

72-78 Berkeley Street - Alterations to a Designated Heritage Property and Authority to Enter into a Heritage Easement Agreement

Date: March 2, 2023

To: Toronto Preservation Board

Toronto and East York Community Council

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

Wards: Toronto Centre - Ward 13

SUMMARY

This report recommends that City Council approve the alterations proposed for the heritage properties at 72-78 Berkeley Street (designated under Part IV of the Ontario Heritage Act) in connection with the development of the subject site.

The property at 72-78 Berkeley Street contains a two-and-a-half-storey row of four attached Bay-and-Gable type house-form buildings that were completed together in 1883. The properties at 72-78 Berkeley Street are designated under Part IV, Section 29 of the Ontario Heritage Act and meet Ontario Regulation 9/06, the criteria prescribed for municipal designation, under all three categories of design and physical, historical and associative, and contextual values.

The Zoning By-law Amendment application proposes three mixed-use buildings of 11, 39 and 44 storeys, retention of the heritage row houses at 72-78 Berkeley Street, an east-west midblock connection, and a 581 square metre public park along Berkeley Street. The taller, higher density portions of the development are located at the southwest portion of the site, away from the heritage row. The retained row is proposed to be restored to its original appearance based on historic documentation and physical evidence. A comprehensive conservation scope of work is proposed to mitigate the impact of the development. Immediately to the north of the row, new townhouses are proposed along Berkeley Street that complement the heritage buildings and maintain the low-scale character of the street.

The proposed alterations conserve the heritage properties and are consistent with the policy framework. The heritage impacts of the development proposal are appropriately mitigated through the overall conservation strategy.

RECOMMENDATIONS

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

1. City Council consent to the application to alter the designated properties at 72-78 Berkeley Street, with conditions, under Part IV, Section 33 of the Ontario Heritage Act for the reasons stated in the report (March 2, 2023) from the Senior Manager, Heritage Planning and with such alterations substantially in accordance with the plans and drawings dated October 31, 2022, prepared by architectsAlliance and on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment prepared by ERA Architects Inc., dated October 31, 2019, revised February 21, 2023, and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with the Conservation Plan satisfactory to the Senior Manager, Heritage Planning and subject to the following conditions:

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

b. That prior to the introduction of the bills for such Zoning By-law Amendment by City Council, the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the properties at 72-78 Berkeley Street substantially in accordance with the plans and drawings dated October 31, 2022, prepared by architectsAlliance and on file with the Senior Manager, Heritage Planning, the Heritage Impact Assessment prepared by ERA Architects Inc., dated October 31, 2019, revised February 21, 2023, subject to and in accordance with the Conservation Plan required in Recommendation 1.b.2, to the satisfaction of the Senior Manager, Heritage Planning including execution of such agreement to the satisfaction of the City Solicitor.

2. Provide a detailed Conservation Plan, prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment for the properties at 72-78 Berkeley Street prepared by ERA Architects Inc., dated October 31, 2019, revised February 21, 2023, to the satisfaction of the Senior Manager, Heritage Planning.

c. That prior to Site Plan approval for the proposed Zoning By-law Amendment for the properties located at properties at 72-78 Berkeley Street, the subject owner shall:

1. Provide final Site Plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 1.b.2 to the satisfaction of the Senior Manager, Heritage Planning.
2. Provide a Heritage Lighting Plan that describes how the exterior of the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.
3. Provide a detailed Landscape Plan for the subject property, satisfactory to the Senior Manager, Heritage Planning.
4. Provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.

d. That prior to the issuance of any permit for all or any part of the properties at 72-78 Berkeley Street, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Planning the owner shall:

1. Have entered into a Heritage Easement Agreement with the City required in Recommendation 1.b.1.
2. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.b.2, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Planning.
3. Provide a Letter of Credit, including provision for upward indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Planning to secure all work included in the approved Conservation Plan, Heritage Lighting Plan and Interpretation Plan.

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

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

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

2. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of the properties at 72-78 Berkeley Street in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.

3. City Council authorize the City Solicitor to introduce the necessary Bill in Council authorizing the entering into of a Heritage Easement Agreement for the properties at 72-78 Berkeley Street.

FINANCIAL IMPACT

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

DECISION HISTORY

At its meeting of February 7, 2022, City Council stated its intention to designate the properties at 72-78 Berkeley Street under Part IV, Section 29 of the Ontario Heritage Act.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH1.6#>

At its meeting of May 5, 2021, City Council adopted item TE24.11: King-Parliament Secondary Plan Review - Final Report, Secondary Plan and Zoning By-law Amendments without amendment or debate.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE24.11>

At its meeting of December 16, 2020, City Council adopted on consent the item: Inclusion on the City of Toronto's Heritage Register - King-Parliament Area Properties and added 257 properties to the City's Heritage Register that were identified through the Secondary Plan Study (2019), including the subject properties at 72-78 Berkeley Street.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE21.21>

At its meeting of January 8, 2020, the Toronto and East York Community Council adopted, as amended, the item TE12.25 - 49 Ontario Street - Zoning Amendment Application - Preliminary Report and directed Staff to schedule a community consultation meeting for the lands pertaining to 49 Ontario Street, to create a working group, and to consult with the local community as part of the Site Plan process, including the local residents association, other stakeholders and Ward Councillor.

<https://secure.toronto.ca/council/agenda-item.do?item=2020.TE12.25>

BACKGROUND

Area Context

The grouping of four attached house-form buildings at 72-78 Berkeley Street is located at the northwest corner of Berkeley and Adelaide Streets. Berkeley Street formed the eastern edge of the Town of York when it was laid out in 1793. The row of buildings is part of a collection of buildings constructed since that time that includes parliament buildings, court houses with jails, row houses, commercial blocks, stables, fire halls and gas companies (converted as theatres). The subject properties reflect the area's evolution from a 19th-century residential and institutional enclave and one of Toronto's manufacturing centres in the first half of the 20th century, to its current status as a mixed-use community. The properties are part of a significant collection of surviving late-19th century residential buildings along both sides of Berkeley Street between King and Richmond. The site is located at a junction of several important historic neighbourhoods in Toronto. To the northwest is Moss Park and the Garden District Heritage Conservation District (HCD). Adjacent to the south is the St. Lawrence Neighbourhood HCD, which contains the historic Town of York.

Heritage Properties

The properties at 72-78 Berkeley Street comprise a two-and-a-half-storey row of four attached Bay-and-Gable type house-form buildings that were completed together in 1883. The subject properties were identified as having cultural heritage value in the King-Parliament Area Secondary Plan Review (2019) for their contribution to the area's Urban & Industrial Expansion (1850-1914) Period of Significance and were listed on the City's Heritage Register in 2020. The properties at 72-78 Berkeley Street are designated under Part IV, Section 29 of the Ontario Heritage Act and meet Ontario Regulation 9/06, the criteria prescribed for municipal designation, under all three categories of design and physical, historical and associative, and contextual values.

Adjacent Heritage Properties

The development site is adjacent to the following heritage properties.

411 Richmond Street East

The property at 411 Richmond Street East is to the west of the development site and contains the Gendron Manufacturing Co., designed by architect J.W. Siddall and constructed in 1895. The property is designation under Part IV, Section 29 of the Ontario Heritage Act through by-law 1983-0351.

25 Ontario Street

To the south of the development site is the property at 25 Ontario Street, containing the Drug Trading Company Administrative Office, designed by architect Margison & Babcock and constructed between 1941 and 1942. The property is designated under Part IV, Section 29 of the Ontario Heritage Act through by-law 1339-2013.

55-79 Berkeley Street

To the southeast of the development site is a row of surviving late-19th century residential buildings at 55-79 Berkeley Street, constructed in 1872. These properties were listed on the City's Heritage Register by City Council on June 20, 1973.

70 Berkeley Street

To the south of the subject properties, anchoring the southwest corner of the intersection of Berkeley and Adelaide Streets, is the former Berkeley Street Fire Hall No. 4. Fire Hall No. 4 was designed by architect Frank Wickson, constructed in 1905 and altered in 1971 by architect R. Thom. The property is now known as the Alumnae Theatre and was listed on the City's Heritage Register by City Council on June 20, 1973.

93-95 Berkeley Street

Across the street from the development site, to the east, is the Christie, Brown & Co, Stables at 93-95 Berkeley Street, designed by architect Sproatt & Rolph and constructed in 1906. The property is designated Part IV, Section 29 of the Ontario Heritage Act through by-law 1037-2015.

St. Lawrence Neighbourhood HCD

The St. Lawrence Neighbourhood HCD, encompassing one of Toronto's oldest neighbourhoods, is adjacent to the development site to the south. The HCD contains the original footprint of the town of York, commonly referred to as the Original 10 Blocks, which was the seat of government for Upper Canada and evolved into the City of Toronto. The neighbourhood is defined by its concentration of 19th century buildings, along with the built form and urban fabric that reflect the evolution of the area. The properties within the HCD are designated under Part V, Section 42 of the Ontario Heritage Act through by-law 1328-2015.

Development Proposal

The Zoning By-law Amendment application proposes the development of the site at 49 Ontario St and 72-94 Berkeley Street for three mixed-use buildings of 11, 39 and 44 storeys, and a 581 square metre public park along Berkeley Street. An east-west midblock connection is proposed from Berkeley Street to Ontario Street. The development involves the retention of the heritage row houses at 72-78 Berkeley Street.

Heritage Planning Policy Framework

The Planning Act

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

The Provincial Policy Statement (2020)

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

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

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

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

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

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

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

Provincial Plans

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards.

Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

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

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

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

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

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

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

Toronto Official Plan

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

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

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

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

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

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

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

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

Standards and Guidelines

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

The Standards and Guidelines can be accessed here:
<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

COMMENTS

Conservation Strategy

The proposed development involves the construction of three new buildings of 11, 39 and 44 storeys with the greatest height and density concentrated at the southwest portion of the site, away from the heritage row houses at 72-78 Berkeley Street. The original portions of the heritage row houses are proposed to be retained in-situ with no vertical addition. The rear (west) additions to the row houses are not heritage attributes and will be removed to accommodate the new construction. The west facade of the six-storey volume above and behind the heritage row is stepped back 7.2 metres from the front facades of the buildings and is entirely behind the original portion of the row houses. This six-storey volume has balconies on the upper three storeys that project into this setback. The design of this volume is simple, creating a quiet backdrop behind the Berkeley streetwall.

The new construction connects to the rear of the heritage buildings through a link that is lower in height than the row and stepped in significantly at the south side wall of 72 Berkeley Street to create a generous reveal that conserves the three-dimensional form of that building. The façade of the new base building along Adelaide Street is set back from the south side wall of 72 Berkeley Street, maintaining the prominence of the heritage row at the intersection of Berkeley and Adelaide Streets.

The proposal involves the restoration of the heritage row houses to their original appearance based on historic documentation and physical evidence. The existing buildings have been significantly altered over time and as new commercial uses were established on the properties. The contemporary stucco cladding will be removed and the masonry beneath assessed and restored. Based on preliminary investigations, the HIA anticipates 100% repointing, approximately 30% brick replacement and approximately 30% rebuilding with the final amounts to be confirmed by the heritage consultant following the full removal of the overcladding. The masonry will also be cleaned as part of the conservation scope. The existing skylights at 74 and 76 Berkeley Street will be removed and the roof infilled. Two chimneys will be reconstructed at 72 and 78 Berkeley Street. The historic gable roof form at 72 Berkeley Street, as seen from Adelaide Street East, will be reinstated. The missing bargeboard within the cross-gables will be restored based on historic photographs. The original painted-wood Gothic Revival porches will be reconstructed. New openings, windows and doors that closely match the originals will be provided.

New Berkeley Street Townhouses

The development has townhouses along Berkeley Street, immediately to the north of the retained heritage row, with a reveal that visually separates the historic and new construction. The townhouses are two-storeys, slightly lower than the two-and-a-half-storey heritage buildings, and they maintain the low-scale, pedestrian-oriented character of Berkeley Street. The townhouses have been designed to complement the horizontal and vertical datum lines and the narrow rhythm of the heritage buildings through the articulation of the façade and projecting bays. The raised entries, porches, punched window openings and materials of the townhouses complement the design and materiality of the onsite and adjacent heritage buildings. The consistent front yard setbacks of the onsite and adjacent heritage buildings are maintained by the townhouses and their front yards will be enhanced with planters.

Public Park & Midblock Connection

The proposed 581 square metre public park along Berkeley Street highlights Berkeley Street's unique character and enhances the historic context of the area. An east-west midblock connection is proposed adjacent to the public park to provide a pedestrian connection between Berkeley and Ontario Streets. Berkeley Street has a low-scale, pedestrian-oriented character that will be enhanced by the park and midblock connection. The street's distinct character is established by a large, intact collection of surviving late-19th century residential buildings, including the subject properties and the adjacent properties at 55-79 Berkeley Street. The location of the new public park was selected to contribute to Berkeley Street's character and sense of place and it will mitigate the impact of the large-scale development proposal.

Conservation Plan

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

Interpretation Plan

Should Council approve the proposed conservation strategy, prior to final Site Plan approval, the applicant should be required to submit an Interpretation Plan to the satisfaction of the Senior Manager, Heritage Planning. The Interpretation Plan should communicate the cultural heritage value of the properties, as described in the Statement of Significance.

Heritage Lighting Plan

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

Landscape Plan

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

Heritage Easement Agreement

Staff is recommending that the owner enter into a Heritage Easement Agreement to secure the long-term protection of the properties at 72-78 Berkeley Street.

CONCLUSION

Staff are supportive of the proposal to alter the Part IV designated heritage properties at 72-78 Berkeley Street to allow for the construction of three mixed-use buildings of 11, 39 and 44 storeys, retention of the heritage row houses at 72-78 Berkeley Street, an east-west midblock connection, and a 581 square metre public park along Berkeley Street. Staff support the proposed conservation strategy and alterations in the context of the mitigation strategies and are of the opinion that the proposal has been designed to conserve the cultural heritage values, attributes and character of the heritage properties. As such, staff is satisfied the proposal meets the intent of the Planning Act, the Provincial Policy Statement, the Growth Plan (2020), and the City of Toronto's

Official Plan heritage policies in conjunction with the Standards and Guidelines for the Conservation of Historic Places in Canada.

CONTACT

Kristen Flood, MCIP, RPP
Senior Heritage Planner, Heritage Planning
Urban Design, City Planning
Tel: 416-338-2957; fax: 416-392-1973
E-mail: Kristen.Flood@toronto.ca

SIGNATURE

Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning

ATTACHMENTS

Attachment 1 - Location Map

Attachment 2 - Aerial Photograph

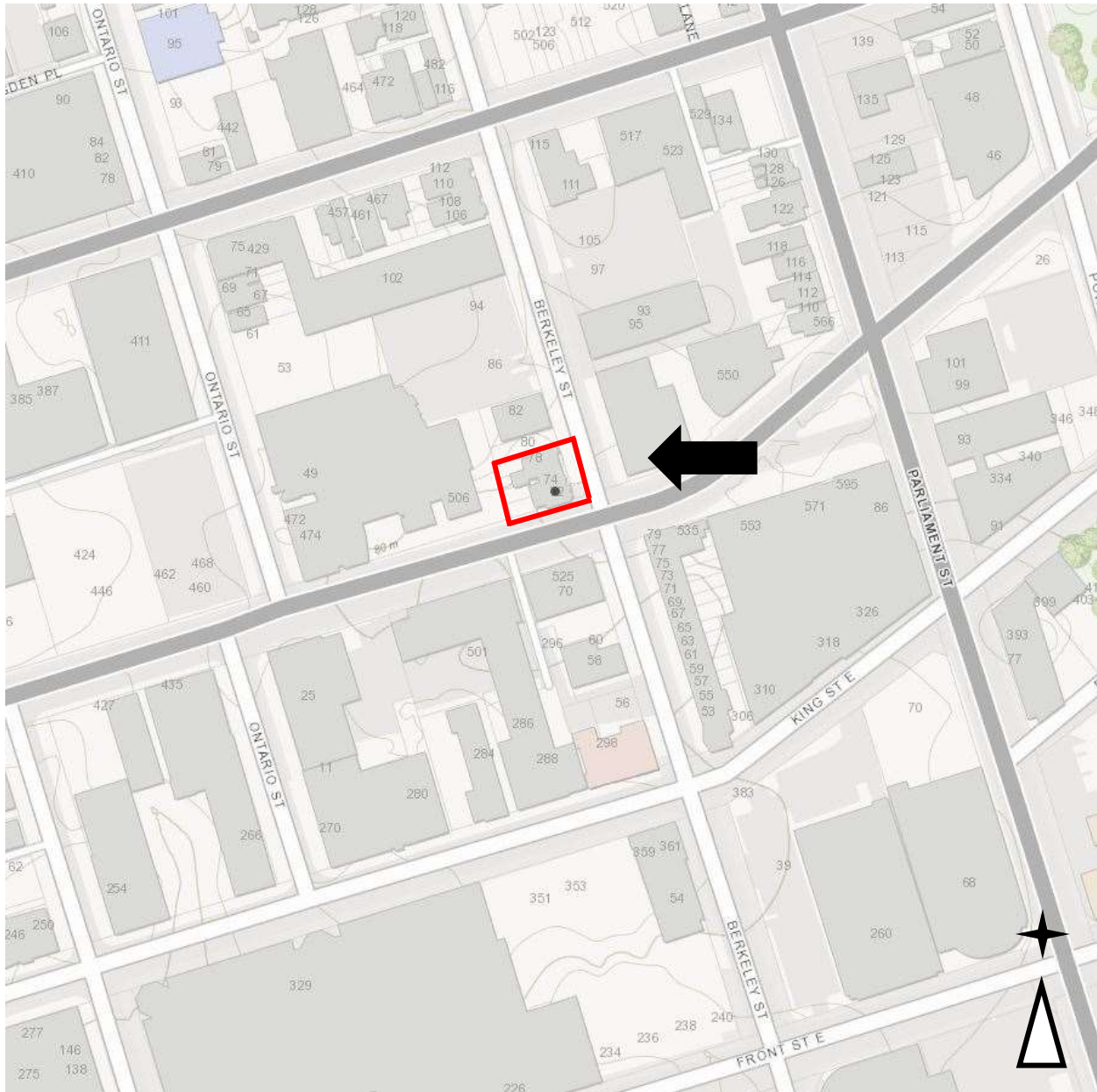
Attachment 3 - Photographs

Attachment 4 - Selected Drawings

LOCATION MAP

ATTACHMENT 1

72-78 Berkeley Street

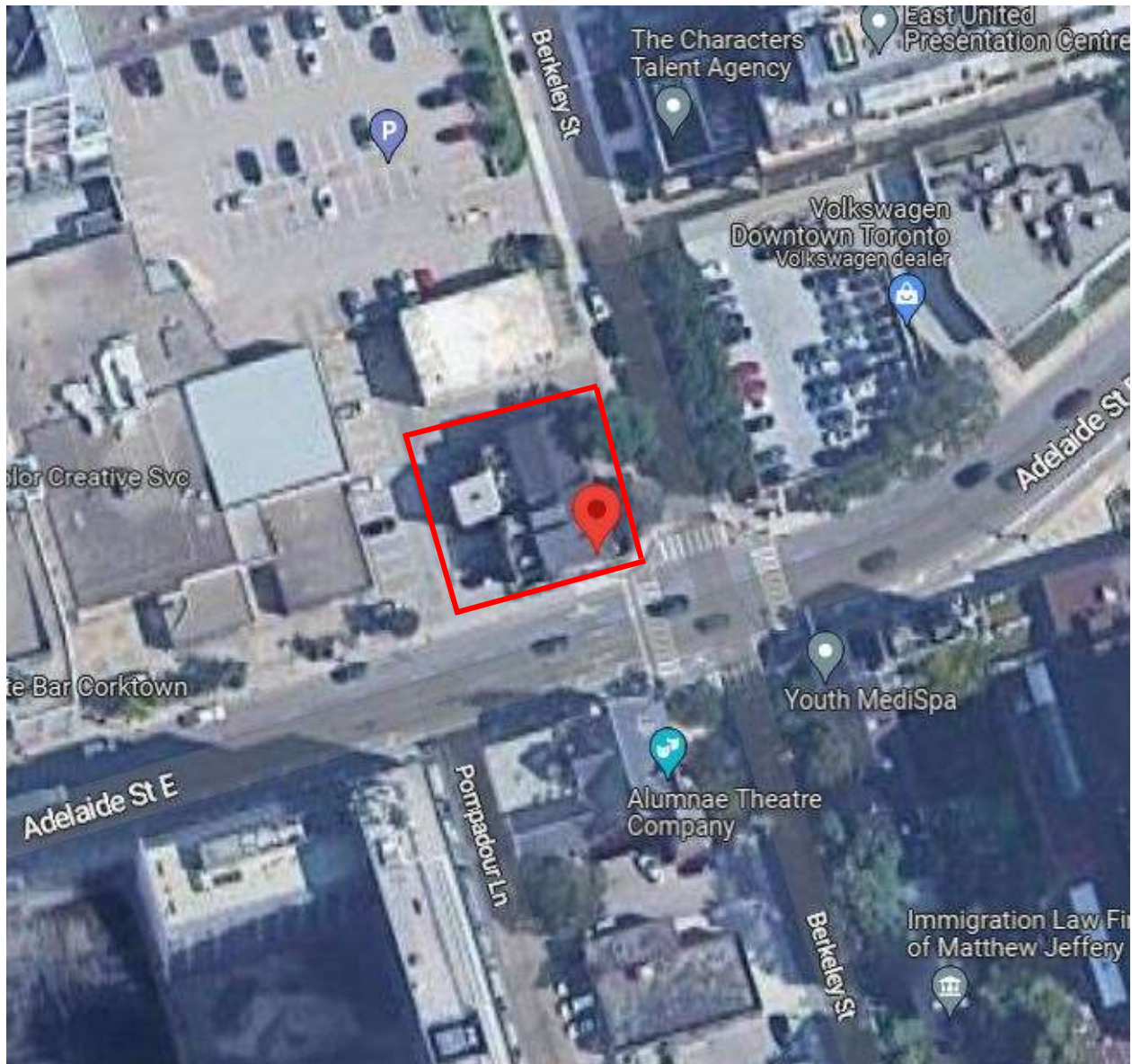


Location Map, showing the development site at 72-78 Berkeley Street indicated by the arrow. The property boundaries are approximate. (iView, City of Toronto)

AERIAL PHOTOGRAPH

72-78 Berkeley Street

ATTACHMENT 2



Aerial photograph showing the location of the heritage properties at 72-78 Berkeley Street. (Google Maps, 2023)

PHOTOGRAPHS

ATTACHMENT 3

72-78 Berkeley Street



City of Toronto Archives, Fonds 2032, Series 841, File 21, Item 22

1972 archival photo looking northwest and showing the west and south elevations of 72 Berkeley Street. (City of Toronto Archives)



City of Toronto Archives, Fonds 1520, File 7, Item 44

Archival photo c.1972-1984 looking northwest and showing the principal (east) elevations at 72-78 Berkeley Street. Note the decorative wooden bargeboards in the cross gables at 72 and 78, as well as the original wooden porch remaining at 72 Berkeley. (City of Toronto Archives)



Current photo of the east elevations of the properties at 72-78 Berkeley Street.
(Heritage Planning, Dec 2022)



Current photo of the east elevations of the properties at 72-78 Berkeley Street.
(Heritage Planning, Dec 2022)



Current photo showing the east and south elevations of 72 Berkeley Street. (Heritage Planning, Dec 2022)



Current photo showing the rear (west) additions to the subject properties. (Heritage Planning, Dec 2022)

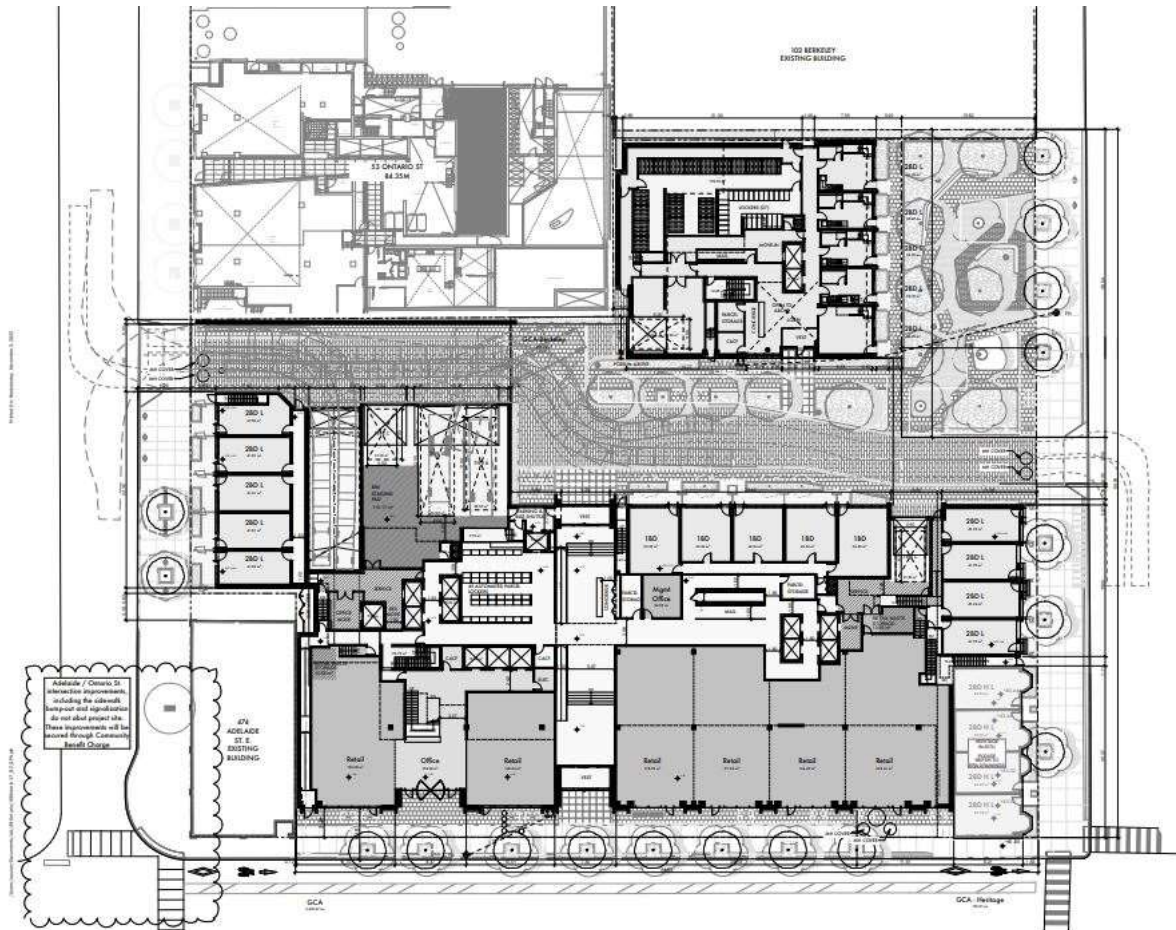


Contextual view looking south on Berkeley Street at the subject properties at 72-78 Berkeley (right), where they anchor one of three corners at the Berkeley and Adelaide intersection along with the heritage properties at 55-79 Berkeley Street (at left) and 70 Berkeley Street (at centre). (Google, 2021)

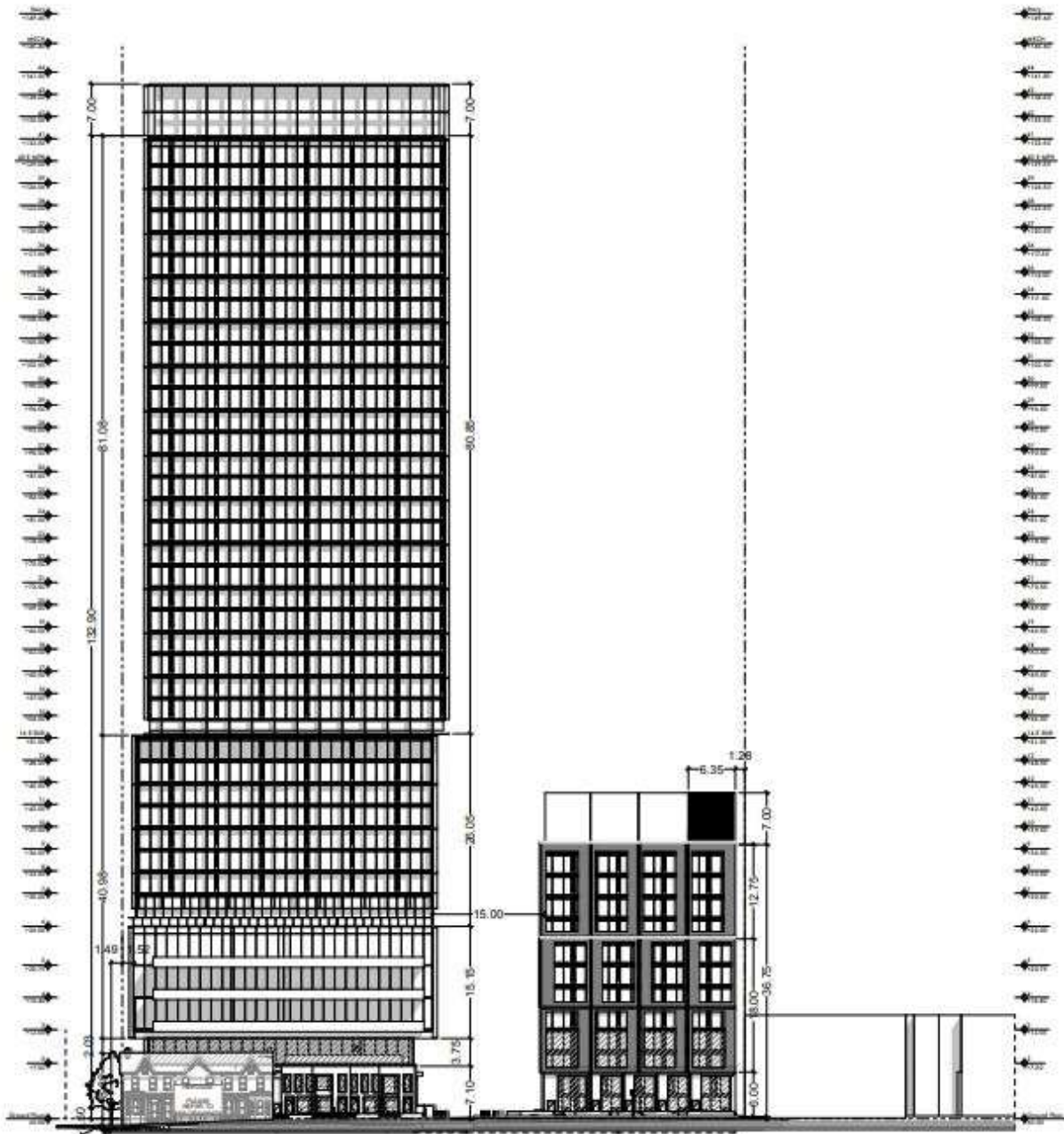


Current contextual photo looking southwest and showing the subject properties at right and the former Fire Hall No. 4 at 70 Berkeley Street at left. (Heritage Planning, Dec 2022)

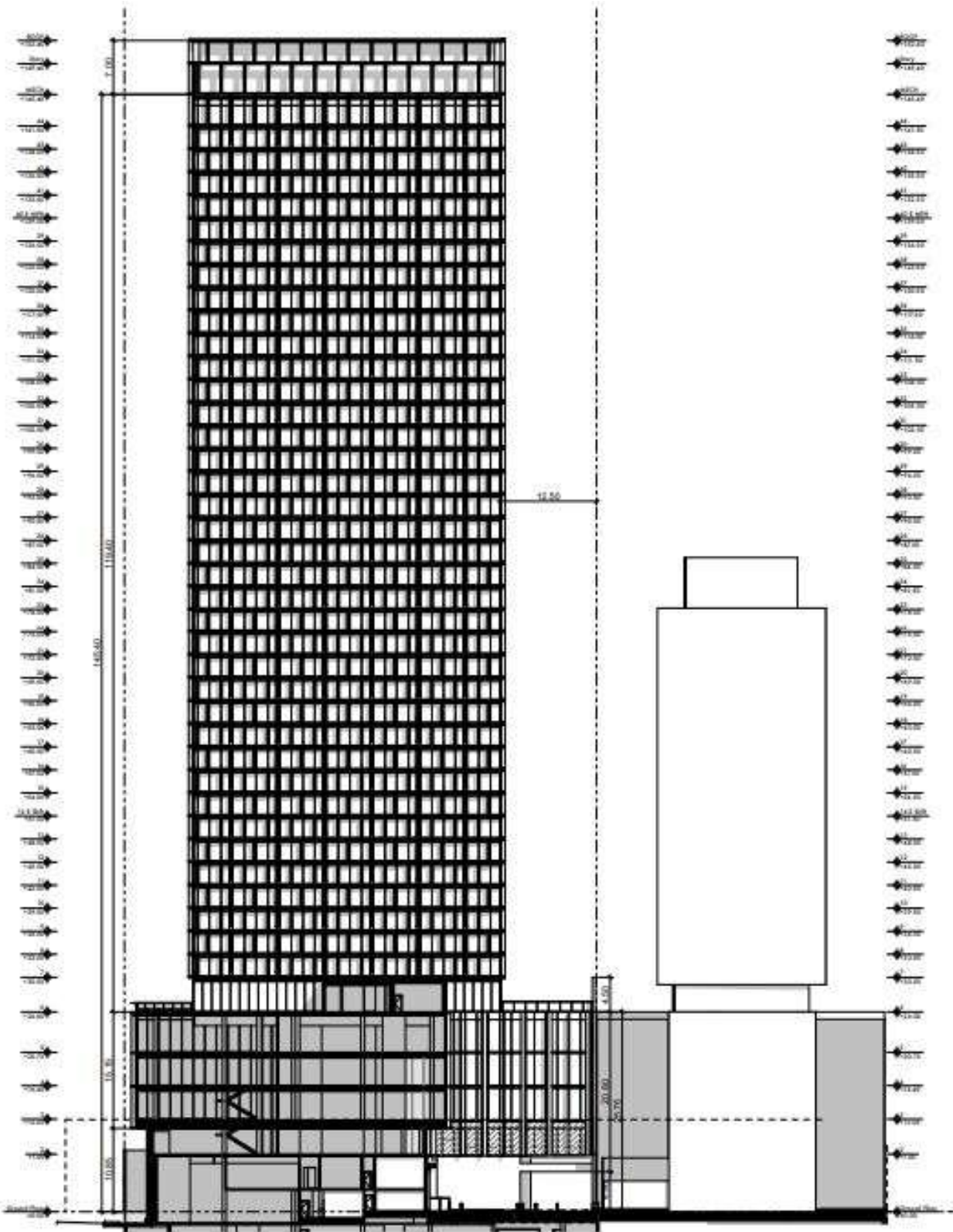
72-78 Berkeley Street



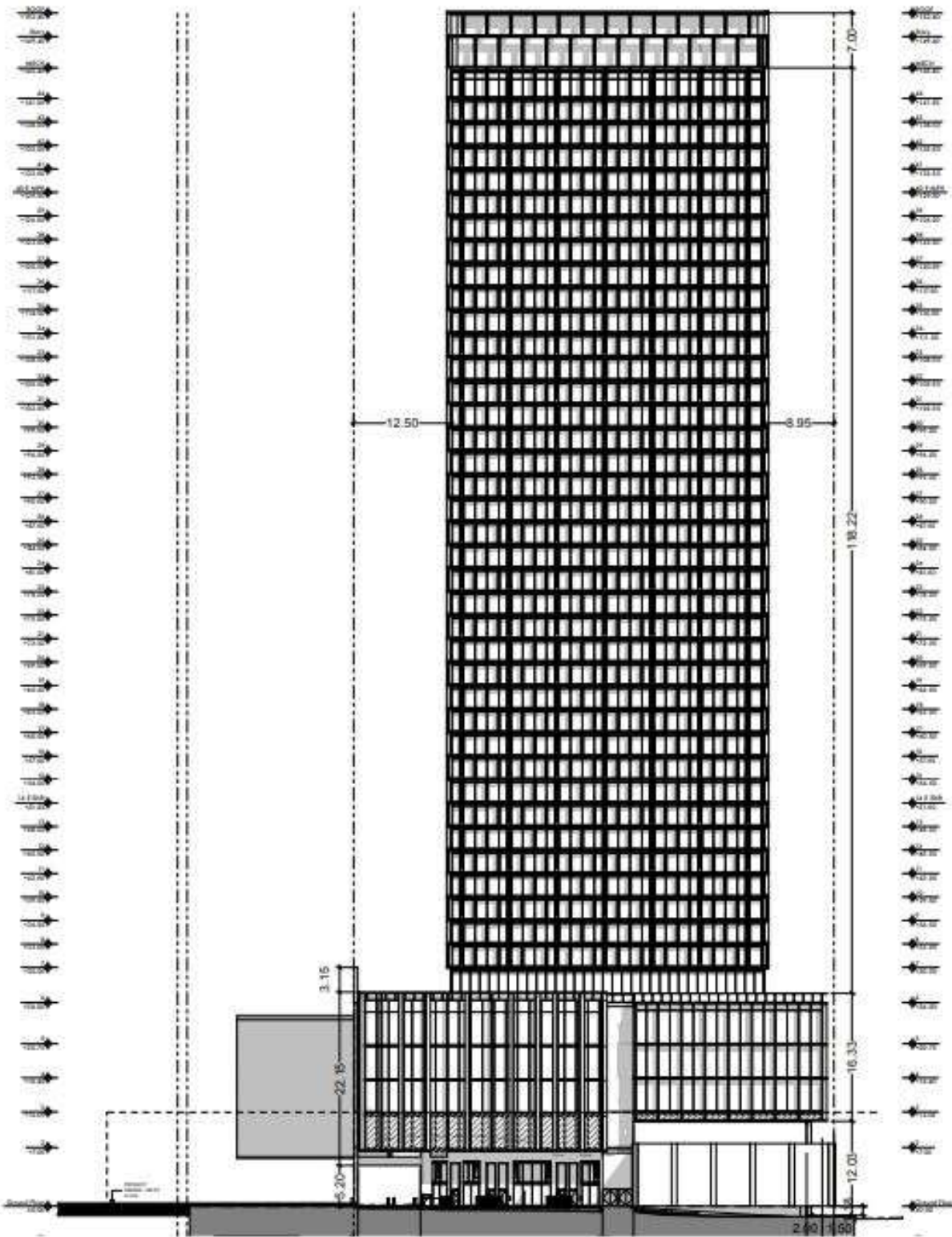
Site Plan included for illustration purposes. For the complete drawing set, please visit the [Application Information Centre](#). (architectsAlliance, October 31, 2022)



East elevation drawing included for illustration purposes. For the complete drawing set, please visit the [Application Information Centre](#). (architectsAlliance, October 31, 2022)


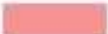



East elevation drawing included for illustration purposes. For the complete drawing set, please visit the [Application Information Centre](#). (architectsAlliance, October 31, 2022)



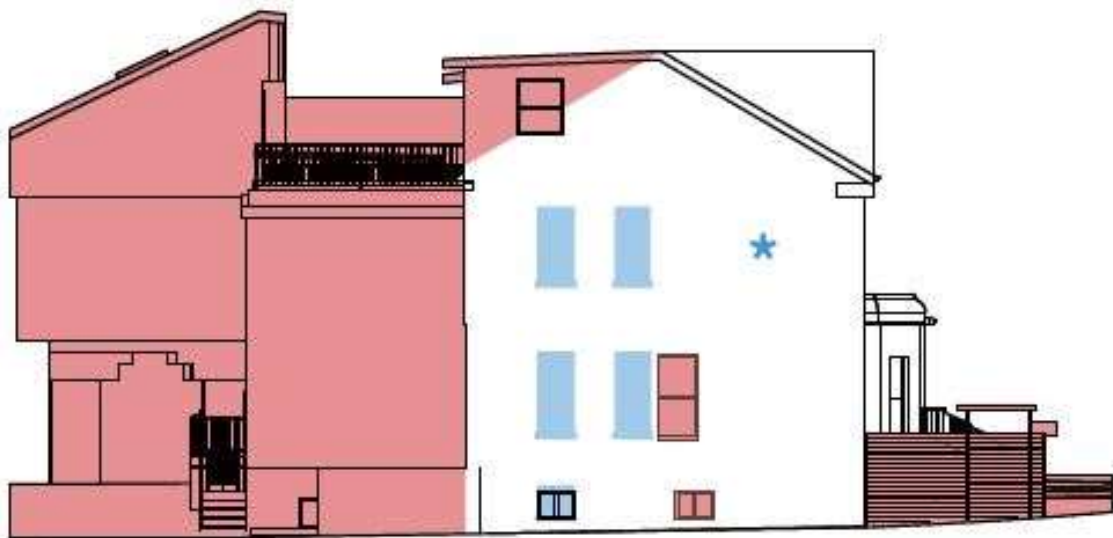
West elevation drawing included for illustration purposes. For the complete drawing set, please visit the [Application Information Centre](#). (architectsAlliance, October 31, 2022)

Existing elevations and ground floor plan of 72-78 Berkeley Street

-  To be altered/reconstructed
-  To be demolished
-  Overcladding to be removed



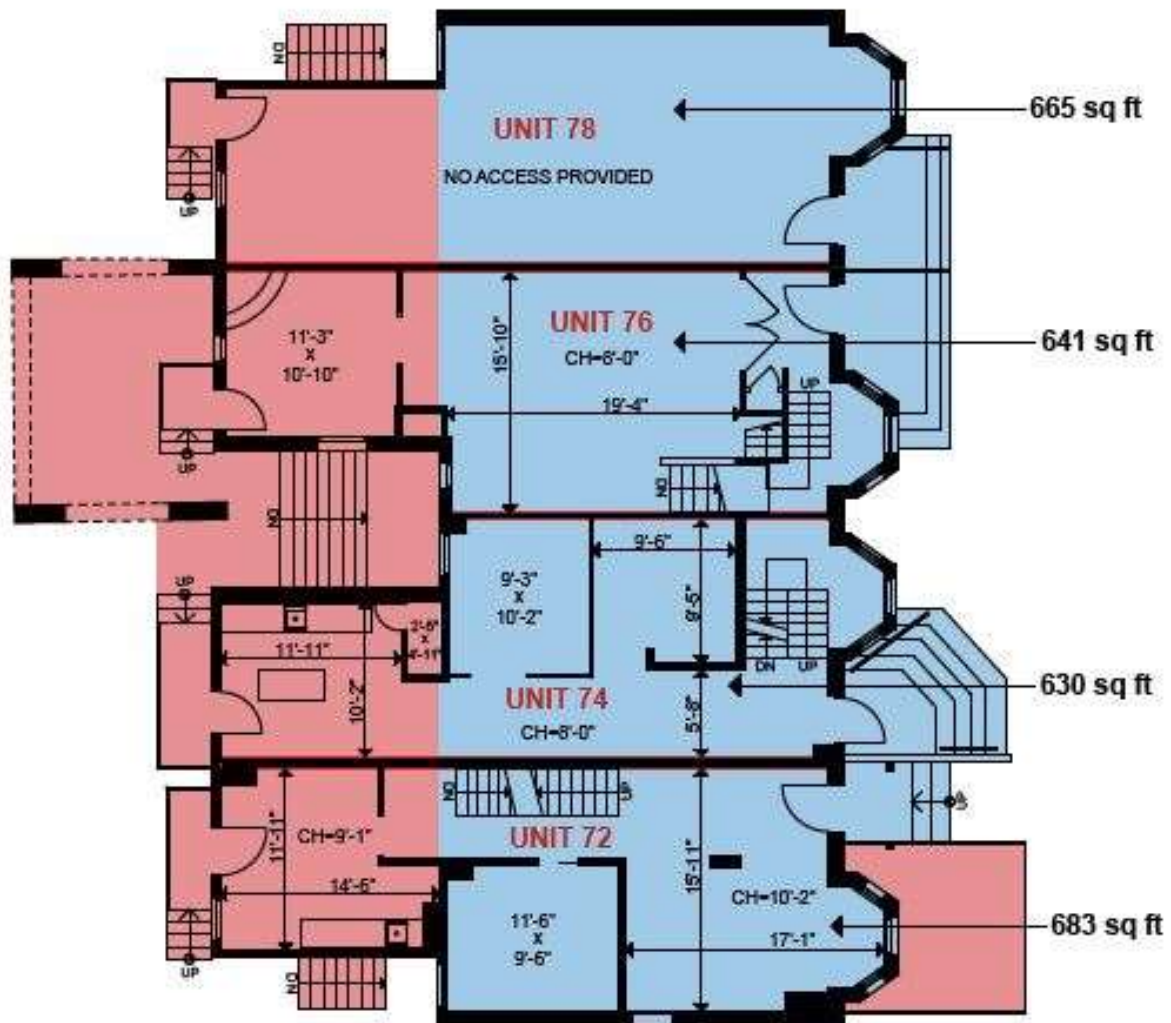
The existing east elevation of 72-78 Berkeley Street (Extreme Measures; annotated by ERA).



The existing south elevation of 72-78 Berkeley Street (Extreme Measures; annotated by ERA).

Existing elevation drawings included for illustration purposes. For the complete HIA, please visit the [Application Information Centre](#). (ERA Architects Inc., February 21, 2023)

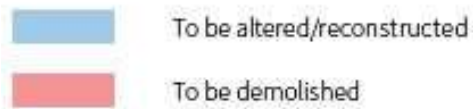
- To be altered/reconstructed
- To be demolished



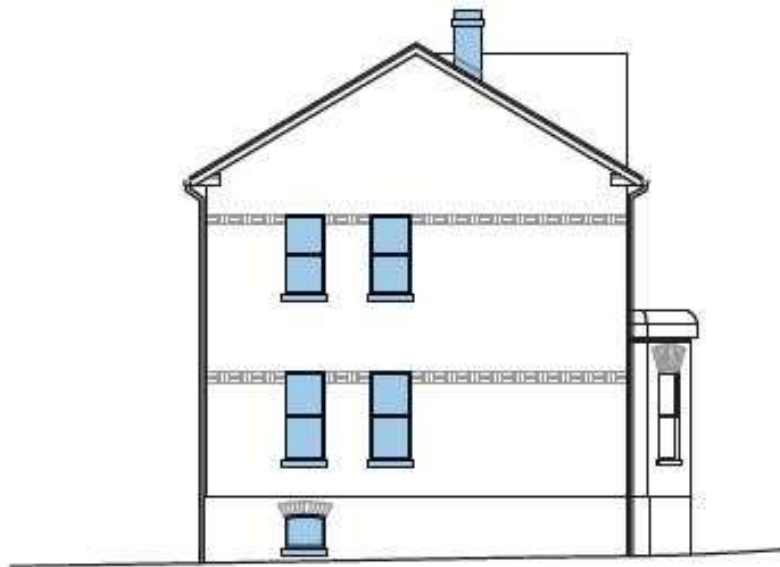
The existing ground floor plan of 72-78 Berkeley Street (Extreme Measures; annotated by ERA).

Existing ground floor plan included for illustration purposes. For the complete HIA, please visit the [Application Information Centre](#). (ERA Architects Inc., February 21, 2023)

Proposed elevations of 72-78 Berkeley Street



The proposed east elevation of 72-78 Berkeley Street (ERA, 2022).



The proposed south elevation of 72-78 Berkeley Street (ERA, 2022).

Proposed elevation drawings included for illustration purposes. For the complete HIA, please visit the [Application Information Centre](#). (ERA Architects Inc., February 21, 2023)