

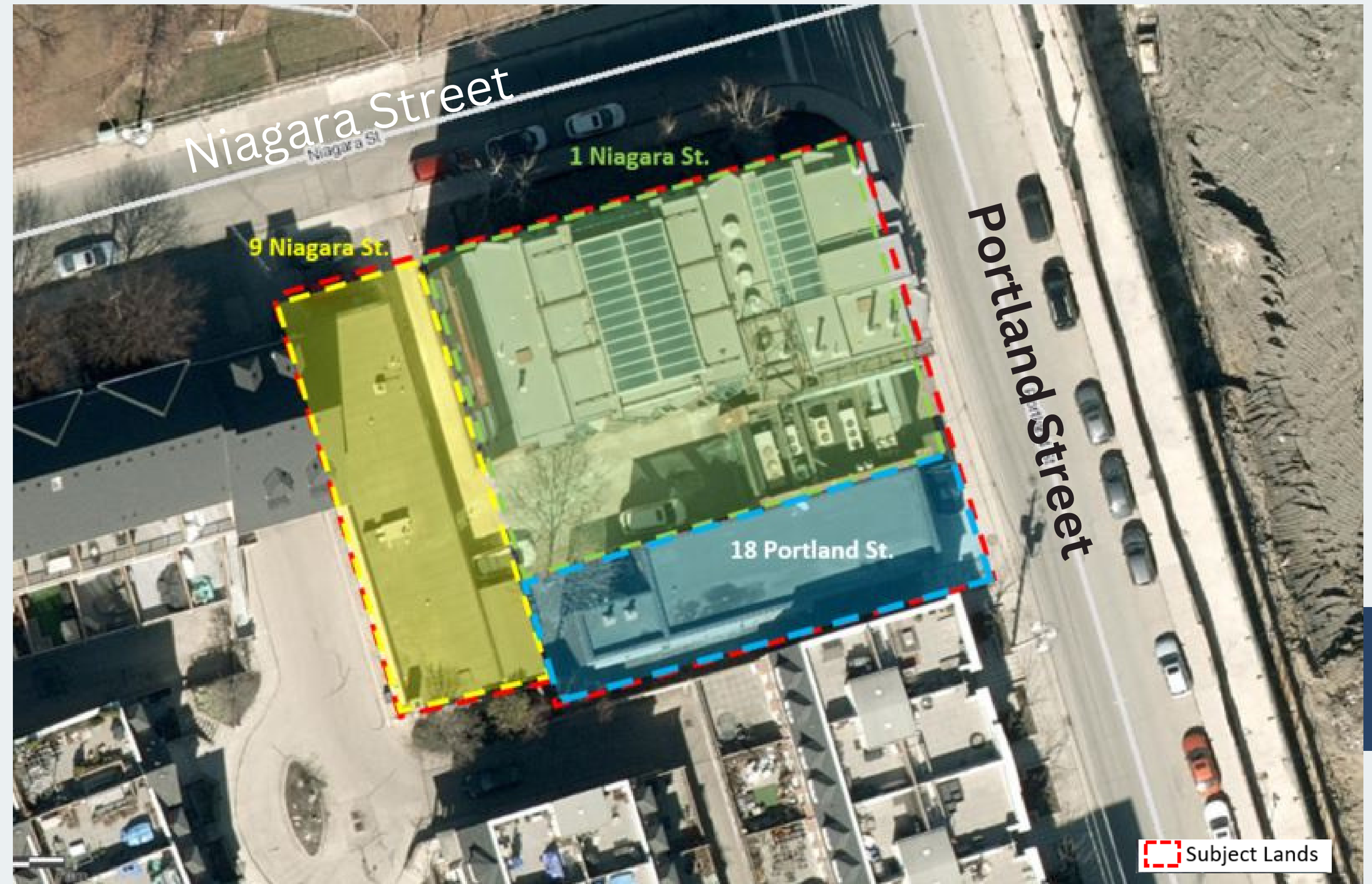


18 Portland Street, Toronto HPA No. 220028

Vanessa Hicks & Dan Currie, MHBC

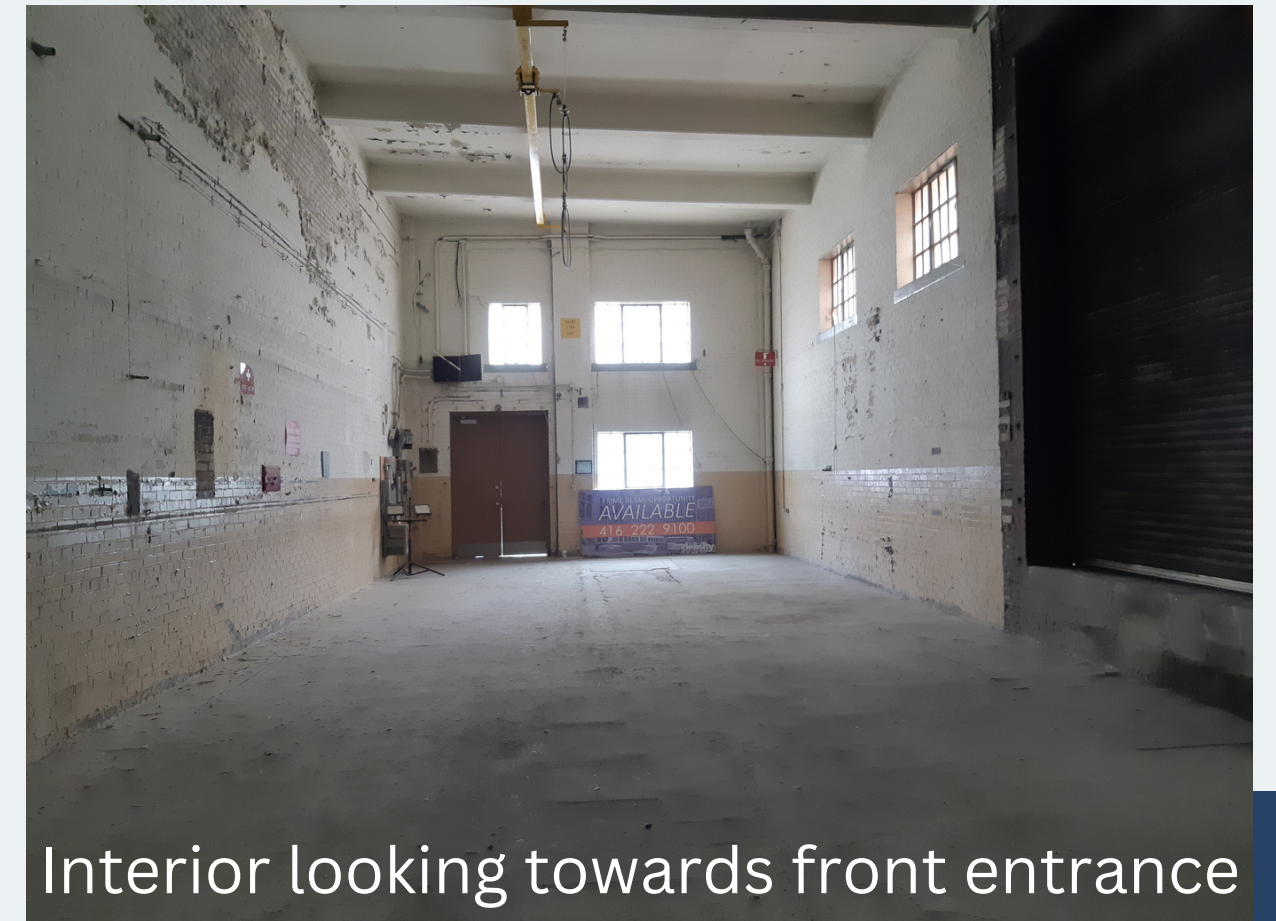
January 6 2023

- Subject lands includes 3 properties (9 Niagara St., 1 Niagara St., 18 Portland St.);
- HPA only applies to 18 Portland St.
- 18 Portland Designated under Part IV of the Ontario Heritage Act (Dec. 2022);
- Part of a Development Application under the Planning Act (OPA, ZBA, DPS, SPA) submitted in Nov. 2021;
- Toronto Official Plan defines demolition as including "...the *disassembly of structures and properties on the Heritage Register for the purpose of reassembly at a later date.*"



- Heritage Attributes:

- Primarily at the front ("principal") facade (windows, brick work, sills, sign band, pilasters);
- Includes its two storey scale, form, and *massing*;
- *No specific attributes at the side or rear facades noted in the By-law*;
- Some alterations taken place (ie. front door);
- Currently vacant.



Interior looking towards front entrance



- Retain and integrate the Hydro-Electric building a recessed podium along Portland St.;
- Podium designed to appropriately integrate the Hydro building;
- Repairs & Restoration.



18 Portland



Damaged Masonry
Altered front entrance



Decaying masonry



Sign band restoration



- Retain "returns" of the building to communicate massing;

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QUESTIONS?