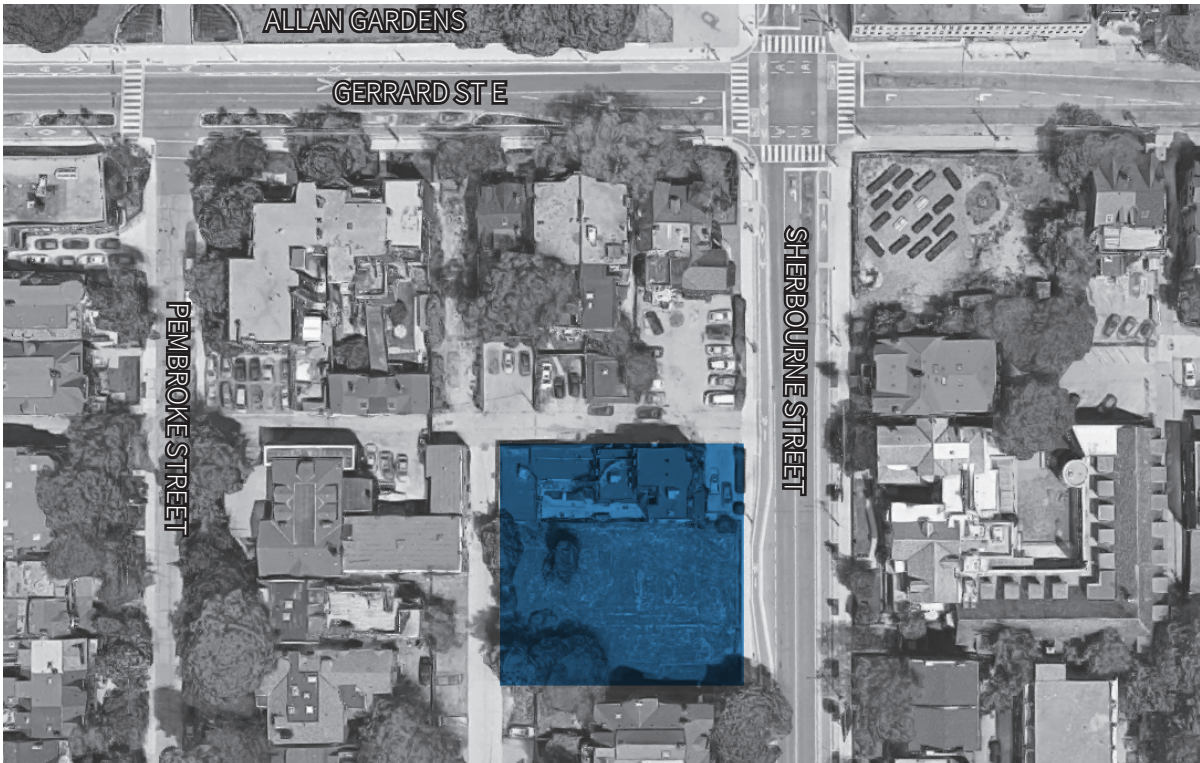
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Rendering of the proposed development along the west side of Sherbourne Street (Superkül, 2023).



Aerial key map of Site (shown in blue) (Google Earth, 2020; annotated by ERA).

EXECUTIVE SUMMARY

Introduction

This Heritage Impact Assessment (HIA) has been prepared by ERA Architects Inc. (ERA) for MPI Group Inc. and considers the redevelopment of the properties at 294-300 Sherbourne Street (the “Site”). This revised HIA assesses the potential impact of the proposed development on the Garden District Heritage Conservation District (the “HCD”) and the heritage resources on and adjacent to the Site.

The Site contains a 3-storey house-form building at 300 Sherbourne Street, and three vacant lots at 294-298 Sherbourne Street, which formerly contained a detached and semi-detached houses.

Heritage Status

The Site is designated under Part V of the Ontario Heritage Act (OHA), as part of the Garden District HCD. The HCD Plan identifies the properties at 294-298 Sherbourne Street as non-contributing and 300 Sherbourne Street as contributing.

The property at 300 Sherbourne Street was listed on the City’s Heritage Register in 1993. The property at 294 Sherbourne Street was listed on the City’s Heritage Register in 1992, when it contained the former John H. Thom House (c. 1879). The now vacant property at 294 Sherbourne Street remains listed on the Heritage Register.

The Site is adjacent to 306 Sherbourne Street, which is designated under Part IV of the OHA, and several properties listed on the City’s Heritage Register, including 189 Gerrard Street and 283-297 Sherbourne Street. The Site is also adjacent to several contributing properties in HCD.

Proposed Development

The proposed development introduces an 20-storey student residence building on the Site. The proposal includes substantial in-situ retention of the existing building, a new landscaped courtyard, and a new

3-storey podium, with a tower set back behind the retained building.

Conservation Strategies

In order to conserve the cultural heritage value of and minimize impact on the HCD and the on-site and adjacent heritage resources, the following conservation strategies are proposed:

Strategy 1: Reinstatement and rehabilitation of the heritage building’s original form, including a robust restoration scope for the substantial in-situ retention:

- Removal of the later 3-storey south and 1-storey rear additions and original 2-storey rear wing.
- Rebuild of the south and west elevations with salvaged and/or in-kind bricks, where existing building fabric is removed;
- Reinstatement of lost features, including original front entrance and wood details, based on historic/archival research; and
- New openings on the new south and rear elevations, as well as on the existing north elevation. Infilling of non-original openings on the north elevation.

Strategy 2: Reintroduce a compatible streetwall treatment, which responds to the nearby residential building typology through:

- Compatible podium height of 3 storeys;
- Vertical and horizontal articulation, responding to the surrounding rhythm of bays and datum lines;
- Reference to nearby historic architectural features, such as mansard roofs, arched openings, projecting bays, and brick masonry; and
- A setback that matches adjacent buildings and maintains the residential front yard character.

Strategy 3: Respond to the nearby tower building types, while ensuring the on-site and adjacent heritage buildings are not visually overwhelmed through:

- Generous stepback above the podium and set back behind the retained building;
- Materials and solid-to-void ratio consistent with adjacent historic building fabric; and
- Streamlined tower design and massing, strategically broken up through its form and positioning with differentiating heights, materiality, and setbacks.

Strategy 4: An enhanced landscape strategy, which reinstates the residential character of Sherbourne Street and the Site's contribution to the HCD, through the implementation of distinct landscape treatments:

- Streetscape: Large, hardy, plant selection with restrained colour palette.
- Front yard/threshold: Softscaped ground cover, medium height tree planting, with less restrained colour palette.
- Courtyard: Inner courtyard featuring high quality masonry units, pea-stone gardens, and feature trees with seasonal interest.

Impacts to Cultural Heritage Value

The proposed development will conserve the cultural heritage value and character of the HCD and the on-site and adjacent heritage resources. The proposal conforms to the HCD Plan's policies and guidelines for new development and alterations on contributing and non-contributing properties (Section 6 & 7 of the HCD Plan).

The existing building on the contributing property will be restored and its later south addition, which creates a false sense of historic evolution, removed. The tower has been designed to reduce its perceived scale and provide a contemporary yet sympathetic design that does not detract from the surrounding heritage resources. The proposed landscape

strategy reinstates the Site's contribution to the HCD's landscape character. Overall, the proposed development, including its form, materiality, tower set backs (behind the retained building), architectural expression, landscape concept, and relationship to Sherbourne Street, are consistent with the intent of the HCD Plan.

The proposed development will result in some net new shadows on Allan Gardens, which is designated under Part IV of the OHA by By-law 2013-1091. Specifically, in the month of December, net new shadows will be cast before 9:15am on the conservatory building, which contains identified heritage attributes, such as glazed walls, roofs and domes. This shadowing constitutes a temporally-limited negative impact. The shadow impact is minimized and occurs for a brief period.

Conclusion

The proposed development will conserve and not negatively impact the cultural heritage value and character of the HCD and the on-site and adjacent heritage resources. The proposal implements a conservation strategy that responds to the heritage attributes and value of the HCD, including the residential streetscape and building typologies, and later towers and infill developments.

The proposal anticipates some net new shadow on Allan Gardens. It is ERA's opinion that this shadow impact is acceptable given that it is limited and only occurs for a brief period.

It is ERA's opinion that the proposal is in line with the objectives of the HCD Plan and has appropriate regard for its policies and guidelines.

1 INTRODUCTION

1.1 Scope of the Report

ERA has been retained by MPI Group Inc. to provide a Heritage Impact Assessment (HIA) for the proposed redevelopment of the Site. This Report considers the impact of the proposed development on the Garden District Heritage Conservation District (the “HCD” or “District”) and heritage resources on and adjacent to the Site.

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.

This document is a revision to the HIA, dated September 9, 2021, which was previously revised from the original HIA submission, dated May 26, 2021. This HIA continues to follow the Terms of Reference (2014) for HIAs, which were in effect prior to August 2021.

This report has been revised to reflect the addition of the property at 300 Sherbourne Street as part of the development site, and assesses the impact of the revised design.

This report was prepared with reference to the following:

- Provincial Policy Statement (2020);
- Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition (2010);
- Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value;
- Ontario Heritage Toolkit;
- City of Toronto Official Plan (2019);
- The Garden District HCD Plan (2021); and
- City of Toronto Terms of Reference for Heritage Impact Assessments (2014).

1.2 Present Owner

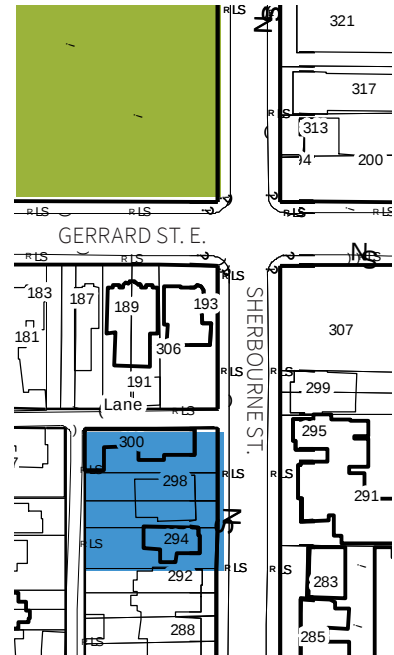
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1.3 Site Description and Context

The Site is located on the west side of Sherbourne Street between Dundas and Gerrard Streets, and abuts a laneway to the north and west. It contains four properties:

- 294, 296 and 298 Sherbourne Street: vacant
- 300 Sherbourne Street: 3-storey residential building constructed in 1873

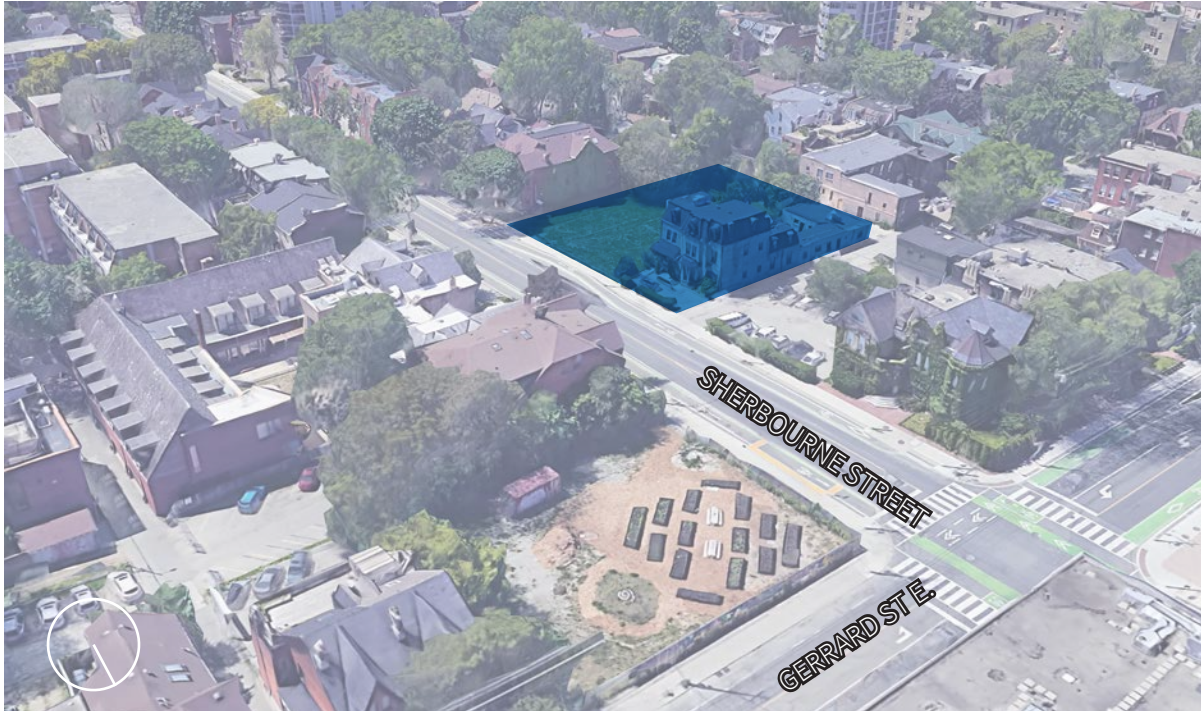
The partially vacant Site constitutes a noticeable void along this stretch of Sherbourne Street. Between Dundas and Gerrard Streets, this block of Sherbourne Street is otherwise characterized by a mix of 19th and 20th century house form buildings and low-rise apartments (i.e. 283 Sherbourne Street), and contemporary infill townhouses and apartment buildings. Allan Gardens is located to the north of the Site, at Sherbourne Street and Gerrard Street East.



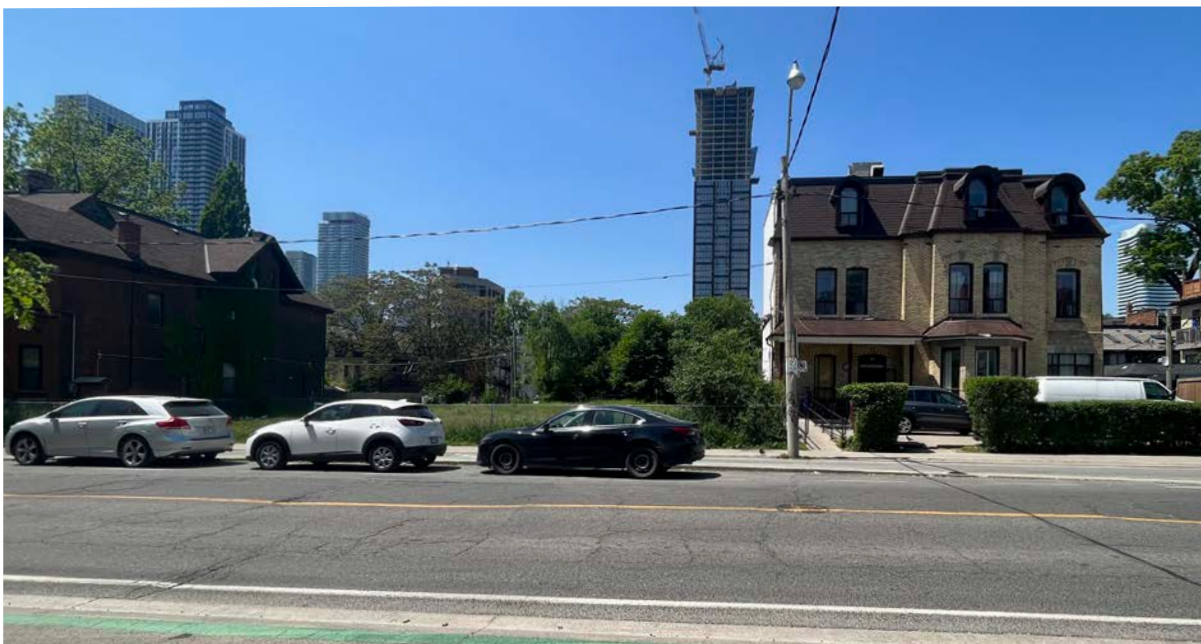
2014 City of Toronto Property Data Map indicating the Site in blue. Nearby Allan Gardens is shaded in green. N.B. This map shows outdated building footprint information. The structures at 294-298 Sherbourne Street were removed from the Site in 2005 (City of Toronto; annotated by ERA).



Axonometric view looking northeast towards the Site, shown in blue (Google Maps; annotated by ERA).



Axonometric view looking southwest towards the Site, shown in blue (Google Maps; annotated by ERA).



View of the Site from the east side of Sherbourne Street (ERA, 2023).



View of the east elevation of 300 Sherbourne Street on the Site (ERA, 2021).

1.4 Context Photographs



View east from the centre of the Site to the east side of Sherbourne Street. The adjacent listed properties at 291 (left) and 283 (right) Sherbourne Street can be seen in the frame (ERA, 2021).



View of properties across the Site on the east side of Sherbourne Street, including: a vacant site approved for high-rise redevelopment (307 Sherbourne Street, far left), 297-299 Sherbourne Street (centre) and the adjacent listed 295-297 Sherbourne Street (ERA, 2021).



View of the houses south of the Site at 284-292 Sherbourne Street (ERA, 2021).



View of the east elevation of 290-292 Sherbourne Street, immediately south of the Site (ERA, 2021).



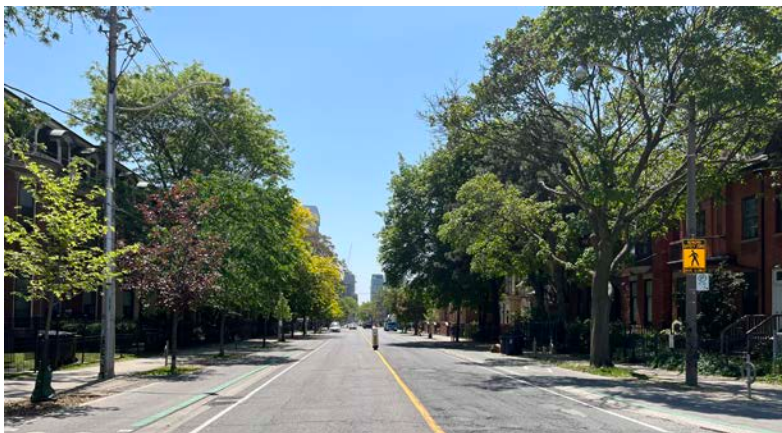
East elevation of the property at 306 Sherbourne Street, north of the Site, which designated under Part IV of the OHA (ERA, 2023).



South elevations of the adjacent properties at 306 Sherbourne Street and 189 Gerrard Street East, north of the Site (ERA, 2023).



Looking north on Sherbourne Street from the Site (ERA, 2023).



Looking south on Sherbourne Street from the Site (ERA, 2023).

1.5 Heritage Status

On-Site Heritage Resources

The Site is designated under Part V of the OHA, as part of the Garden District HCD. The HCD Plan identifies the property at 300 Sherbourne Street as *contributing*, and the properties at 294-298 Sherbourne as *non-contributing* to the cultural heritage value of the District.

The property at 300 Sherbourne Street was listed on the City's Heritage Register in 1993 per the description below:

- 300 Sherbourne Street, George H. Haymes House, 1873; Joseph W. Phillips, contractor. Adopted by City Council on January 11, 1993;

The property at 294 Sherbourne Street was listed on the City's Heritage Register in 1992, when the property contained the John H. Thom house, constructed in 1879. On October 10, 2000, City Council passed an Intention to Designate for the property, which was later withdrawn on July 24-26, 2001. The John H. Thom house was demolished in 2005. The vacant property remains listed on the heritage register.

Adjacent Heritage Resources

The Site is adjacent to one property designated under Part IV of the OHA (refer to map):

1. 306 Sherbourne Street: Semi-detached house; 1890, formerly known as 193 Gerrard E. Adopted by City Council on Aug. 18, 1976; Intention to Designate adopted by City Council on Nov. 19 & 20, 2007. Designation By-law 497-2012 adopted by Council April 10, 2012;

There are several adjacent properties listed on the City's Heritage Register (refer to map):

2. 189 Gerrard Street East: Semi-detached house, 1880. Adopted by City Council on June 20, 1973;
3. 297 Sherbourne Street: A pair of 2½-storey semi-detached house form buildings dating to 1887. The buildings were commissioned by William Elliott. Adopted by City Council on July 12, 2016;

Contributing property: A property, structure, landscape element or other feature of an HCD that supports the identified significant cultural heritage value, heritage attribute and integrity of the District (Garden District HCD Plan, 2021)

Non-contributing properties are typically "heavily altered over time and no longer contribute to the *cultural heritage value* or *heritage attributes* of the District (Garden District HCD Plan, 2021)

4. 291-295 Sherbourne Street: Colloden house, 1858, Residence of J. Ross Robertson & family, 1881-1947. Adopted by City Council on May 7, 1981; and
5. 283 Sherbourne Street*: Semi-detached house; altered 1974-75 by Diamond & Myers (Part of 251 Sherbourne Street). Adopted by City Council on June 20, 1973.

*N. B. 251 Sherbourne Street is a consolidated Toronto Community Housing property containing a total of 15 listed addresses, including the adjacent 283 Sherbourne Street.

The Site is also adjacent to properties identified in the HCD Plan as *contributing*.



LEGEND

- | | |
|-------------------------------|---|
| Site | Contributing Properties: Garden District HCD Plan |
| Part IV Designated Properties | Cabbagetown Southwest HCD (under study) |
| Listed Properties | Adjacent properties |
| Garden District HCD | |

On-site, adjacent and nearby municipally-identified heritage resources (City of Toronto mapping portal, annotated by ERA).

2 HISTORY AND EVOLUTION

2.1 Historical Context

Pre-contact History

As early as the 15th century, archaeological evidence suggests that the Huron-Wendat lived on the land that would become Toronto. The displacement of the Wendat was initiated by contact, the fur trade, and disease 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 Anishinaabeg and allied nations to peaceably share and care for the resources around the Great Lakes.

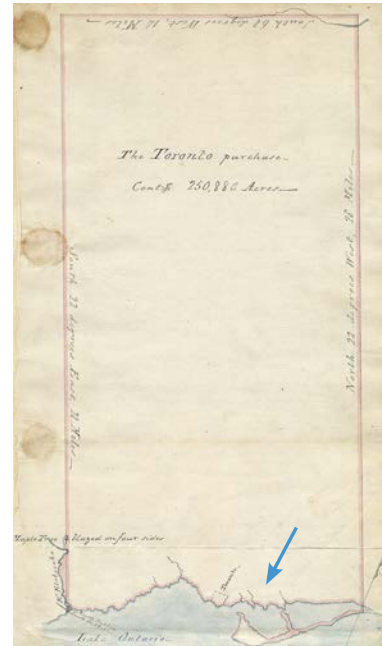
The Toronto Purchase Treaty No. 13 (1805)

In 1787, the British negotiated the first “Toronto Purchase” Treaty with the Mississaugas at the Bay of Quinte – although the deed contained no accurate description of the lands purchased and lacked signatures. A second “Toronto Purchase” Treaty was negotiated with the Mississaugas in 1805. It encompassed the territory between Ashbridges Bay and Etobicoke Creek, and north from Lake Ontario to King Township. The 1805 “Toronto Purchase” Treaty was later subject to a successful land claim by the Mississaugas of the Credit in 2010.

The Town of York

In 1791, not long after the first “Toronto Purchase” Treaty, the Township of York was surveyed by Augustus Jones, establishing Lot (Queen) Street as the Township baseline. The 10-block Town of York was originally surveyed in 1793 under the direction of John Graves Simcoe, first Lieutenant-Governor of Upper Canada.

To encourage settlement, Simcoe authorized the creation of ‘Park lots,’ 100 acre parcels of land, which extended from Lot (Queen Street) to Bloor Street between the Don Valley and approximately Lansdowne Avenue.



1805 map of the “Toronto Purchase” treaty, approximate location of the Site is indicated with a blue arrow (Toronto Public Library, annotated by ERA).



1804 painting of the Town of York (Library and Archives Canada).



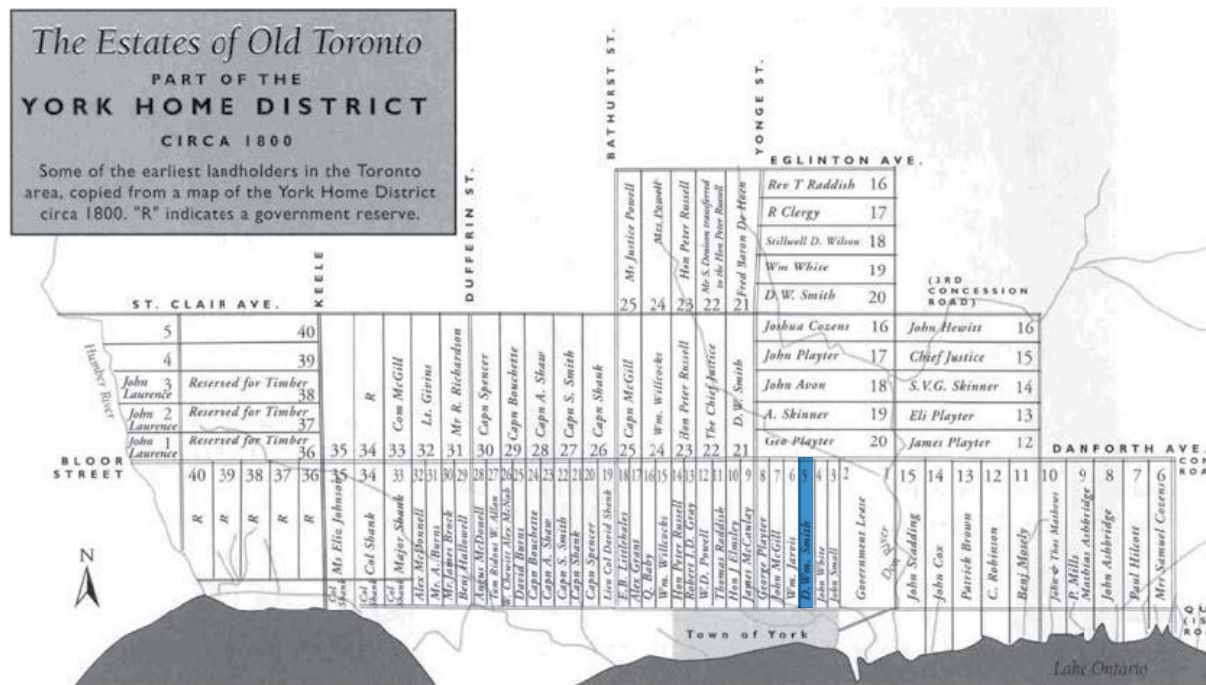
Sketch of Upper Canada's first parliament buildings, on Parliament Street (City of Toronto Archives).

Newly surveyed Park Lots were granted to government officials and associates of the colonial administration, many of whom moved to York in 1797 when the seat of provincial government was officially moved from Newark (Niagara-on-the-Lake).

The Site is located on the original 100-acre Park Lot 5, granted in September 1793 to William Osgoode, Chief Justice of Upper Canada. Osgoode. Osgoode departed for Quebec after just two years in the Township of York. Lot 5 was transferred to Deputy Surveyor General D.W. Smith, who patented it 1798.



Undated portrait of General D.W. Smith (1764-1837) (Park lot Project).



Contemporary map outlining some of the earliest park lot and farm lot landholders in the Township of York, as of 1800. Park Lot 5, Concession 1, containing the Site, is shown as patented by Deputy Surveyor General D.W. Smith (Estates of Old Toronto, Liz Lundell, 1997, Annotated by ERA)

2.2 Site Context

Moss Park Estate

In 1819 the Park Lot 5 was sold to Scottish born William Allan, lieutenant colonel of the militia during the War of 1812 for 500 pounds. A well known businessman, William Allan was a member of both the Legislative and Executive Councils, and a president of the Bank of Upper Canada. In 1828, Allan built the Moss Park Estate, a sprawling Greek Revival mansion and accompanying gardens and orchard along Queen Street (formerly Lot Street) and present day Sherbourne Street (formerly Allan's lane).

After William Allan's death, his son, George William Allan, a politically connected lawyer who would go on to become Mayor of Toronto, subdivided much of the estate's lands, creating 69 lots were between present day Dundas and Gerrard Streets. Wilton and Wellesley Crescents were opened, notable as some of the only curved streets at the time. Pembroke was developed as a tree-lined avenue for upscale residential development.

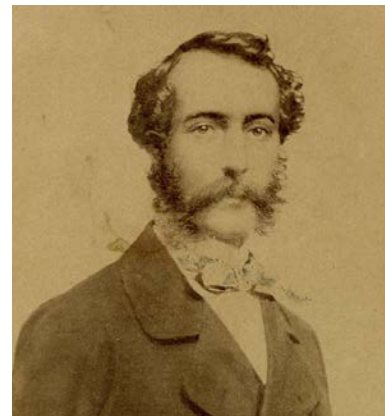
A five-acre lot was reserved for the Horticultural Gardens, today known as Allan Gardens. Allan Gardens was donated to the Horticultural Society in 1861, and later transferred to the City in 1888. By the 1890s, most of the lots in the Estate had been developed with houses representing an array of styles including Gothic Revival, Italianate, Romanesque Revival, Queen Anne, Bay and Gable and Edwardian.



1842 artist rendering of the Moss Park estate, set within a lush green landscape (Toronto Public Library).



Undated Portrait of William Allan (Park Lot Project).

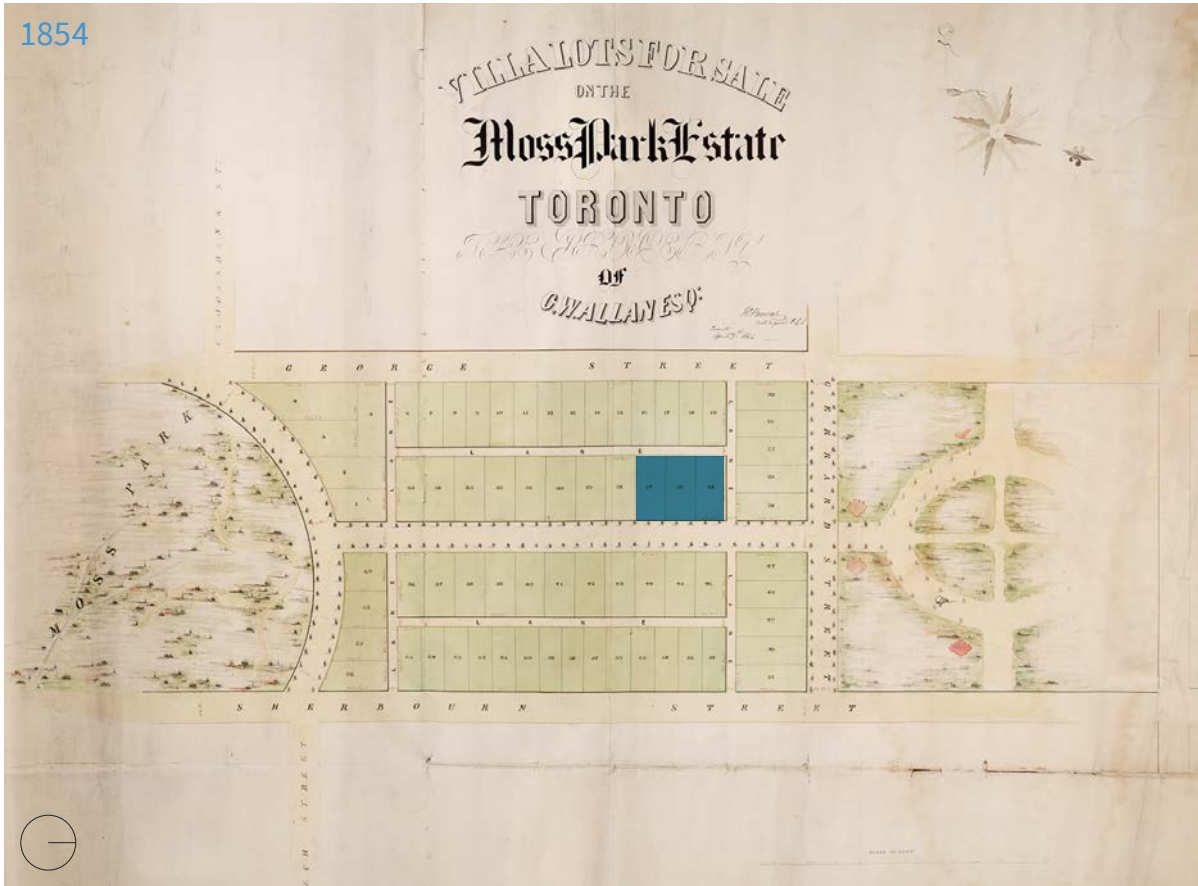


1860 photograph of George William Allan, 11th Mayor of Toronto (Toronto Public Library).



Circa 1897 photograph of William Allan's Moss Park home during his son's tenure of the estate. It was demolished in 1905, four years after G. W. William's death (Toronto Public Library).

1854



1854 Subdivision Plan by John O. Browne showing "Villa Lots for Sale on the Moss Park Estate" by George William Allan. The Site is indicated in blue (Toronto Public Library; annotated by ERA).



1894 photograph of the former Toronto College of Music at 12-14 Pembroke, demonstrating the prominent architecture and lush landscape of this Street (Toronto Public Library).

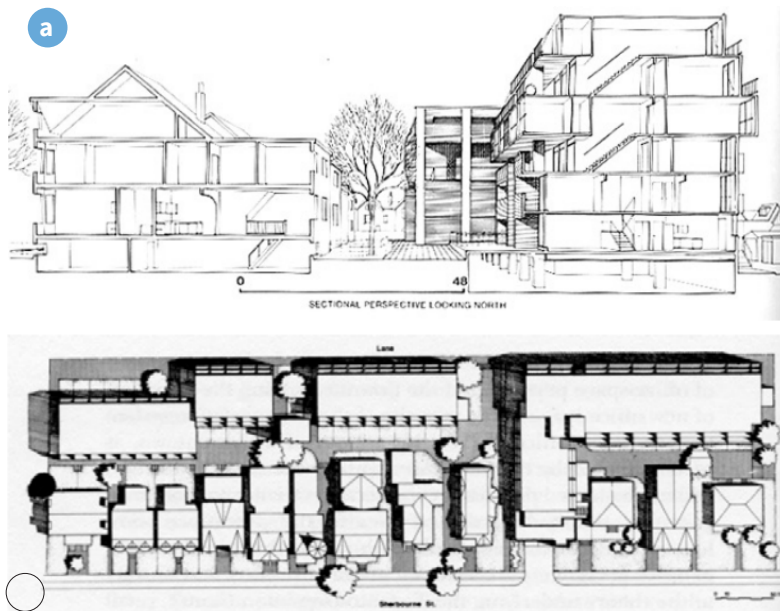


1894 post card of the public enjoying Allan Gardens, which by this time had been transferred to City ownership. A fountain and pavilion are seen in the background (Toronto Public Library).

Neighbourhood Evolution

In the late 1800s and early 1900s, the Moss Park neighbourhood became host to early social service organizations, such as the Toronto Boys' Home, the Salvation Army, and Seaton house. Since then, the area has continued to provide valuable social resources, such as public housing, to the community.

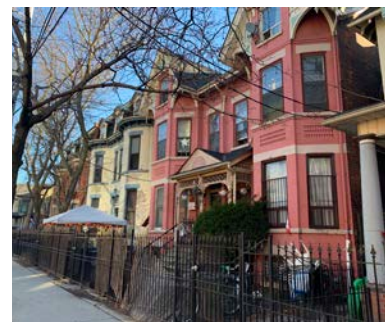
The Moss Park public housing project was introduced south of the Site in the 1960s. In the 1970s, the Sherbourne Lanes public housing project opened, which consisted of a rear-lot infill with 376 units spanning several amalgamated lots at 251 Sherbourne Street. In the decades that followed, diverse infill development has evolved the original subdivision plan of 1855, while maintaining the area's character.



1975 Diamond & Myers plan (top) and sectional perspective (bottom) of the Sherbourne Lanes project. Refer to key map for project location (Open Architecture, Toronto).

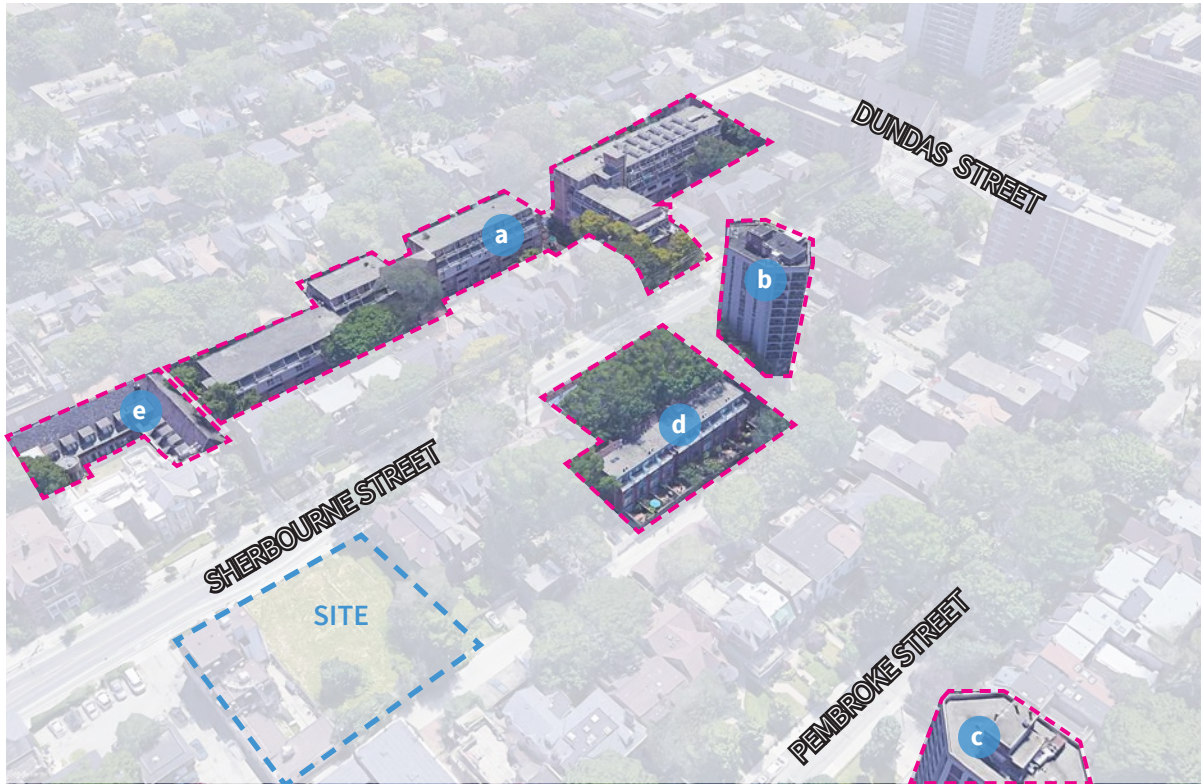


1964 photograph of children playing in the courtyard of the Moss Park public housing project. The site design, with residential towers surrounding central space, represents the City's modernist "Tower in the Park" approach to public housing development in the 1960s (Toronto Public Library).



The Sherbourne Lanes housing project is located along the rear lot lines of these late 19th and early 20th century homes at 251 Sherbourne Street (ERA, 2021).

Types of development near the Site since the 1970s



Axonometric view southeast towards Sherbourne Street, showing the various types of buildings introduced near the Site since the 1970s (Google Earth, 2021; annotated by ERA).

LEGEND

- a** **Mid-rise:** 251 Sherbourne Street: 6-storey Sherbourne Lanes Housing Project, also referred to as the Dundas Sherbourne Infill Housing Project (Diamond & Myers, 1975)
- b** **Tower:** 266 Sherbourne Street: 13-storey residential tower (1971, Architect Thomas P. Kalman)
- c** **Tower:** 100 Pembroke Street: 11-storey residential tower (1976, Architect unknown)
- d** **Townhouse:** 280 Sherbourne Street: Townhouse infill project (1979, Architect Ferdinand A. Wagner)
- e** **Low-rise infill:** 291-295 Sherbourne Street: Robertson House Crisis Care Centre / Shelter (Taylor Hariri Pontarini Architects, 1995-1998)



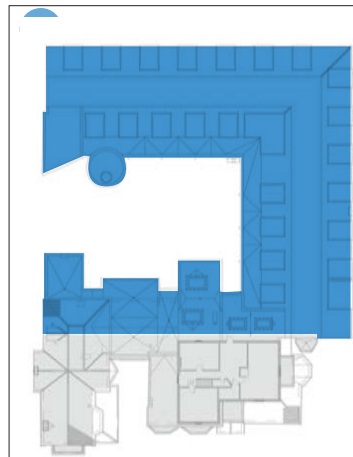
Existing 1970s 13-storey tower residences at 266 Sherbourne Street, just south of the Site (constructed 1971, design by Architect Thomas P. Kalman) (ERA, 2021).



Existing 1970s 11-storey tower residences at 100 Pembroke Street, just west of the Site (constructed 1976, unknown architect.) (ERA, 2021).



280 Sherbourne Street, units 1-4. This 1979 infill project was designed by Ferdinand A. Wagner in a late modernist style. It is flanked by two 19th century houses to the north and south. (Top: ACO, Bob Krawczyk, Bottom: Zolo).



Left: Plan view of the Robertson House Crisis Centre infill development (indicated in blue) at 291-295 Sherbourne Street (Hariri Pontarini; Annotated by ERA).



1990s photograph of 291-295 Sherbourne Street, showing original historic building fabric retained (left) and a portion of the infill volume (right) (Hariri Pontarini).

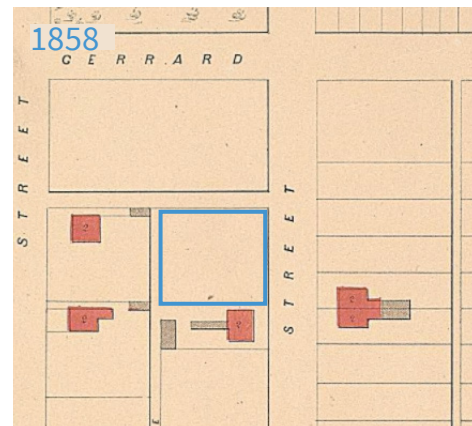
2.3 Site Evolution

The 1958 Boulton Map depicts the Site as vacant, following the creation of the Moss Park subdivision plan. In 1873, two semi-detached houses at 296 and 298 Sherbourne Street and a detached house at 300 Sherbourne Street were constructed by builder Joseph W. Phillips. The 3-storey houses were built in the Second Empire style, featuring brick construction, mansard roofs, dormer windows, end chimneys, and bay windows on the ground level. According to the City Directory published in 1875 (reflecting the previous year), the first residents at 300 Sherbourne was George H. Haymes, and at 296 and 298 Sherbourne Street were John Thomson, a lumber merchant, and Andrew Woodcock, a shop owner.

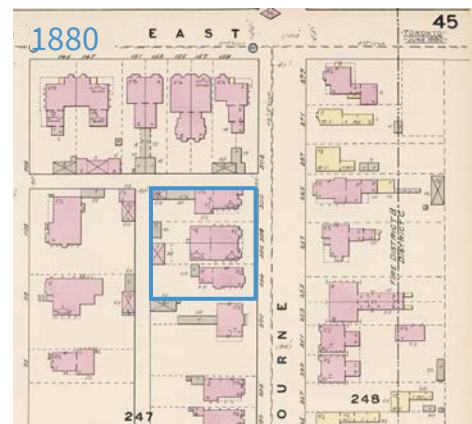
In 1878, a detached house was built at 294 Sherbourne Street, first occupied by John H. Thom, a barrister. The two-and-a-half storey house was built in the Gothic Revival style, featuring brick construction, a cross gable roof, bargeboard detailing, a bay window on the ground-level, and a two-storey polygonal wing. Research to date has not identified an architect or builder associated with this property. During the late 19th century, the residents of 294-300 Sherbourne Street included merchants, barristers, and a physician among others. This was reflective of the upscale character of the area at this time.

By 1945, directories indicate the house at 298 Sherbourne Street had been converted into an apartment containing four units. From the late 1950s, 298 Sherbourne Street was home to the Good Neighbours Club (now Haven Toronto), an organization that provided services to older men experiencing homelessness. By the late 1960s, the house at 294 Sherbourne Street was converted into a rooming house, and 300 Sherbourne Street converted into a nursing home.

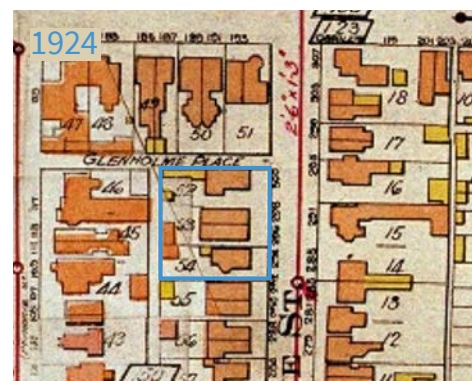
In 1999, an application was submitted to demolish the houses at 294-298 Sherbourne Street, which were vacant and in a state of disrepair. As a result, the City moved to designate the properties, which had previously been listed on the Inventory of Heritage Properties in 1992. The property owner then submitted a Committee of Adjustment application in 2000 for the construction of a four-storey apartment building containing 24 units, a development which would have replaced the houses on the Site.



1858 WS Boulton Atlas of the City of Toronto and Vicinity showing the vacant Site (Old Maps of Toronto).



1880 P.E. Goad Fire Insurance Plan, Plate 45. The Site, by this time fully built up, is outlined in blue (City of Toronto).



1924 P.E. Goad Fire Insurance Plan, Plate 28. The Site is outlined in blue. The property line between 298 Sherbourne Street and 300 Sherbourne Street is no longer present, indicating the lots may have been consolidated (City of Toronto).

In 2002, a group of anti-poverty protesters led by the Ontario Coalition Against Poverty (OCAP) held a demonstration outside of 294 Sherbourne Street. They were barred entry by private security officers. All three houses at 294-298 Sherbourne Street were demolished in 2005, with the Site remaining vacant until the present.

By the late 1990s early 2000s, the house at 300 Sherbourne Street was occupied by a boarding house for those with disabilities, known as the Kennedy Residence. The house was subject to several alterations and additions in the late 20th century and early 2000s. A 1-storey front addition was added prior to 2004. In 2004, the building underwent significant alterations (see graphics on following pages), which included the following scope:

- Removal of later 1-storey front addition;
- Conversion of original front entrance into window; and
- Introduction of a 3-storey southern addition with a new front entrance and porch.

The 3-storey addition was completed for circulation and accessibility needs, including the addition of an elevator and stair corridor. The addition was designed to replicate the architectural style and detailing of the original building. The house remains occupied by the Kennedy Residence today.



Former John H. Thom House at 294 Sherbourne Street (Bob Krawczyk, Architectural Conservancy of Ontario).



Former semi-detached house at 296-298 Sherbourne Street (Bob Krawczyk, Architectural Conservancy of Ontario).



300 Sherbourne Street prior to 2004 alterations (Kennedy Residence).



2004 before construction began showing the original built form and 1-storey front addition at 300 Sherbourne. Former buildings at 268-298 Sherbourne Street visible on the left (Kennedy Residence).



2004 construction at 300 Sherbourne Street (Kennedy Residence).



East elevation of 300 Sherbourne during the 2004 construction (Kennedy Residence).



Aerial of 300 Sherbourne with additions annotated (Google Maps; annotated by ERA).



2004 post construction (Kennedy Residence).



2023 east elevation of 300 Sherbourne Street (ERA, 2021).

- Original structure (c. 1873)
- Later side addition (2004)
- Later rear addition

3 CULTURAL HERITAGE VALUE

The Site is designated under Part V of the OHA, as part of the Garden District HCD. The HCD Plan identifies the vacant properties at 294-298 Sherbourne Street as non-contributing.

The property at 300 Sherbourne Street is identified as a contributing property. The HCD Plan includes the following information on the property:

Status: Listed

Contribution: Design Value and Contextual Value

Built: 1873

Typology: House-form

Style: Second-Empire

4 CONDITION ASSESSMENT

ERA performed a visual inspection of the property at 300 Sherbourne Street. Inspections were limited to visible exterior envelope features such as the brick façade, stone details, brick chimneys, windows, doors, asphalt shingles, metal flashings, and rainwater management systems (gutters and downspouts). No close up “hands on” inspections were carried out using scaffolding or a lift. The review includes general inspections of select spaces but does not include general interior inspections of structural, mechanical, electrical or plumbing systems/elements in the interiors.

Generally, the three and two storey stretcher bond buff brick clad structure with asphalt mansard roof appears to be in fair condition.

Masonry

- The buff brick exterior appears to be in fair condition with some areas of poor condition showing open mortar joints, staining, graffiti, efflorescence, cracking and material delamination
- The stone lintels, sills and window arch keystones appear to be in fair condition with some areas of staining

Windows & Doors

- The modern windows and door inserts appear to be in good condition



North elevation of original building (ERA, 2023).



East elevation bay with stone lintels and sills original building (ERA, 2023).

DEFINITION OF TERMS

The building components were graded using the following assessment system:

Excellent: Superior aging performance. Functioning as intended; no deterioration observed.

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, possible damage to support structure; may present a risk; must be dealt with immediately.

Roof

- The buff brick chimneys appear to be in fair condition with some areas of poor condition showing areas of open mortar joints and staining
- The asphalt shingles appear to be in fair condition with some areas of poor condition showing blistering, curling and cracking
- The flat roof appears to be in fair condition

Wooden Elements

- The wood porch appears to be in good condition

Rainwater Management Systems

- The metal flashing, gutters, and downspouts appear to be in fair condition

Additions

- The three storey modern addition appears to be in fair condition with some areas of staining
- The one storey stucco siding section appears to be in fair condition with areas of poor condition showing material delamination and staining



Modern window inserts on the original rear wing of the north elevation (ERA, 2023).



North elevation of the non-original stucco wing (ERA, 2023).



View of south and east elevation interface between original building (left) and addition (right) (ERA, 2023).



View east from one-storey stucco wing towards the west (rear) elevation of the original building (left) and addition (right) (ERA, 2023).



North elevation chimney (ERA, 2023).

5 HERITAGE POLICY REVIEW

This report was prepared with reference to the following:

- Provincial Policy Statement, 2020;
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020;
- The Ontario Heritage Act, R.S.O. 1990;
- City of Toronto Official Plan, 2019;
- Garden District HCD Plan, 2021;
- TOCore Downtown Plan, 2019;
- Official Plan Amendment 82: Site and Area Specific Policy 461;
- City of Toronto Tall Building Guidelines, 2013;
- Parks Canada Standards and Guidelines, 2010; and
- Ontario Heritage Tool Kit.

Provincial Policy Statement, 2020

The Provincial Policy Statement (the “PPS”) directs land use planning in Ontario and identifies the importance of balancing growth demands with the conservation of significant *built heritage resources* and cultural heritage landscapes:

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

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

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

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”) supports the development of prosperous and complete communities across the Greater Golden Horseshoe Region.

Section 4.2.7 of the Growth Plan directs the following:

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

Built heritage resource: a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers (PPS, 2020).

Significant: 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 (PPS, 2020)

Conserved: 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 (PPS, 2020).

Adjacent lands: d) 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 (PPS, 2020)

City of Toronto Official Plan, consolidated February 2019

The City of Toronto Official Plan (the “Official Plan”), consolidated February 2019, balances growth and intensification with conservation of cultural heritage resources. Chapter 3.1.6 addresses the importance of cultural heritage to sustainable development, placemaking and in maintaining the character of the city and includes the following relevant policies:

Policy 5 states:

Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property’s cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work.

Policy 23 states:

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

Policy 26 states:

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

Policy 32 states:

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

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 by-law. (Toronto Official Plan).

Alteration: means any change to a property on the Heritage Register in any manner including its restoration, renovation, repair or disturbance, or a change, demolition or removal of an adjacent property that may result in any change to a property on the Heritage Register (Toronto Official Plan, 2019).

Policy 33 states:

Heritage Conservation Districts should be managed and conserved by approving only those alterations, additions, new development, demolitions, removals and public works in accordance with respective Heritage Conservation District plans.

Downtown Plan, 2019

The Downtown Plan, Secondary Plan Area 41 of the Toronto Official Plan, sets out heritage policies and guidelines relevant to the Site:

3.3. New buildings will fit within their existing and planned context, conserve heritage attributes, expand and improve the public realm, as a community benefit, create a comfortable microclimate, provide compatibility between differing scales of development and include indoor and outdoor amenities for both residents and workers, as provided for by this Plan.

9.1.2. Development will be encouraged to contribute to liveability by reasonably limiting uncomfortable wind conditions and providing access to sunlight, natural light, openness and sky-view; expanding and improving the public realm; maintaining adequate privacy; providing high quality amenity spaces; and conserving heritage;

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

9.10. 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.

Official Plan Amendment 82, Site and Area Specific Policy

City Council adopted Official Plan Amendment 82 (OPA 82), Garden District Site and Area Specific Policy (SASP) at its meetings March 31, April 1 and 2, 2015 (By-law No. 388-2015). It was subsequently appealed to the OLT. The LPAT approved OPA 82 with modifications on May 23, 2018, which includes the Garden District Site and Area Specific Policy 461 (“SASP 461”).

The Garden District SASP is generally bounded by Jarvis Street, Carlton Street, Sherbourne Street and Queen Street East. Policies in Table

4.1 and Map 5 outline requirements for the Sherbourne Corridor Character Area.

Section 3 presents a number of development performance standards applicable to the entire SASP area. Policy 3.2 stipulates that new tall buildings (defined as “any building taller than the right-of-way of the street on which they have frontage,” in the case of Sherbourne Street, 20m) are to be limited to just the Character Areas identified on Map 1. The subject site is not identified as a tall building site.

The Garden District Heritage Conservation District Plan, 2021

The HCD Plan identifies the 294-298 Sherbourne Street as non-contributing and 300 Sherbourne Street as contributing.

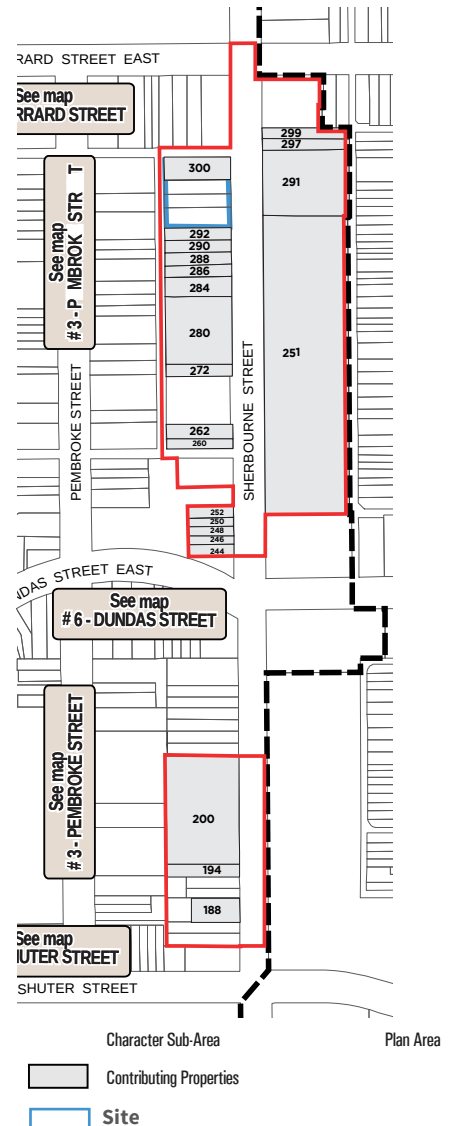
The Site is adjacent to a number of contributing properties, which are described as “[p]roperties that contain resources and features that contribute to the District’s cultural heritage value and attributes”. These include 283, 291-297 and 306 Sherbourne Street, 115 Pembroke Street and 185-189 Gerrard Street East.

The HCD Plan identifies the Site within the Sherbourne Street Character Sub- Area (refer to Map, right). Section 5.4.8 describes the area as follows:

Sherbourne Street forms part of the neighbourhood component of the Garden District. It functions as the eastern edge of the District displaying a primarily residential streetscape character with house-form buildings and soft-landscaped front-yards. There are few instances of apartment buildings ranging from 7 to 13 storeys and some vacant lots, however, the predominant residential streetscape character remains intact[...]

The objectives of the Plan are as follows:

1. Conserve, maintain, and enhance the cultural heritage value of the District as expressed through its heritage attributes, contributing properties, character sub-areas, public realm, and archaeological resources.
2. Conserve, maintain and enhance the overall soft landscaped, residential streetscape character of the George, Pembroke, Sherbourne, Gerrard and Shuter Street character sub-areas



Sherbourne Street Character Sub-Area map, 2021 HCD Plan (City of Toronto, Annotated by ERA).

- with generous front yard setbacks and a collection of 2-3 storey house-form buildings displaying a range of architectural styles.*
- 3. Conserve, maintain and enhance Allan Gardens as a cultural heritage landscape in the City, a designed landscape anchor to the residential neighbourhood to the south, which has historic and physical connections to Moss Park as its southern landscaped terminus.*
 - 4. Conserve, maintain and enhance Pembroke Street as a green connection and central access between Allan Gardens and Moss Park.*
 - 5. Conserve the legibility of the District's period of significance, between 1850 to 1930, as expressed through the District's heritage attributes.*
 - 6. Conserve the physical form, scale and architectural features of the range of residential architectural styles of contributing properties found in the District, including (but not limited to) Second Empire, Bay and Gable, Gothic Revival, Italianate, Queen Anne, Romanesque, Edwardian Classicism, and vernacular.*
 - 7. Conserve and enhance contributing properties, Part IV designated properties and listed properties.*
 - 8. Conserve the predominant scale and built form pattern in each character sub-area, while allowing for growth and changes as permitted in the City's Official Plan.*
 - 9. Ensure alterations to contributing properties within the District are compatible.*
 - 10. Ensure that new development and additions conserve and enhance the cultural heritage value of the District in general, as well as the character sub-area in which it is located, particularly with respect to scale, public realm and the general pattern of the built form as set out in the policies and guidelines.*
 - 11. Ensure that archaeological resources are protected.*
 - 12. Encourage high quality architecture in the design of new development, additions and alterations that is compatible with the District's cultural heritage value.*
 - 13. Conserve and enhance views from the public realm identified in this Plan that contribute to an understanding of the District's cultural heritage value.*
 - 14. Conserve, support and enhance the social, cultural and community values of the District as a socially inclusive*

neighbourhood with a history of innovative community and social services.

15. Ensure development and alterations adjacent to the District conserve the District's cultural heritage value.

16. Honour and commemorate the area's Indigenous heritage.

Guidelines for contributing properties are provided in Section 6 of the Plan. Guidelines for non-contributing properties are provided in Section 7 of the Plan. Both sets of guidelines are applicable to the Site and are outlined in Appendix B of this report.

6 PROPOSED DEVELOPMENT

The proposed development introduces an 20-storey student residence building on the Site. The proposal includes substantial in-situ retention and a robust conservation scope for the existing heritage building. A landscaped courtyard is proposed between the retained building and new 3-storey podium fronting Sherbourne Street. Outdoor amenity space is provided in the roof of the new podium and in south side yard.

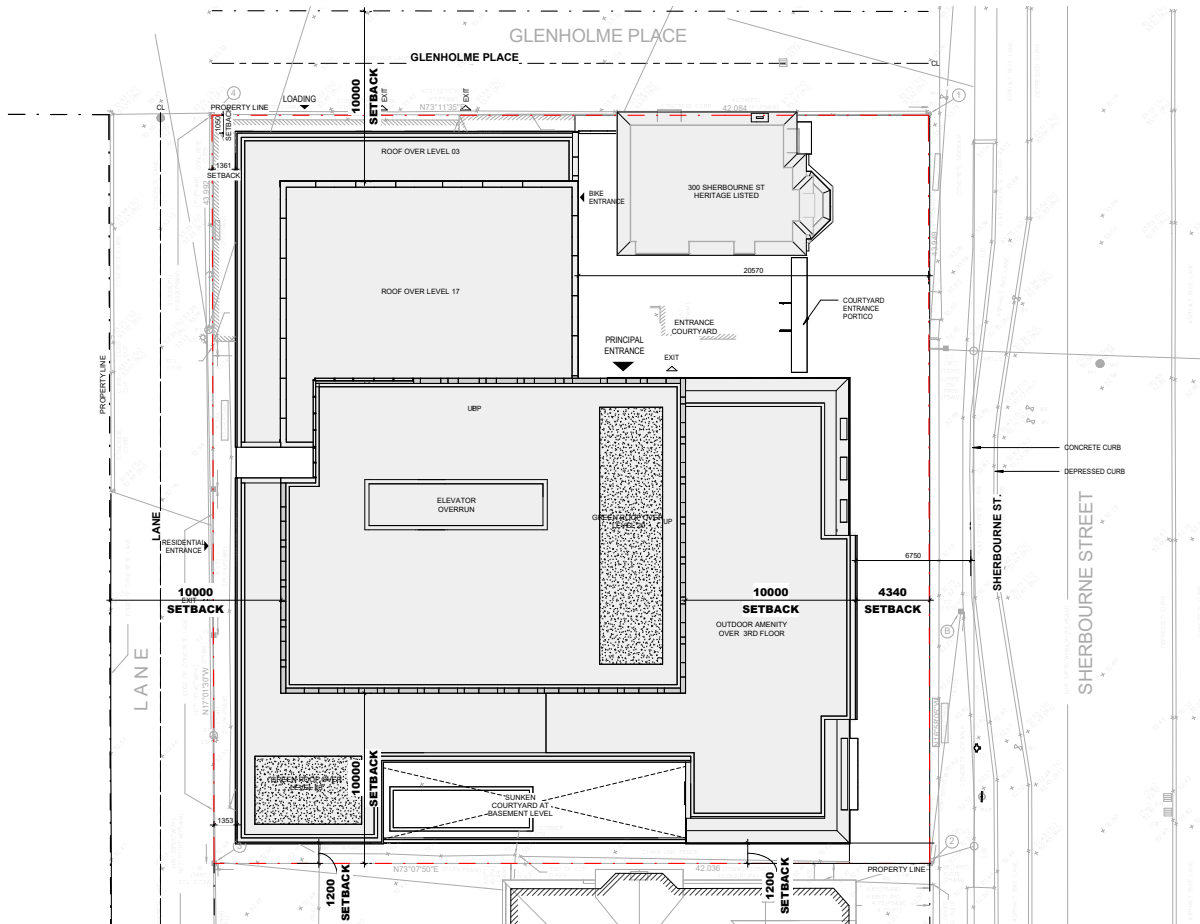
The tower is set back behind the retained building, and jogs forward above the new streetwall with a 10m stepback from Sherbourne Street. The tower is set back 10m from the adjacent residential properties to the north and west. The tower massing is broken up through its form and positioning with differentiating heights, materiality, and setbacks. The podium and tower is to be clad in varied light-toned brick and precast concrete.

Loading access is provided along the laneway to the north.

Refer to the architectural drawing set prepared by Superkül, dated June 21, 2023, provided as appendix B of this report.



Rendering of the proposed development, view southwest. *Note: refer to pages 36-37 of this report and Appendix B for conceptual locations of openings on the north, south and east elevations of the heritage resource at 300 Sherbourne Street, subject to the detailed design stage (Superkül, 2023).*



Site Plan (Superkül, 2023).



Rendering of the proposed development, view southwest on Sherbourne Street (Superkül, 2023).



Rendering of the proposed development, view northwest on Sherbourne Street (Superkül, 2023).



Birds eye view render of the proposed development. *Note: refer to pages 36-37 of this report and Appendix B for conceptual locations of openings on the north, south and east elevations of the heritage resource at 300 Sherbourne Street, subject to the detailed design stage (Superkül, 2023).*



Rendering of the proposed development, view looking west at the Site. *Note: refer to pages 36-37 of this report and Appendix B for conceptual locations of openings on the north, south and east elevations of the heritage resource at 300 Sherbourne Street, subject to the detailed design stage (Superkül, 2023).*



Rendering of the proposed courtyard. *Note: Note: refer to pages 36-37 of this report and Appendix B for conceptual locations of openings on the north, south and east elevations of the heritage resource at 300 Sherbourne Street, subject to the detailed design stage (Superkül, 2023).*

7 CONSERVATION STRATEGIES

In order to conserve the cultural heritage value and minimize potential impacts of the proposed development on the HCD and the on-site and adjacent heritage resources a set of conservation strategies for the existing heritage building and new construction are proposed:

Conservation Strategy 1: Reinstatement and rehabilitation of existing heritage building's original form, including a robust restoration scope for the substantial in-situ retention. The preliminary conservation scope of work anticipated includes:

- Retention of the original east and north elevations of the main building in-situ;
- Removal of later 3-storey south and 1-storey rear additions and original 2-storey rear wing;
- Rebuild of side (south) and rear (west) elevation, where later addition and rear wing is removed, with salvaged and/or in-kind bricks to match original fabric;
- Removal of interiors, introducing first level at grade to allow for universal accessibility, and reinstating a second floor;
- Reinstatement of original mansard roof form, including partial rebuild, as needed;
- Introduction of new mansard and bay window roof shingles, flashing, gutters and downspouts;
- Reinstatement of original dormer details, including removal of metal flashing and introduction of wood details, based on historic and/or archival research;
- Reinstatement of original front entrance on Sherbourne Street, based on historic/archival research, allowing for a universally accessible entrance (Refer to page 36, Appendix B, subject to the detailed design stage);
- Introduction of new window openings, and a new door opening, on the north (side) elevation, which are physically and visually compatible with the retained building and District (refer to page 37 and Appendix B, subject to the detailed design stage). Non-original windows on the north elevation are proposed to be infilled;
- Introduction of window and door openings on the new side (south) and rear (west) elevations, which are physically and visually compatible with the retained building and District (refer to page 36 and Appendix B, subject to the detailed design stage);
- Replacement of all existing non-original windows with new sympathetic windows; and
- Masonry cleaning and repair, where required.

The above preliminary conservation scope is subject to a detailed review as part of a forthcoming Conservation Plan.



South and east elevation (ERA, 2023).



Aerial of 300 Sherbourne (Google Maps; annotated by ERA).

- Retain
- Remove
- Rebuild



North and east elevation (ERA, 2023).

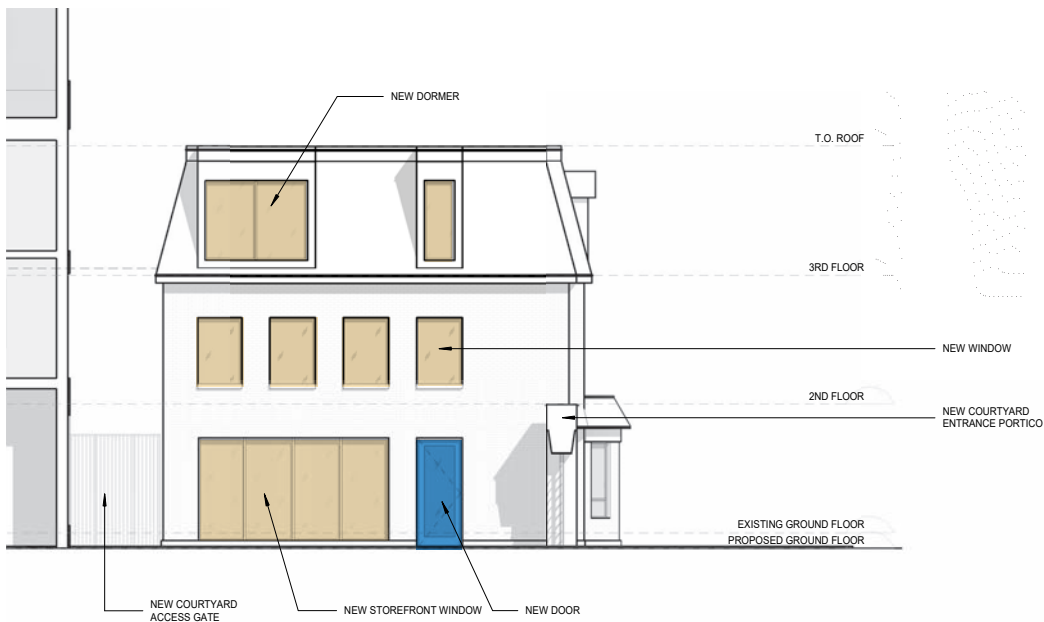
Proposed East Elevation



Proposed east elevation with conceptual design of reinstated main entrance at 300 Sherbourne Street indicated in blue.

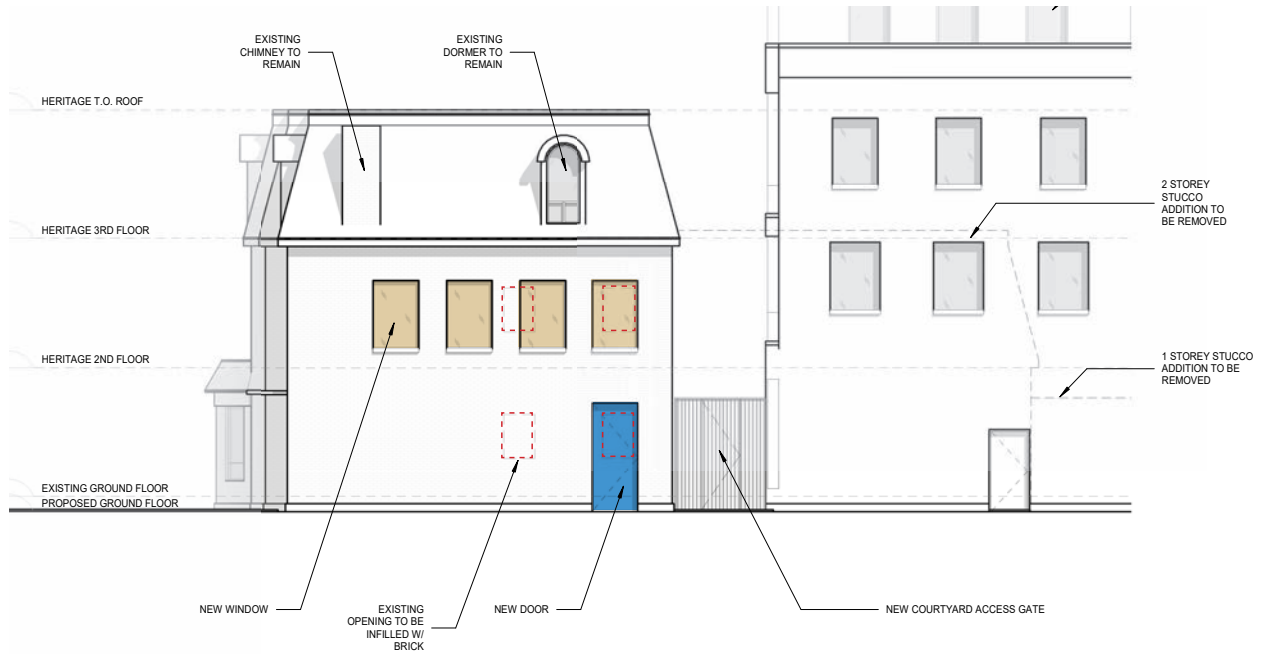
Note: Subject to the detailed design stage (Süperkul, 2023, Annotated by ERA).

Proposed South Elevation



Proposed south elevation of 300 Sherbourne Street with conceptual design of proposed new door opening (indicated in blue) and new window openings (indicated in yellow). *Note: Subject to the detailed design stage (Süperkul, 2023, Annotated by ERA).*

Proposed North Elevation



Proposed north elevation of 300 Sherbourne Street with conceptual design of proposed new door opening (indicated in blue) and new window openings (indicated in yellow). Existing non-original window openings are proposed to be infilled with brick, as indicated by the red dashed lines. *Note: Subject to the detailed design stage. Additional punched window openings on the north elevation ground floor may be proposed.* (Süperkul, 2023. Annotated by ERA).

Conservation Strategy 2: Reintroduce a compatible streetwall treatment, which responds to the adjacent and nearby residential building typologies in the Sherbourne Street Character Sub-Area through:

- Compatible podium height of 3 storeys, which matches the height of neighbouring buildings;
- Vertical and horizontal articulation, responding to the surrounding rhythm of bays and datum lines. This includes multiple entrances;
- References to nearby historic architectural features, including a mansard roof, arched openings, projecting bays, and brick masonry;
- A set back that matches adjacent buildings and maintains the residential front yard character;
- Compatible solid-to-void ratio, rather than a curtain-wall approach;
- A fenestration pattern that responds to nearby buildings, including a consistent rhythm of punched openings; and
- First floor courtyards and green roofs, to enhance the streetscape and create “breathing room” between new construction and heritage buildings.
- Rooftop amenity space above the new podium with a railing set back ~2m from the building face ensuring visibility is limited from public realm. It will not be visible from pedestrian eye level across the street.



Rendering of the proposed development, view southwest. *Note: refer to Appendix B for conceptual heritage elevations showing proposed new openings at 300 Sherbourne Street (subject to the detailed design stage)* (Superkül, 2023).

Conservation Strategy 3: Respond to the nearby tower typology within the Sherbourne Street Character Sub-Area, while ensuring low-rise built form is not visually overwhelmed through:

- Tower set backs and stepbacks, providing legibility of the low-scale streetwall;
- Compatible materials, including light-toned brick and precast;
- Compatible solid-to-void ratio, rather than a curtain-wall approach;
- A fenestration pattern that responds to the podium and nearby buildings, including a consistent rhythm of punched openings; and
- Streamlined tower design and massing, strategically broken up through its form and positioning with differentiating heights, materiality, and setbacks.



Renderings of the proposed development, view southwest on Sherbourne Street (top, left), northwest on Sherbourne Street (top, right) and northeast along Pembroke Street (bottom). *Note: refer to Appendix B for conceptual heritage elevations showing proposed new openings at 300 Sherbourne Street (subject to the detailed design stage) (Superkül, 2023).*

Conservation Strategy 4: An enhanced landscape strategy, which reinstates the residential character of Sherbourne Street and the Site's contribution to the Garden District, and allows for universal accessibility and enhanced interactions with the retained heritage building. Three landscape zones have been identified:

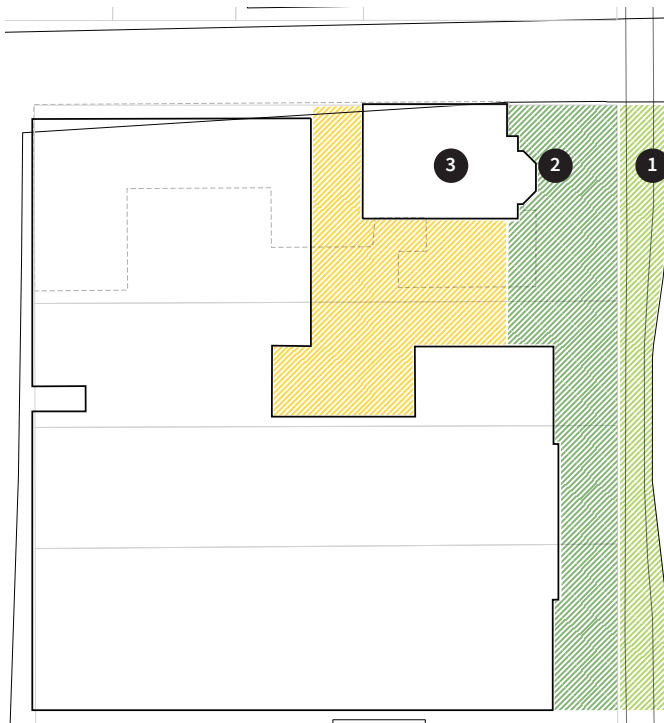
- Streetscape: Large, hardy, plant selection with restrained colour palette.
- Front yard/threshold: Softscaped ground cover, medium height tree planting, with less restrained colour palette.
- Courtyard: Inner courtyard featuring high quality masonry units, pea-stone gardens, and feature trees with seasonal interest.

The courtyard fronting Sherbourne will be partially enclosed for privacy. An entrance feature, such as a gate or portico, will be provided, and designed in a manner that responds to the character of the HCD. The design will be subject to a landscape plan and ongoing discussions with City Heritage Staff.

ERA will continue to work with the design team through the Site Plan Application process to develop landscape guidelines for the Site, which reinforce the character of the Garden District and enhance the presence of the retained heritage building.



Rendering showing the streetscape, threshold and courtyard. *Note: Refer to Appendix B for conceptual heritage elevations showing proposed new openings at 300 Sherbourne Street (Superkül, 2023).*



- Streetscape**
Large, hardy, plant selection with restrained colour palette
- Threshold**
Softscaped ground cover, medium height tree planting, with less restrained colour palette
- Courtyard**
Inner courtyard featuring high quality masonry units, pea-stone gardens, and feature trees with seasonal interest

8 IMPACT ASSESSMENT

This section evaluates the potential impact of the proposed development on the cultural heritage value of the HCD and on-site and adjacent properties using the criteria provided in the Ontario Heritage Tool Kit (*refer to sidebar*), and the HCD Plan policies and guidelines. A detailed analysis of the proposal's compliance with HCD Plan is provided at Appendix A.

Overview

As outlined in Section 7 of this report, a robust conservation strategy is proposed to ensure the proposed development conserves and does not pose a negative impact on the cultural heritage value of the HCD and the on-site and adjacent heritage resources.

ERA's analysis concludes the proposed development is consistent with the objectives of the HCD Plan in that it:

- Conserves, maintains and enhances the cultural heritage value of the District by providing a contextually sensitive design;
- Conserves, reinstates, rehabilitates and restores the existing contributing building on the Site;
- Conserves the predominant scale and built form rhythm by "filling in the blank" on the vacant lots with a 3-storey podium base, while allowing for sensitive change in the District, through the addition of a tower, which is set back behind the retained building and significantly stepped back behind new streetwall;
- Contributes to the public realm, with street trees within a landscaped set back, a courtyard and built form that addresses the street frontage; and
- Represents high quality architecture that is compatible with the District's cultural heritage value.

The proposal generally conforms to the HCD Plan's policies and guidelines for new development and alterations on contributing and non-contributing properties (Section 6 & 7 of the HCD Plan). The existing building on the contributing property will be restored and its later south addition, which creates a false sense of historic evolution, removed. The proposed tower height and massing has been designed to reduce its perceived scale and provide a contemporary yet sympathetic design that does not detract from the surrounding heritage resources.

Overall, the proposal, including its form, materiality, tower set backs (behind the retained building), architectural expression, landscape concept, and relationship to Sherbourne Street, are consistent with the intent of the HCD Plan.

Negative impact on a cultural heritage resource include, but are not limited to:

Destruction of any, or part of any, significant heritage attributes or features;

Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;

Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;

Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;

Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;

A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;

Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.

(Ontario Heritage Toolkit).

300 Sherbourne Street

The proposed scope of work for the existing building at 300 Sherbourne Street conserves its cultural heritage value through reinstating and rehabilitating the building. The 3-storey south addition (2004) currently creates a false sense of historical evolution, which is not in line with best heritage practice or the HCD Plan (6.1.1)*. Its proposed removal will appropriately reinstate the building's original form. The proposed removal of the rear wing and later rear additions will allow for the construction of the new tower behind the primary structure, in line with HCD Plan policy 6.10.8. The south and west elevations will be rebuilt with salvaged and/or in-kind bricks to match original materials (HCD Plan 6.9.2; 6.12.4). All interiors, which have been heavily altered, will be removed. The first level will be introduced at grade to allow for accessibility, and a new second level reinstated.

The original mansard roof form will be reinstated through its restoration and partial rebuild, as required following the removal of the 3-storey addition (HCD Plan 6.11). Additionally, lost original features, such as the front entrance and wood details, will be reinstated. The design, form, and materiality of reinstated features will be based on supporting historic or archival research (HCD Plan 6.8.1).

New sympathetic openings on the rebuilt west and south elevations will be provided. New sympathetic openings will be provided on the retained north elevation, including punched window openings on the second floor and a door on the first floor. Additional window openings may be proposed on the ground floor of the north elevation, should the final program for the heritage building necessitate these. All existing openings on the north elevation appear to be non-original. The proposed introduction of new sympathetic openings will support the new function and use of the existing building in a manner that does not diminish or detract from the building's integrity (HCD Plan 6.9.4; 6.12.5). All proposed exterior wall features will be physically and visually compatible with the retained building and District (HCD Plan 6.12.1; 6.12.4). (Refer to Appendix B).

The proposed courtyard fronting Sherbourne Street allows for enhanced views and interactions with the retained building, and further contributes to the HCD's public realm and character (HCD

**HCD Plan 6.1.1(c): Avoid creating a false sense of the historical evolution and development of the property by adding historic building features or components from other places, properties or periods.*

Plan 6.17; 7.11). The proposed courtyard entrance feature will be designed to ensure physical and visual compatibility with the District character. The design will be subject to a detailed landscape plan and discussions with City Heritage Staff.

Height & Massing

The proposed podium and courtyard reinstates the prevailing 2 to 3-storey streetwall height and fills in the “missing tooth” created by the vacant portion of the Site. It conserves and enhances the residential character of the streetscape with its landscape design, and compatible 3-storey height, front setback, vertical articulation, materiality, and ratio of solid-to-voids (HCD Plan 6.10; 7.7; 7.9; 7.11). The building base is divided into three distinct portions, referencing the original lotting fabric of the Moss Park Estate plan of subdivision.

The proposed tower element, while not anticipated in the HCD Policies, contextually responds to existing tower typologies found in the immediate vicinity, including at 266 Sherbourne Street and 100 Pembroke. The proposal allows for growth and change within the District, while conserving the character and cultural heritage value of the Sherbourne Street Character Sub-Area, through its setbacks, stepbacks and streamlined design (HCD Plan 6.10.8; 7.6.6).

The proposed tower is set back behind the retained building at 300 Sherbourne Street and jogs forward toward Sherbourne Street above the new streetwall. Though the tower is not set back behind the heritage buildings above the new streetwall, a generous stepback of 10m is provided, which ensures the legibility of the house-form buildings on and adjacent to the Site. A railing will be provided for the roof top amenity space ~2m from the building face, and will ensure it is not visible from the public realm across the street.

The proposed tower is strategically broken up through its form and positioning with differentiating heights, materiality, and setbacks, reducing its perceived scale. The tower further incorporates varied light-toned materiality, which responds to the District’s character (HCD Plan 7.9).

Shadowing

The proposed development will result in some net new shadows on Allan Gardens, which is designated under Part IV of the OHA by By-law 2013-1091. Specifically, net new shadows will be cast before 9:15am in month of December on the conservatory building, which contains identified heritage attributes, such as glazed walls, roof and dome. This shadowing constitutes a temporally-limited negative impact. It is ERA's opinion that this shadow impact is acceptable given that it is minimized and only occurs for a brief period.

The proposed development's net new shadows will not have a negative impact on adjacent properties, as they will not alter the appearance of any heritage resources, nor will they reduce the viability of a natural feature.

Refer to the Shadow Studies completed by Superkul and Bousfields accompanying this submission.

9 CONSIDERED ALTERNATIVES

Option 1: Massing focused along Sherbourne

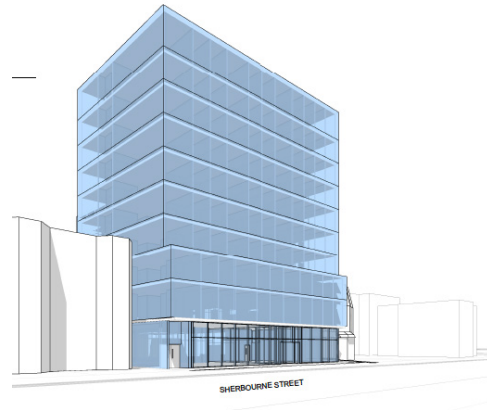
This option focused tower massing north-south along Sherbourne Street. It was deemed undesirable from a heritage and urban design perspective, as the base building treatment did not sufficiently reinforce the prevailing streetwall height. The lack of ample tower setbacks did not appear to provide enough “breathing room” to the properties to the north and south.

Option 2: Massing centred above 2-storey podium

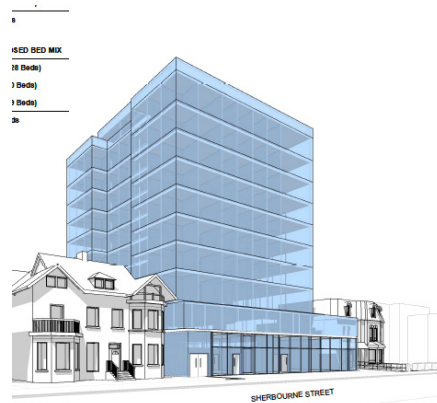
This second option sought to create a more appropriate interface with the adjacent listed heritage properties, by introducing insets to the north and south elevation of the tower, and lowering the overall height of the podium from 3 to 2 storeys. This option was deemed undesirable from a heritage and urban design perspective as the tower footprint appeared to visually dominate adjacent heritage resources. Further, the shorter 2-storey podium did not reinforce the prevailing streetwall height.

Option 3: Original Submission (2021)

The original submission included the properties at 294-298 Sherbourne, and proposed a 3-storey podium with a 10-storey diamond shaped tower. This option was revised with the current proposal (2023) to accommodate the inclusion of the neighbouring property at 300 Sherbourne Street.



Option 1 massing model (Superkül).



C



Option 3: Original 2021 submission (Superkül).

10 CONCLUSION

The proposed development will conserve and not negatively impact the cultural heritage value and character of the HCD and the on-site and adjacent heritage resources. The proposal implements a conservation strategy that responds to the heritage attributes and value of the HCD, including the residential streetscape and building typologies, and later towers and infill developments.

The proposal anticipates some net new shadow on Allan Gardens. It is ERA's opinion that this shadow impact is acceptable given that it is limited and only occurs for a brief period.

It is ERA's opinion that the proposal is in line with the objectives of the HCD Plan and has appropriate regard for its policies and guidelines.

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12 PROJECT PERSONNEL

Philip Evans

Philip Evans is a registered architect with the OAA, principal of ERA Architects and the founder of small. In the course of his career, he has led a range of conservation, adaptive reuse, design, and feasibility planning projects. Philip is a professional member of CAHP and RAIC.

Janice Quieta

Janice Quieta, OAA, is an Associate with ERA Architects. She received her Master of Architecture degree from Dalhousie University after completing a Bachelor of Architectural Science degree at Ryerson University.

Emily Collins

Emily Collins is a project manager with ERA Architects. She is a Member of the Canadian Institute of Planners (MCIP) and the Canadian Associate of Heritage Professionals (CAHP), and is a Registered Professional Planner (RPP). She received her Bachelor of Environmental Studies with a major in Honours Planning from the University of Waterloo.

Zoe Chapin

Zoe Chapin is a Registered Professional Planner (RPP) and a Member of the Canadian Institute of Planners (MCIP). She has been a member of the heritage planning team at ERA Architects since 2019. Zoe holds a Master of Urban Planning from McGill University, where she also completed a Bachelor of Arts in Urban Systems.

13 APPENDICES

A. Analysis of the 2021 Garden District HCD (ERA, 2023).

Objectives : Garden District HCD Plan (2021)	Proposal consistent with?
<i>1. Conserve, maintain, and enhance the cultural heritage value of the District as expressed through its heritage attributes, contributing properties, character sub-areas, public realm, and archaeological resources</i>	Yes. The proposal conserves the character of the Sherbourne Street Character Sub-Area.
<i>2. Conserve, maintain and enhance the overall soft landscaped, residential streetscape character of the George, Pembroke, Sherbourne, Gerrard and Shuter Street character sub-areas with generous front yard setbacks and a collection of 2-3 storey house-form buildings displaying a range of architectural styles.</i>	Yes. The proposal provides a robust landscape strategy that enhances the residential streetscape character, including street trees, softscaped front yard treatments and courtyard. The base of the building follows the prevailing 2-3 storey residential streetwall height.
<i>3. Conserve, maintain and enhance Allan Gardens as a cultural heritage landscape in the City, a designed landscape anchor to the residential neighbourhood to the south, which has historic and physical connections to Moss Park as its southern landscaped terminus.</i>	The proposed development will result in some net new shadows on Allan Gardens. Specifically, net new shadows will be cast before 9:15am in the month of December on the conservatory building. This shadowing constitutes a temporally-limited negative impact. It is ERA's opinion that this shadow impact is acceptable given that it is limited and only occurs for a brief period.
<i>4. Conserve, maintain and enhance Pembroke Street as a green connection and central access between Allan Gardens and Moss Park.</i>	N/A.
<i>5. Conserve the legibility of the District's period of significance, between 1850 to 1930, as expressed through the District's heritage attributes.</i>	Yes. The proposal conserves and rehabilitates the existing 1873 house-form building on the Site.
<i>6. Conserve the physical form, scale and architectural features of the range of residential architectural styles of contributing properties found in the District, including (but not limited to) Second Empire, Bay and Gable, Gothic Revival, Italianate, Queen Anne, Romanesque, Edwardian Classicism, and vernacular.</i>	Yes. The proposal "fills in the blank" and introduces a building base with a durable masonry material palette, a compatible solid-to-void ratio, vertical articulation of bays, and interpretation of architectural motifs found on adjacent properties. The tower is set back behind the retained building and features a streamlined design to reduce its perceived scale and visual impact.
<i>7. Conserve and enhance contributing properties, Part IV designated properties and listed properties.</i>	Yes. The proposal conserves and rehabilitates the existing 1873 house-form building on the Site.
<i>8. Conserve the predominant scale and built form pattern in each character sub-area, while allowing for growth and changes as permitted in the City's Official Plan.</i>	Yes. The proposed building base responds to the house form character of Sherbourne Street, while introducing density generously setback behind the streetwall.

Objectives : Garden District HCD Plan (2021)	Proposal consistent with?
9. Ensure alterations to contributing properties within the District are compatible.	Yes. The proposed conservation strategy for the building at 300 Sherbourne Street appropriately reinstates its original form and introduces compatible and sensitive alterations that allow for its continued use and function.
10. Ensure that new development and additions conserve and enhance the cultural heritage value of the District in general, as well as the character sub-area in which it is located, particularly with respect to scale, public realm and the general pattern of the built form as set out in the policies and guidelines.	Yes. The proposal “fills in the blank” and introduces a building base with a durable masonry material palette, a compatible solid-to-void ratio, vertical articulation of bays, and interpretation of architectural motifs found on adjacent properties. The tower is set back towards the centre of the Site and features a tapered and streamlined design to reduce visual impacts on the streetscape. The proposed development is consistent with the policies and guidelines for contributing and non-contributing properties a (including those within the Sherbourne Street Character Sub-Area). Refer to the following table for a full, analysis of conformity to Section 6 and 7 Policies & Guidelines.
11. Ensure that archaeological resources are protected.	N/A. The City’s mapping does not show any archaeological potential on the Site.
12. Encourage high quality architecture in the design of new development, additions and alterations that is compatible with the District’s cultural heritage value.	Yes. The scale and design motifs of the 3-storey building base, the proposed street tree canopy and general massing of the tower responds to and conserve the unique characteristics of the Sherbourne Street Character Sub-Area. It has been thoughtfully designed to conserve the heritage attributes of the District.
13. Conserve and enhance views from the public realm identified in this Plan that contribute to an understanding of the District’s cultural heritage value.	N/A. Views from the Site are not identified in the plan.
14. Conserve, support and enhance the social, cultural and community values of the District as a socially inclusive neighbourhood with a history of innovative community and social services.	Yes. The proposal provides housing geared towards students.
15. Ensure development and alterations adjacent to the District conserve the District’s cultural heritage value.	N/A- Site is within the District.
16. Honour and commemorate the area's Indigenous heritage.	This important district-wide goal will be given added consideration at the detailed design stage.

Heritage Attributes : Garden District HCD Plan (2021)	Proposal conserves?
<i>The orientation of the residential neighbourhood situated between the open spaces of Allan Gardens to the north and Moss Park to the south;</i>	N/A
<i>The remnant street and landscape patterns representative of the 1855 Moss Park Estate plan of subdivision including the curve in Dundas Street, laneways to the rear of properties, generous building setbacks, soft landscaped front-yards, orientation of buildings fronting to the street, and walkway connection between front entrances and the public street;</i>	Yes. The proposal conserves the Sherbourne Street frontage, with a landscaped setback with street trees, an articulated pedestrian-scale base building treatment along Sherbourne Street. The laneway is not impacted.
<i>The low-rise residential character of the George, Pembroke, Sherbourne, Gerrard and Shuter Street character subareas, including 2-3 storey single detached, row house, semi-detached and duplex house-form buildings in a variety of architectural styles from the 19th- and early 20th-centuries that demonstrate the periods of growth between 1850 and 1930;</i>	Yes. The 1873 house-form building on the Site will be conserved and enhanced. The new base building follows the 3-storey massing found in the Sherbourne Street character area, and uses motifs and vertical articulation to visually break-up the width of the building. The tower element references the various infill examples in the neighbourhood, with its tapered, diamond-shaped footprint.
<i>The collection of buildings representing a diversity of architectural styles, including (but not limited to) Second Empire, Bay and Gable, Gothic Revival, Italianate, Queen Anne, Romanesque, Edwardian Classicism, and vernacular, and architectural treatment of roofs, materials, windows, doors, entrances, porches, balconies, and storefronts.</i>	Yes. The 1873 house-form building on the Site will be conserved and enhanced. The new building is compatible yet distinguishably contemporary.
<i>The soft-landscaped streetscape character of the George, Pembroke, Sherbourne, Gerrard and Shuter Street character sub-areas created by landscaped front-yards and street tree canopy;</i>	Yes. The proposed landscape strategy will enhance the existing public realm and front-yard character further contributing to this attribute.
<i>The Pembroke Street character sub-area, which functions as the low-scale, residential spine of the District, lined with landscaped front-yards and tree canopy, providing a central access and green connection between Allan Gardens and Moss Park;</i>	N/A
<i>The Gerrard and Shuter Street character sub-areas, which function as edges to open spaces Allan Gardens and Moss Park respectively, with low-scale residential house-form buildings oriented towards the parks;</i>	N/A
<i>The Dundas Street East character sub-area, marked by a curved alignment that runs through the heart of the District, which illustrates the evolution of the street from a residential street to commercial thoroughfare, with a mix of adaptively re-used house-form buildings for commercial use, and some purpose-built commercial buildings;</i>	N/A

Heritage Attributes : Garden District HCD Plan (2021)	Proposal conserves?
<i>The George and Sherbourne Street character sub-areas that function as the east and west edges of the District with a primarily residential character.</i>	Yes. The proposal introduces a residential building and landscape that contributes to the residential character.
<i>North-south views within the District terminating at Allan Gardens and Moss Park;</i>	N/A
<i>The community support institutions that occupy adaptively re-used house-form buildings or purpose-built buildings throughout the District;</i>	Yes. The existing building will be rehabilitated and a new student residence use provided on site.
<i>The absence of front-yard parking and the absence of garages facing the street; and</i>	Yes. No parking or garages are proposed facing the street.
<i>The archaeological resources in the District that provide evidence of both pre-contact and historic Euro-Canadian history, reflecting the evolution of Toronto.</i>	N/A. The Site is not identified as having any archaeological potential.

Policies (bolded) & Guidelines (regular font)	Proposal conforms?
6.8.1 When undertaking a restoration project on a contributing property, building features from the period to which a building is being restored that have been removed or damaged are encouraged to be re-instated. <i>a. Features from the period to which a building is being restored should be repaired rather than replaced.</i> <i>b. Restore, where possible, deteriorated, lost or removed heritage attributes based upon thorough supporting historic documentation.</i> <i>c. Do not create a false sense of the historic evolution and development of the property by adding features from other places, properties, periods, events or features that never coexisted on the property</i>	Yes. The later 3-storey addition, which creates a false sense of historic evolution will be removed and the original building form reinstated and enhanced.
6.9.1 The alteration of contributing properties shall be compatible with and support the District's cultural heritage value and heritage attributes. <i>a. Compatible alteration should reference the architecture, materials, features and built form of the contributing property, and the history of the property including changes made over time.</i>	Yes. The rebuilt areas will be built with salvaged or in-kind materials to match the original. The new construction behind the retained building will be sympathetic and compatible with the historic fabric. The new street-wall references and respond to the architectural character of values of the District.
6.9.2 New materials shall be physically and visually compatible with the materials of the contributing property.	Yes. The rebuilt areas will be built with salvaged or in-kind materials to match the original. The new construction behind the retained building will be sympathetic and compatible with the historic fabric.
6.9.3 Alterations to contributing properties shall include the conservation of the District's heritage attributes. <i>a. Conserve rather than replace heritage attributes when designing alterations.</i> <i>b. Evaluate and document the existing condition of the property including District's heritage attributes prior to designing alterations.</i>	Yes. All original features of the primary structure will be conserved. The rear wing will be removed to allow for new construction.
6.9.4 The alteration of contributing properties shall not diminish or detract from the heritage integrity of the District	Yes. The rebuilt areas will reinstate the original built form. New construction will not detract from the retained building.

Policies (bolded) & Guidelines (regular font)	Proposal conforms?
6.10.1 Additions to contributing properties shall conserve the primary structure of contributing properties so that its three-dimensional integrity is conserved along the streetscape. <i>a. Additions should be located towards the rear of existing buildings on contributing properties and should not be located on street facing elevations or in the front-yards of contributing properties (except for storefront additions on Dundas Street East, see Section 6.15).</i> <i>b. Additions to the side of existing buildings on contributing properties in the Dundas Street East character sub-area may be permitted</i>	Yes. The original form of the building will be reinstated and enhanced. Its three dimensional legibility will be maintained and its visibility enhances through the proposed landscaped courtyard.
6.10.2 Additions to contributing properties within the George, Pembroke, Sherbourne, Gerrard and Shuter Street character subareas shall be designed to be compatible with the scale, height, massing and form of the contributing property, adjacent contributing properties and the District's heritage attributes.	While the tower height is not anticipated it contextually responds to existing tower typologies found in the immediate vicinity. The new street-wall provides a compatible design that responds to the scale and form of neighbouring contributing properties. Additionally, the proposed tower setbacks and stepbacks allow for the legibility of the low-scale character.
6.10.4 Additions to contributing properties shall preserve the relationship between the built form and the public realm.	Yes. The proposal maintains the existing relationship at 300 Sherbourne Street and provide a news streetwall that is setback to match the neighbouring building to the south.
6.10.5 Additions to a contributing property within the George, Pembroke, Sherbourne, Gerrard and Shuter Street character sub-areas shall conserve the front-yard and side-yard setback condition of the street established by adjacent contributing properties.	Yes. The front yard and north setback along the lane is maintained. A generous side yard setback between the retained building and new street-wall is provided with a landscaped courtyard.
6.10.6 Additions to contributing properties shall conserve the three dimensional character of contributing properties in their character sub-area:	Yes. Per below.
6.10.8 New development and additions taller than the primary structure of contributing properties within the George Street and Sherbourne Street character sub-areas shall be located behind the primary structure. <i>a. Existing rear wings and additions to primary structures may be demolished.</i>	Yes. The existing rear wing will be removed and the proposed tower set back behind the retained primary structure.

Policies (bolded) & Guidelines (regular font)	Proposal conforms?
6.10.10 <i>In the George, Pembroke, Sherbourne, Gerrard and Shuter Street character sub-areas, projecting balconies or cantilevered portions of additions to contributing properties shall not be permitted above the primary structure.</i>	Yes. No projecting balconies are proposed.
6.11.1 <i>Restore where possible deteriorated original or restored roof features of a contributing property with regard to form, design, material and detail based upon thorough supporting historic research.</i>	Yes. The building's original roof form will be reinstated and restored to match its historic condition.
6.11.3 <i>Where original or restored roofs of a contributing property are deteriorated beyond repair, replacements shall maintain the historic form, profile, appearance, materiality and features of the roof.</i> <i>a. Replace only those historic roof features that have deteriorated beyond repair, rather than replacing the entire roof.</i>	Yes. The building's original roof form will be reinstated and restored to match its historic condition.
6.11.6 <i>Alterations shall conserve roof features of contributing properties.</i> <i>a. Historic roof features should not be removed.</i>	Yes. The building's original roof form will be reinstated and restored to match its historic condition.
6.12.1 <i>Restore where possible deteriorated original or restored exterior wall features of a contributing property with regard to form, design, material and detail based upon thorough supporting historic research.</i>	Yes. Lost features such as the original front entrance and wood details will be reinstated based on historic research.
6.12.2 <i>Repair rather than replace damaged or deteriorated original or restored exterior wall features of a contributing property.</i>	Yes. The retained fabric will be repaired and restored as needed.
6.12.3 <i>Where original or restored exterior wall features of a contributing property are deteriorated beyond repair, replacements shall conserve the composition, materials, size, finishes, patterns, detailing, tooling, colours and features of the wall.</i>	Yes. Where later additions are removed the elevations will be rebuilt to match and be sympathetic to the historic conditions. New openings will be designed to be visually compatible with the historic fabric.
6.12.4 <i>Where replacement in-kind of original or restored exterior wall features of a contributing property is not technically possible, replacements shall be physically and visually compatible with the contributing property and the District's heritage attributes, and shall maintain the composition, materials, size, finishes, patterns, detailing, tooling, colours and features of the wall.</i>	

Policies (bolded) & Guidelines (regular font)	Proposal conforms?
6.12.5 Alterations shall conserve exterior wall form and style of contributing properties. <i>a. Minor alterations may be permitted where determined to be appropriate, including the installation of features to increase building performance and life cycle.</i> <i>b. The design, massing and placement of alterations should conserve the historic exterior wall form and style as viewed from the public realm.</i> <i>c. If it is not technically possible to locate alterations out of view of the public realm, ensure that they do not negatively impact the District's cultural heritage value and heritage attributes, and the integrity of the contributing property.</i>	Yes. The new tower and streetwall will be set back behind the primary structure and will not alter the retained historic form and style.
6.12.6 Alterations shall conserve exterior wall features and details of contributing properties.	Yes. Original features on the retained primary structure will be conserved.
6.12.7 Additions to contributing properties shall use exterior wall materials that are physically and visually compatible with the District's heritage attributes, and that do not negatively impact the integrity of the contributing property	Yes. The new tower and streetwall provide a light-toned brick material palette that is sympathetic yet distinguishable from the retained historic fabric.
6.13.1 Restore where possible deteriorated original or restored window and door features of a contributing property with regard to form, design, material and detail based upon thorough supporting historic research.	Yes. The original front entrance, which has been converted into a window, will be reinstated to match its historic condition, while allowing for accessibility.
6.13.5 Alterations shall conserve the form, placement and style of windows and doors of contributing properties.	Yes. The original window openings will be conserved. Any modifications to non-original openings will be sympathetic.
6.13.6 Alterations shall conserve the features and details of windows and doors of contributing properties. <i>a. Conserve the material, details, assemblies and craftsmanship of windows and doors</i> <i>b. Damaged or deteriorated window and doors features should be repaired rather than replaced.</i> <i>c. Replace only those window and door features that have deteriorated beyond repair</i>	Yes. All windows are non-original and will be replaced with new windows with a historic profile that is sympathetic to the historic fabric.

Policies (bolded) & Guidelines (regular font)	Proposal conforms?
6.13.7 Windows and doors located on an addition to a contributing property, that are visible from the public realm, shall be physically and visually compatible with the District's cultural heritage value and heritage attributes. <i>a. Contemporary design and materials may be used for windows and doors on an addition to a contributing property, providing they do not have a negative impact on the cultural heritage value and heritage attributes of the District.</i>	Yes. All new openings will be physically and visually compatible and will allow for the building's new use and function.
6.14.1 Restore where possible deteriorated original or restored entrance, porch and balcony features of a contributing property according to form, design, material and detail based upon thorough supporting historic research.	Yes. The non-original front porch will be removed. The original front entrance will be reinstated based on archival imagery.
6.14.7 New entrances, porches and balconies on contributing properties shall be physically and visually compatible with the District's cultural heritage value and heritage attributes, in terms of design, scale, and material. <i>a. Contemporary design and materials may be used for new entrances, porches and balconies, providing they do not have a negative impact on the cultural heritage value and heritage attributes of the District.</i> <i>b. Avoid creating a false historical appearance.</i>	Yes. The non-original front porch will be removed. The original front entrance will be reinstated based on archival imagery and will be compatible with the District's values and attributes.
6.16.1 Signage shall be located in a manner that is physically and visually compatible with the architecture of the contributing property.	Yes. Any proposed signage will be compatible and will be explored at the site plan stage.

Policies (bolded) & Guidelines (regular font)	Proposal conforms?
6.17.1 Soft landscaped front yards on contributing properties shall be conserved. <i>a. Soft landscapes should be maximized.</i> <i>b. Paved parking areas within front yards are not permitted.</i> <i>c. Historic fencing in front yards, where it exists, should be conserved and retained.</i> <i>d. Where possible, use historical photographs or documentation to guide the addition of fences, walls and steps on contributing properties.</i> <i>e. Front yard fences should be of a design that permits views to the front facade of the building. Vegetative material, such as shrubs and hedges, may also be used instead of, or in conjunction with fencing.</i> <i>f. Landscape components, such as fences or shrub hedging may be used to screen or buffer garbage storage areas or service areas that are visible from the public realm.</i> <i>g. Chain link fencing is strongly discouraged.</i>	Yes. The proposal provides a robust landscape conservation strategy. A mix of soft and hard landscaping is proposed in the front yard and courtyard, to reinstate the Site's residential streetscape character and contribution to the District. Details on proposed landscaping will be refined at the site plan stage.
6.18.1 Walkways and laneways on contributing properties that contribute to the cultural heritage value and heritage attributes of the District shall be conserved. <i>a. Paths that mark the entrance to the building should remain visible from the street.</i>	Yes. The existing lane to the north and west will not be impacted.
6.18.2 Parking shall not be located in front yards of contributing properties and integral garages facing the streetscape shall not be permitted, except for vehicular access to structured below grade parking for properties located within the Dundas Street East character sub-area.	Yes. No parking is proposed. The loading access will be provided off of the laneway.

Policies (bolded) & Guidelines (regular font)	Proposal conforms?
7.1.1 New development on non-contributing properties shall complement the District’s cultural heritage value and heritage attributes while reflecting its own time. <i>a. Avoid creating a false historic appearance. Design new development to be complementary to but not replicate the architectural style of adjacent contributing properties.</i> <i>b. New development will be reviewed for conformity to the policies and guidelines of each character sub-area.</i>	Yes. The proposal adheres to the intent of the guidelines in Section 7. It is distinguishably contemporary.
7.1.2 Alterations to a non-contributing property or properties adjacent to the District shall conserve the cultural heritage value and heritage attributes of the District and adjacent contributing properties. <i>a. The impact of any proposed alteration on adjacent contributing properties or the District will be described and evaluated through a Heritage Impact Assessment.</i>	Yes. The proposal conserves the heritage attributes of the HCD (refer to the following section). It introduces increased height and massing set back atop a contextually-sensitive building base.
7.5.1 New development and additions to non-contributing properties shall be permitted where the proposed work has been evaluated and it has been demonstrated that the heritage attributes of the District shall be appropriately conserved. <i>a. The documentation, description and mitigation measures for any new development or addition to non-contributing properties will be described through a Heritage Impact Assessment satisfactory to the Chief Planner and Executive Director of City Planning.</i>	Yes. The HIA finds the proposal is consistent with the objectives of the HCD Plan, conforms to the intent of the HCD guidelines in Section 7, and conserves the heritage attributes of the District.
7.5.2 New development and additions to a non-contributing property shall be physically and visually compatible with the character sub-area, and shall not negatively impact the heritage attributes and integrity of the District and any adjacent contributing properties.	Yes. The proposal is compatible with the Sherbourne Street Character Sub-Area, and does not negatively impact the heritage attributes and integrity of the district and adjacent contributing properties. The building base and courtyard “fills in the blank” of the vacant portion of the site, introducing built form that is designed with reference to the prevailing massing and character of the street. The tower is designed to reduce visual impacts.

Policies (bolded) & Guidelines (regular font)	Proposal conforms?
7.6.1 New development and additions to non-contributing properties within the George, Pembroke, Sherbourne, Gerrard and Shuter Street character sub-areas shall be designed to be compatible with the scale, height, massing and form of adjacent contributing properties, and the District's heritage attributes, particularly with respect to the heritage attributes associated with each character sub-area.	Yes. By re-establishing the streetwall and sensitively introducing added height set back behind the retained building, the proposal conserves the heritage attributes of the Sherbourne Street Character Sub-Area.
7.6.3 New development and additions to noncontributing properties within the George, Pembroke, Sherbourne, Gerrard and Shuter Street character sub-areas shall conserve the front-yard and side-yard setback condition of adjacent contributing properties.	The front yard setback is maintained. A generous north side yard setback is provided with a landscaped courtyard. There is a minimal south side yard setback. This condition is mitigated through the introduction of courtyards at the south elevation of the podium, which create "breathing room" between the adjacent house form buildings to the south.
7.6.4 New development and additions to non-contributing properties shall conserve the three dimensional integrity of contributing properties in their character sub-area:	Yes. The proposal does not affect one's ability to read the adjacent contributing properties as three-dimensional. The proposed courtyard allows for visibility of the retained building at 300 Sherbourne Street.
[Preamble:] <i>Dundas Street East, George Street and Sherbourne Street Character Sub-Areas: Site and Area Specific Policy 461 (OPA 82) identifies areas within these character sub-areas where heights greater than the predominant scale of 2-3 storey house-form buildings are permissible. The following policies provide direction on how to conserve the scale and three-dimensional character of these character sub-areas while accommodating additional height.</i> 7.6.6. Any portion of new development and additions on non-contributing properties within the George Street and Sherbourne Street character sub-areas that are taller than adjacent contributing properties shall step back to the rear of the primary structure of adjacent contributing properties.	Yes/No. The proposed tower is set back behind the retained building at 300 Sherbourne Street and jogs forward toward Sherbourne Street above the new streetwall. However, this still results in a generous step-back of 10m above the new streetwall ensuring the legibility of the house-form building on and adjacent to the Site.
7.6.8 Projecting balconies on portions of new development and additions on non-contributing properties above the roof ridge of adjacent contributing properties should adhere to the same standard of setbacks as the main walls.	N/A. No projecting balconies are proposed.

Policies (bolded) & Guidelines (regular font)	Proposal conforms?
7.7.1 New development and additions on non-contributing properties shall conserve the horizontal rhythm articulated in the façades of adjacent contributing properties. <i>a. The horizontal rhythm of floor heights on new development and additions should be articulated.</i> <i>b. Horizontal articulation of new development and additions should align with the horizontal articulation of adjacent contributing properties such as datum lines, window heads, and articulated floor levels.</i>	Yes. The building base of 3-storeys is consistent with the horizontal rhythm of the adjacent houses's rooflines and eavelines.
7.7.2 New development and additions on non-contributing properties shall conserve the vertical rhythm articulated in the façades of adjacent contributing properties. <i>a. Street facing elevations should incorporate vertical articulations that reflect the predominant building widths and pattern of bay widths of adjacent contributing properties.</i>	Yes. The proposed podium base building interprets the prevailing building widths, by vertically articulating the facade into distinct pieces, using changes in materiality, frequent entrances and rhythm of bays.
7.7.3 New development and additions on noncontributing properties shall not include integral garages, except for structured below-grade parking garages for properties located within the Dundas Street East character sub-area	Yes. Loading is accessed from the laneway.
7.7.4 New development and additions on non-contributing properties shall not include blank walls facing the public realm.	Yes. No blank walls are proposed to face the public realm.
7.8.1 New rooftop elements on noncontributing properties, including mechanical penthouses, vents, drainage components, sustainable technologies, satellite dishes, skylights, metal chimneys, flues and decks should be located out of view of the public realm. <i>a. If it is not technically possible to locate the rooftop elements so that they are out of view of the public realm, ensure that they are appropriately screened. Use screening material that is compatible with the heritage attributes of the District.</i>	Yes. Proposed rooftop decks are located out of view of the public realm.

Policies (bolded) & Guidelines (regular font)	Proposal conforms?
7.9.1 Cladding materials used on exterior walls of new development and additions on non-contributing properties, that are visible from the public realm, shall be physically and visually compatible with the cultural heritage value and heritage attributes of the District. <i>a. The materials used predominantly on contributing properties, such as brick and stone, should be used for new development and additions. A wider range of materials are permitted on portions of new development and additions that rise above the roof ridge of adjacent contributing properties, providing they do not negatively impact the cultural heritage value and heritage attributes of the District.</i> <i>b. Contemporary materials may be permitted, providing they do not negatively impact the cultural heritage value and heritage attributes of the District.</i> <i>c. Synthetic materials such as vinyl or aluminum siding, concrete fibre board, synthetic wood products, and Exterior Insulation and Finish Systems (EIFS) are discouraged on exterior walls that are visible from the public realm.</i>	Yes. The proposed building is to be in varied light-toned brick materials.
7.10.1 Signage on non-contributing properties shall be physically and visually compatible with the District's cultural heritage value and heritage attributes, in terms of placement, scale, and materials.	Yes. Any residential signage proposed will be minimal. Details on any signage will be provided at the site plan stage.

Policies (bolded) & Guidelines (regular font)	Proposal conforms?
7.11.1 Soft landscaped front yards on noncontributing properties shall be maximized, except in the Dundas Street East character sub-area, where it is encouraged. <i>a. Paved parking areas within front yards are not permitted.</i> <i>b. Front yard ornamental fences should be a maximum 1 metre in height. If fencing is to be taller than 1 metre in height, it should be of a design that permits views to the front facade of the building. Vegetative material, such as shrubs and hedges, may also be used instead of, or in conjunction with fencing.</i> <i>c. Landscape components, such as ornamental fences or shrub hedging may be used to screen or buffer garbage storage areas or service areas that are visible from the public realm.</i> <i>d. Chain link fencing is strongly discouraged.</i>	Yes. The proposal provides a robust landscape conservation strategy. A mix of soft and hard landscaping is proposed in the front yard and courtyard, to reinstate the Site's residential streetscape character and contribution to the District. Details on proposed landscaping will be refined at the site plan stage.
7.12.1 Parking shall not be located in front yards of non-contributing properties and integral garages facing the streetscape shall not be permitted, except for vehicular access to structured below-grade parking for properties located within the Dundas Street East character sub-area. <i>a. New parking spaces must be designed and located so that they are as unobtrusive as possible, ensuring that front lawns and tree plantings are maintained.</i> <i>b. Parking should be located to the side or rear of buildings.</i> <i>c. Garages and other ancillary structures should be located towards the rear of the lot.</i>	Yes. No front yard parking or parking entrances are proposed.

A. Architectural Drawings (Superkül, June 21, 2023)

Note: Proposed openings on heritage building fabric at 300 Sherbourne Street are conceptually shown and will be subject to a detailed design stage.

HOEM2



PERSPECTIVE VIEW FROM SHERBOURNE TOWARDS ENTRANCE

CLIENT

MPI Group Inc
11 Church Street, Suite 200
Toronto ON, M5E 1W1

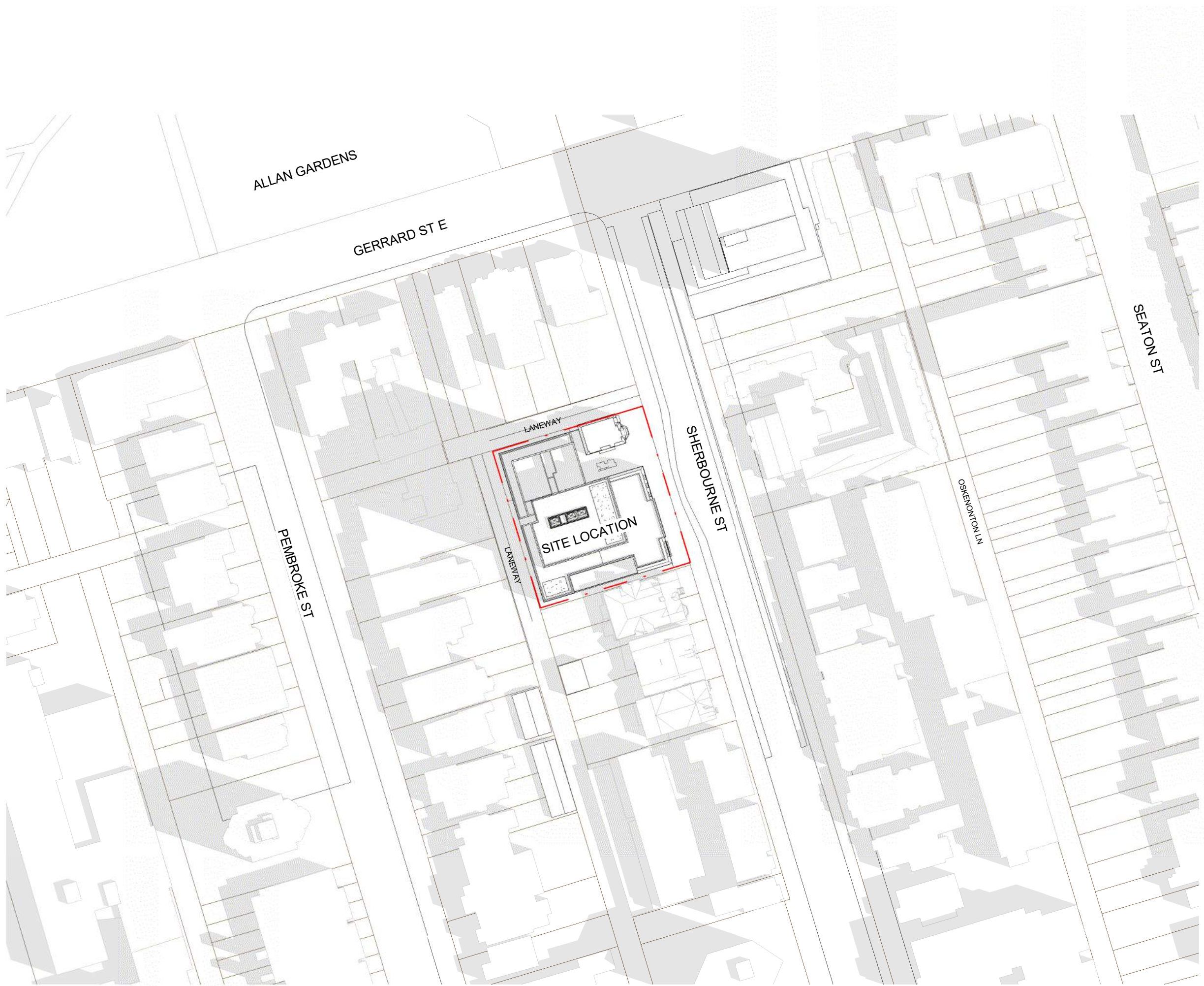
PROJECT ADDRESS

294 - 300 SHERBOURNE STREET
TORONTO, ON, M5A 2S1

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ELEVATOR CONSULTANT SOBERMAN ENGINEERING INC. 55 ST. CLAIR AVENUE WEST, SUITE 205. TORONTO, ONTARIO, M4V 2Y7 (T) (416) 323 2133	CODE CONSULTANT LMDG BUILDING CODE CONSULTANTS LTD. 300 N QUEEN ST. SUITE 208 ETOBICOKE, ON M9C 5K4 T: (416) 646 0162		

DRAWING NUMBER	DRAWING TITLE
A-000	COVER SHEET
A-001	SURVEY
A-010	PROJECT STATISTICS
A-020	GFA DIAGRAMS PER ZBL 569-2013
A-031	PERSPECTIVE VIEWS - BUILDING
A-032	PERSPECTIVE VIEWS - COURTYARD
A-040	SHADOW STUDY - MARCH 21
A-041	SHADOW STUDY - SEPTEMBER 21
A-042	SHADOW STUDY - DECEMBER 21
A-050	SITE PLAN
A-101	FLOOR PLAN - BASEMENT
A-102	GROUND FLOOR PLAN
A-103	L02 FLOOR PLAN
A-104	L03 FLOOR PLAN
A-105	L04 FLOOR PLAN
A-106	TYPICAL TOWER PLAN - L05-L17
A-110	TYPICAL UPPER TOWER PLAN - L18-L20
A-111	ROOF PLAN
A-200	BUILDING ELEVATION - SOUTH
A-201	BUILDING ELEVATION - EAST
A-202	BUILDING ELEVATION - NORTH
A-203	BUILDING ELEVATION - WEST
A-210	PARTIAL ELEVATIONS - 300 SHERBOURNE
A-300	BUILDING SECTION - NORTH/SOUTH
A-301	BUILDING SECTION - WEST/EAST



1 CONTEXT PLAN
1 : 1000

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Prior to commencement of the Work the Contractor shall verify all drawing dimensions, datums, and levels with the Contract Documents and with the conditions on site; ascertain any discrepancies between the site and the Contract Documents, and bring these items to the attention of the Architect for clarification.

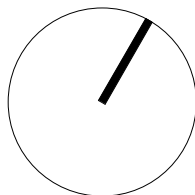
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2	June 21, 2023	Issued for ZAA
1	May 3, 2021	Issued for ZAA

No.	Date	Issue/Revision
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HOEM2
294-300 Sherbourne Street
Toronto

Title:
COVER SHEET

Project No.	1933	Scale	1 : 1000
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Drawing No.

A-000