



# HERITAGE IMPACT ASSESSMENT

for  
**4884-4896 Dundas Street West**

Toronto, Ontario  
(GBCA Project No: 21050)



prepared for:

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## EXECUTIVE SUMMARY

GBCA Architects (Goldsmith Borgal & Company Ltd. Architects) was retained by Islington Village Developments Inc. to prepare a Heritage Impact Assessment (HIA) for the purposes of an Official Plan and Zoning By-law Amendment application. The subject site of this application is located on the north side of Dundas Street West, between Burnhamthorpe Road to the west and Burnhamthorpe Crescent to the east.

The environs of Dundas Street West between Islington Road and Bloor Street West are characterized by the presence of residential buildings altered for commercial use along side mixed-use commercial buildings developed throughout various periods. There is an established building scale between two-three storeys in height, which is characteristic of the “main street” setting of Islington Village. A number of high-rise developments are also located in the immediate area, including Barclay Terrace to the southwest, comprised of a 25 and 28 storey structure from the late 1980. This revised HIA follows previous submissions from June 9, 2023 (29-storey scheme) and April 26, 2022 which dealt with a 12-storey structure on the site. The revised development proposal, subject to this report, has adjusted relationships between the massing of the new development and the heritage structure as proposed in the 2023 application. Since the 2023 application, the proposed tower height has been reduced in height on the basis of a OLT Mediation. Drawings provided by Graziani and Corazza have been revised to address comments from Planning and Heritage Staff, in order to accommodate a number of new requirements and reconfigurations of the plan and massing as a result.

In principle, conclusions remain the same. This report contains additional details regarding the overall strategy for dealing with the Musson House - specifically, as it concerns alterations to the rear and west walls and transitions between new and existing fabric. These items are further detailed in Section 7 and 8 of this report.

The subject development site is a 4,383 sq. m (approx. 1 acre) assembly of two street facing lots, and an irregularly shaped lot featuring the ‘Musson House’, which dates to the 1880s. A review of the property conducted by GBCA was found to meet a number of criteria under the evaluation. This has also been acknowledged by the City of Toronto through its inclusion on the municipal heritage register. The development site contains two other built structures at 4894-4896 and 4890 Dundas Street West, both of these will be removed as part of the development.

Designed by Graziani and Corazza Architects, the proposed development is conceived to offer retail space at-grade with 24-storeys above allocated to residential and amenity space, for a total of 25-storeys (plus MPH).

To permit necessary accesses of heavy machinery during construction, and preparation of the lands for development, a strategy that involves relocating the structure on the site has been proposed. Once relocated to a new foundation to the north-east, in line with the original location of the buildings footprint. The proposed

conservation strategy would involve restoration based on evidence from a select period. The relocated structure will be integrated in the development from the south (rear) and west elevations, with adequate returns and setbacks to provide re-establish the scale, and maintain the perception of a 3-dimensional object from the public realm. After determining the extent of remaining original fabric, the original walls will be rebuilt in sections and repurposed for retail, which is a compatible reuse. Openings will be made in order to accommodate movement between the house form building and new retail additions, subject to structural and building code requirements.

The proposed development will maintain the principal and west elevations, side wall returns on the north and east elevations and the hipped gable of the modest two-storey brick structure at 4884 Dundas Street West, known as ‘Musson House’ (c.1880). An Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act was considered by Toronto Preservation Board on April 24, 2023 and was adopted without amendment. On July 20, 2023 City Council voted in favour of the designation by-law (733-2023), which is included in Appendix I.

Details regarding long-term conservation, relocation methodology and siting given topography changes on the site would be explored in a detailed Conservation Plan, at a later date. Details concerning the relocation of the structure (prepared by Laurie McCulloch Building Moving) are included in Appendix II, along with additional details concerning structural retention (prepared by Facet Group Inc.) included in Appendix III.

The proposed land assembly and relocation will change the historical lotting patterns on the site. In light of changes in area, the relocation and partial retention of the ‘Musson House’ can be seen as a mitigation strategy for the building’s long-term preservation. These elements, along with mitigation strategies are discussed in more detail throughout the report.

The proposed development is adjacent to 25 Burnhamthorpe Road - Islington United Church, which is located north of the subject site. The property is listed on City’s Heritage Register. Minor shadowing will occur on March 21 in the morning, which will cover a small portion of the Church. These shadows will be transient, and heritage attributes will not be unduly impacted. Furthermore, with the revised tower form since June 2023, shadow impacts have been lessened.

In acknowledgement of the above, GBCA has reviewed the proposed development with respect to its adjacency to heritage resources (as defined in the City’s Official Plan), and the overall “fit” of the development into the existing site and context.

This HIA has been prepared in accordance with HIA Terms of Reference (2021) from the City of Toronto and evaluates the impact of the proposed development on existing heritage resources.

# 1. INTRODUCTION

## 1.1 Property Description

The subject property is located on the north side of Dundas Street West, east of Burnhamthorpe Road. The subject development site contains three assembled lots, and each lot contains an existing 2-storey structure. Located between 4894-4896, 4890 and 4884-4886 is an asphalt laneway that is used as an entryway to surface level parking.

The property at 4884-4886 Dundas Street west is on the City of Toronto's Heritage Register. Known as the 'Musson House' (former residence of Thomas Musson, owner of the Islington General Store) the building dates back to the 1880s, and features an addition constructed c. 1940.

## 1.2 Present Owner and Contact Information

Owner: Islington Village Developments Inc.

170 The Donway West, Suite 307  
Toronto Ontario, M3C 2G3

Contact: Kathryn Randle, Director of Development & Planning  
kathryn@rockportgroup.net

## 1.3 Location Plan



*Heritage Register Map of the Dundas Street West and Burnhamthorpe Road intersection, with the development site highlighted in red to the east of this. The development site is south of Islington United Church.*

*Adjacent Heritage resources and properties of interest:*

- 1. 4884-4886 Dundas Street West** – The “Musson House”. Listed on City's Heritage Register. Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act was considered by Toronto Preservation Board on April 24, 2023 and was adopted without amendment.
- 2. (Subject site)**
- 3. 25 Burnhamthorpe Road** - Islington United Church. Listed on City's Heritage Register

Goldsmith Borgal & Company Ltd. Architects



## 1.5 Site & Context Photographs

The immediate context is comprised of developments that are primarily mixed-use, office buildings with ground level retail. There has been a recent increase in building development in the area.



*Looking East from the subject site towards Barclay Terrace, two 25 and 28-storey structures from the late 1980s. On the north side the street, a dwelling from the 20th century is adjacent to the 'Musson House'. Together, these represent the last remaining house form structures in this part of Islington Village.*



*Looking west from the subject site. In the distance are a number of 2-3 storey commercial structures fronting Dundas Street West, and in the distance including 52 Mabelle Ave - a 22-storey residential building, and beyond this, a 14-storey condo development (Evolution Condos at 5101 Dundas Street West)*





*Looking north from the south side of Dundas Street West towards the subject site. The house ('Musson House') at 4884 is located to the east of 4886, a later addition. Directly behind the subject development site is a 9-storey residential structure.*



*Looking north-west from the south side of Dundas Street West, towards the subject development site. Immediately adjacent the western addition at 4886 Dundas Street West is the Rexall Drugstore at 4890 Dundas Street West, a former Loblaw Groceteria structure.*



*Looking south from the rear of the subject property. Beyond the structures is Dundas Street West and Barclay Terrace, two 25 and 28-storey structures from the late 1980s, in the distance.*



*Looking south towards the back of 4884 Dundas Street West. Here, a section of the red brick masonry with buff quoins is visible.*





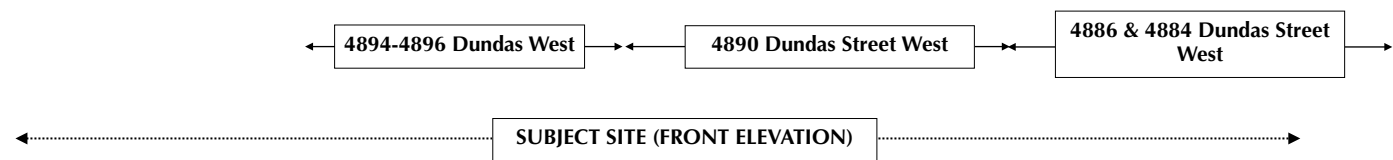
*Looking north towards the Islington United Church at the far right of the image.*



*Looking north of the subject development site towards 9 Burnhamthorpe Crescent, (St Andrew on The Green) a 9-storey residential condo immediately north of the proposed development site.*



*Looking west from the south side of Dundas Street West to the subject site, as annotated below.*



## 2. BACKGROUND

The subject site on the north side of Dundas Street West, just east of Burnhamthorpe Road, currently contains three buildings:

- 4884-4886 Dundas Street West - a two-storey brick building dating to 1880 and with later addition dating c.1947
- 4890 Dundas Street West - a two storey brick building (former Loblaw Groceterria) dating c1950
- 4894-4896 Dundas Street West – a two-storey brick building dating c.1955

The subject property is historically part of the **Township of Etobicoke**. On early maps, the area we now know as Etobicoke was shown as part of a vast forest-covered tract of land known as “Indian Hunting Grounds.” The name “Etobicoke” originates with the Mississauga First Nation who moved to the north shore of Lake Ontario around 1700. Reminders of the early occupation include the foot paths that would eventually become Dundas Street and Lakeshore Boulevard – the footpath that eventually became the location of Dundas Street followed the shore of the ancient Lake Iroquois.

The lands were surrendered by the Mississaugas of New Credit to the British Crown during the “Toronto Purchase” of 1787 (Firth, 1962, xxxii). The Treaty negotiated between the British and the resident first nations peoples included lands that spanned from Ashbridges Bay to the Etobicoke Creek. There was a dispute over whether the Humber River or Etobicoke Creek was the western boundary of the Toronto Purchase, and the purchase was subsequently confirmed by a second treaty in 1805. The Purchase established British title to lands needed for the resettlement of Loyalist migrants from the American Revolution.

The Township of Etobicoke was bounded on the north by the township of Vaughan, on the east by the township of York, on the west by the County of Peel, and on the south by Lake Ontario. The first survey of Etobicoke was completed in 1795 by Assistant Deputy Surveyor of the Crown Land Department, Abraham Iredell, and included lands from Royal York Road west to Kipling Avenue, and from Bloor Street south to Lake Ontario – this was surveyed for a military settlement for the Queen’s Rangers (Given, 2007: 25). Iredell marked out the meridian concession roads, which are today’s Royal York Road, Islington and Kipling Avenues.

Ultimately the Township’s 31,000 acres were surveyed into 100-acre farm lots (Harris EHS1). In Upper Canada, one in every seven lots was set aside for Clergy Reserves. These lots would be leased out, earning funds for the Church (that being, the Church of England). In the Islington area of Etobicoke, rather than scatter these lots around the Concessions in a checkerboard pattern, as was customary, ten adjacent 100-acre lots were combined into one large “Clergy Block” of 1000 acres (bound by today’s Bloor Street, Kipling Avenue, Rathburn Road and Royal York Road) (Craig, 1963: 34).

By 1830, the Clergy Corporation began to release some of the clergy reserve lots for sale to private individuals, with most having been sold off by about 1850 (Harris, EHS2). One of the earliest settlers was Amasa Wilcox. Wilcox leased part of one Clergy Reserve Lot situated between Kipling and Islington Avenues (Given, 2007: 146).

The subject property is located within what is historically known as Concession A, Lot 8, Clergy Block - the 100-acre lot spanning between Kipling Avenue and Islington Avenue. Unlike the neighbouring Concession Blocks that were defined by the traditional north-south and east-west grid of concession and side roads, the 1000-acre Clergy Block (and the subject Lot 8, Concession A in particular) was crossed by a number of routes (roads and waterways that did not follow the surveyed grid), the confluence of which became a centre for settlement.

While the Mimico Creek and the surrounding fertile farmland throughout the Township of Etobicoke were major factors in attracting European settlers to the immediate area, it was Dundas Street that was of much greater importance. The former First Nations foot path was established as **Dundas Street** in 1794 under the authority of Lieutenant Governor John Graves Simcoe. The route was referred to as the Dundas Highway and was to be a military road linking up with the Niagara area. The original route of Dundas Street was further south than it is today, following along the valley below the former Lake Iroquois shoreline. In 1814, Dundas Street was resurveyed and moved further north to its current route on higher, dryer ground above the former Lake Iroquois shoreline. This improved road facilitated the movement of troops and war supplies to the Niagara Peninsula and later facilitated the settlement of lands along its route (Harris, EHS2).

It was in the location of the crossing of the Mimico Creek with Dundas Street that the small community of Islington was established - at one time, the Township of Etobicoke contained 18 communities ranging from small crossroads to villages and towns. The **Village of Islington** was originally called Mimico but was later changed (in 1858) to Islington to avoid confusion with the nearby community of Mimico-on-the-Lake (Foster, 1982: 2). The crossroads of the Village centred around Dundas Street West and Burnhamthorpe Road. Burnhamthorpe Road (previously "New Road" and later "Bigham Avenue") was a continuation of the "Etobicoke and Mono Sixth Line Plank Road" which had been opened in the late-1840s to serve the farmers north and west of the village of Islington (Given, 2007: 39).

The first settlers in Islington were George and Mary Johnston, who, in the late-1700s, received a land grant fronting on Dundas Street West and later lands fronting on Kipling Avenue (Etobicoke Historical Board, 1985: 21). Four houses were built for family members including 66 Burnhamthorpe Road (listed); 1100 Kipling at Burnhamthorpe (listed); 1078 Kipling at Goswell (listed); and 1056 Kipling Avenue (demolished).

Recognizing the potential for business at the crossroads, Thomas Montgomery established a tavern on Dundas Street in 1832 (the inn at 4709 Dundas Street West is the oldest public building still standing in Etobicoke and is Designated under Part IV of the Ontario Heritage Act). Montgomery's Inn was not a regular stop for the stagecoaches that travelled along Dundas Street, but farmers with their grains for the gristmills or distilleries by the

Humber River were good customers. Thomas Montgomery loaned money, dealt in mortgages, and through shrewd investments and foreclosures, acquired scores of farms and town lots (Given, 2007: 152).

In 1849, the government passed the Municipal Corporation Act – this gave Etobicoke and other townships a complete system of self-government through the election of a reeve, deputy reeve and councillors. Ultimately, in 1888, Etobicoke Township purchased and renovated the former Islington Methodist Church at 4946 Dundas Street West to be their first Township Hall, making the Village of Islington the centre of the township's municipal government and thus contributing to the growth of the village near the crossroads of Dundas Street West and Burnhamthorpe Road.

Initially there was no bridge over the Mimico Creek on Islington Avenue. To provide better transportation routes for the market gardeners of the village, the Etobicoke Council purchased lands south of Dundas Street in 1879 on which to lay out a new street that would join up with Islington Avenue near the railway tracks. The new road that was laid out was named after the Reeve at the time, Matthew Canning. Canning Avenue was renamed Cordova Avenue in the twentieth century. The opening of Canning/Cordova Avenue proved to be most opportune as a new railway station for the Credit Valley Railway was also established nearby, thus attracting more residential development (Villages of Etobicoke, 1985: 26). It was around this date that the building at **4884 Dundas Street West** was constructed – one of many residential buildings that steadily developed along the streets of the Village of Islington in the 1880s, interspersed with buildings that served the commercial purposes of the village.

Islington's role as the government seat of the Township of Etobicoke gave it an advantage over other areas and the village grew into the twentieth century. Population increases happened between 1911 and 1921 and again between 1931 and 1941 – in each case a population increase corresponded with improvements in transportation (Etobicoke Planning Board, 1946: 6). For example, service to the area by the Toronto Suburban Railway began in 1917. The railway linked the Village of Islington to the Toronto Junction (service terminated in 1931). It was also after WWI (1918) that an increasing number of people came to live in Islington, buying or building homes throughout the village. To serve the Islington village residents, commercial uses were interspersed among the houses that

lined Dundas Street West. To accommodate commercial uses, existing buildings were converted (as in the case of the Hopkins store at 4906 Dundas Street West) or new structures were erected – for example, the Royal Bank was built at the corner of Canning Avenue (Cordova) and Dundas Street West.

At mid-century Etobicoke remained an autonomous and independent Municipality with most of its population settled in the urban area between Dundas and Bloor Streets – 22% lived in the Islington Village area, which was one of six distinct residential areas within the municipality (Etobicoke Planning Board, 1946: 7). It was at this time that the Loblaw Groceteria building at **4890 Dundas Street West** was constructed as one of the many commercial buildings to support the growing population. The neighbouring building at **4894 Dundas Street West** was constructed shortly after – in c1955 – replacing an earlier one-storey, roughcast residential building.

Given the dramatic changes in twentieth century urban developments, it was not unusual for nineteenth century settlements to be subject to many issues precipitated by the need for progress. A report prepared by Town Planner E.G. Faludi for the Etobicoke Planning Board in 1946 described Islington Village as an area in decline due to the heavy through traffic by trucks and other vehicles, the second-rate shopping facilities, and intrusion of non-conforming land uses. In 1957 a Township Planning report stated that Islington village had reached a state of stagnation, indicated by the number of bankruptcies and the existence of vacancies among commercial properties along Dundas Street West – a result almost solely blamed on the lack of parking which had become commonplace at the newer strip malls of the day. The car culture of the 1950s is also evident in the reconfiguration of Burnhamthorpe Road at Dundas Street – the road was re-aligned on its southern end to meet up with Cordova Avenue, as opposed to meeting Dundas Street at a T-intersection.

The decline of the area was further aggravated in the spring of 1958 when the Village of Islington was no longer the seat of local government - the municipal offices were relocated from their original location at 4946 Dundas Street West to a new modern building complex at Burnhamthorpe Road and Highway No. 27.

In 1967 all of the small communities that were previously separate within the Township of Etobicoke were amalgamated to form the new Borough of Etobicoke – one of the many Boroughs within Metropolitan Toronto. In June 1983, the Borough of Etobicoke became a city and when Etobicoke, along with Scarborough, North York, East York and York, became part of one large, amalgamated City of Toronto in 1998, “Etobicoke” ceased to exist as a legal entity and the area became part of the City of Toronto.



## 4884 Dundas Street West

According to Assessment records, the house at 4884 Dundas Street West was erected c1880 by Alexander MacPherson (EHS3). MacPherson had purchased the property from Sarah Mather – the Mather family having owned lands north of Dundas and east of Burnhamthorpe. MacPherson, who was the Clerk/Treasurer of Etobicoke Township from 1865 to 1901, was a frequent real estate investor and he built 4884 Dundas Street West as a rental property (he himself lived on a large property on the west side of Montgomery Road, overlooking Mimico Creek).

By about 1887, the house was rented by Thomas and Elizabeth Musson. Edward Musson and his son Thomas Musson were members of a successful milling and brewing family of Weston before moving to Islington in 1840. Edward acquired farmlands north of Dundas Street between Burnhamthorpe and Islington Avenue (Villages of Etobicoke, 1985: 25). Edward Musson was appointed the first Clerk-Treasurer of the Etobicoke Council in 1850 and later was Reeve of the village from 1858 to 1864 (Villages of Etobicoke, 1985: 25). Thomas Musson is best remembered as Islington's first postmaster, having operated the post office out of his previous residence since 1860. When he and Elizabeth moved to 4884 Dundas Street West, the post office service continued from this location, in a room in the northeast corner of the house (EHS3).

The Mussons rented the house for 19 years and shortly after Thomas died in 1899, Elizabeth moved out of the house. Alexander MacPherson died in 1906 and his son and executor, J.A.L. MacPherson, sold the house in 1907 to Robert H. Tier Senior. Tier was a market gardener who lived on the south side of Dundas Street West, just west of Islington Avenue. He rented the house to his son and daughter-in-law Thomas and Edith Tier, until he sold the property in 1912 to William and Olive Newlove (EHS3).

When the building was occupied by the Newlove's, it was used as Islington's telephone exchange – Olive was the full-time operator. The exchange remained in the building until 1925 when the Bell Telephone Company opened an office on the second floor of the new Hydro Electric building on the south side of Dundas. The Newlove's continued to live in the house until 1942 when it was sold to Gertrude Steele, who in turn sold it to the dentist, Dr. Nicholas Brown, in 1946. It is likely around this time that

the two-storey addition on the west side of the house was added – likely for the dental practice. Following Brown's death, Brown's widow rented out the building for office use for much of the rest of the twentieth century (EHS3).

The residential buildings in the Village of Islington were typical of the architecture of nineteenth century villages, most being modest vernacular buildings - one or two-storey frame or rough-cast buildings accommodating the families that settled here to establish businesses in the immediate area. Examples of these include 4906 Dundas Street West and 4916 Dundas Street West (both now demolished).

While still modest, the building at 4884 Dundas Street West was constructed of brick – a material used in other village buildings such as the Islington Methodist Church nearby. The building had classical proportions in its symmetrical design under a hipped roof with wide eaves and two chimneys. The red brick was accentuated with buff brick over the slightly arched window and door hoods and at the corner quoins. The centrally located front door with sidelights and fanlight was flanked by double-hung windows with two-over-two lites. Formerly a raised, wood verandah with slightly bell-cast roof wrapped around three sides of the house.



**4884 Dundas Street West, c1945.** View looking north from Dundas Street West, prior to both the addition of a western addition and the widening of Dundas Street West.

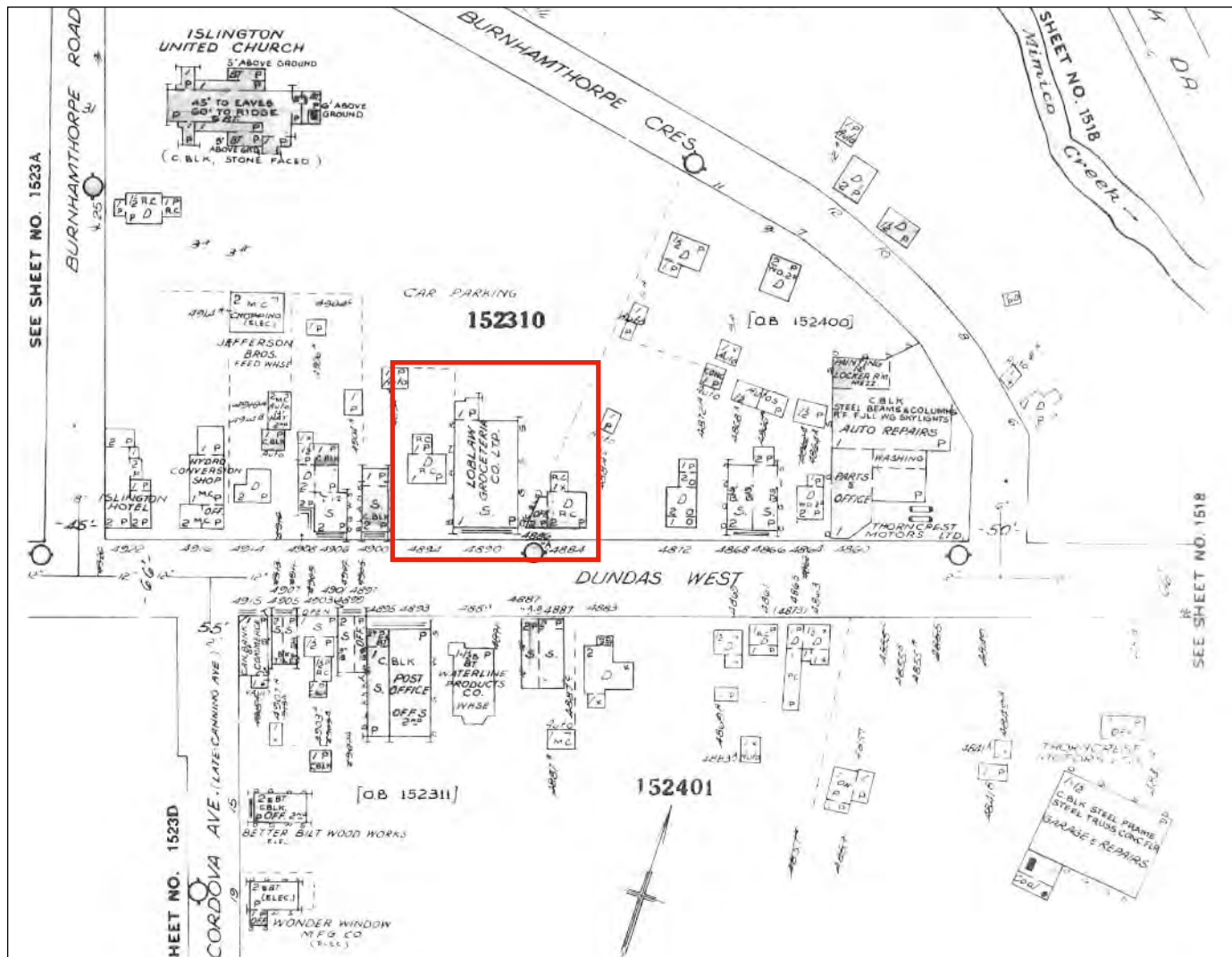


**Map of the Township of Etobicoke in the County of York, 1856** - The Clergy Reserve was located in an area of the township where the Mimico Creek crossed with Dundas Street.



**Illustrated historical atlas of the County of York and the township of West Gwillimbury & town of Bradford in the county of Simcoe, Ontario, Miles & Co., 1878** - The Village of Islington was established near the crossing of the creek and Dundas Street - between the side roads that would become Islington and Kipling Avenues.





Fire Insurance Plan, 1954



*Views of Dundas Street West, 1954*



**4884 Dundas Street West, c1920-** The centrally located front door with sidelights and fanlight was flanked by double-hung windows with two-over-two lites, with shutters. Formerly a raised, wood verandah with slightly bell-cast roof wrapped around three sides of the house.



### 3. HERITAGE STATUS

#### 3.1 Current Status

The development site contains three separate structures at 4894-4896, 4890 and 4884-4886 Dundas Street West.

The property as 4884-4886 is on the City of Toronto Heritage Register. Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act was considered by Toronto Preservation Board on April 24, 2023 and was adopted without amendment. On July 20, 2023 City Council voted in favour of the designation by-law (733-2023), which is included in Appendix I.

The proposed development is adjacent to 25 Burnhamthorpe Road - Islington United Church. Listed on City's Heritage Register.

As part of this heritage impact assessment of the project, an evaluation of the existing structures on the assembly at 4886-4884 Dundas Street West under Ontario Regulation 9/06 was undertaken (see following page).

#### 3.2 Adjacencies

'Adjacency' in the context of the City of Toronto Official plan is defined as "lands that are directly across from and near to a property on the Heritage register... 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."

The subject property is adjacent to the following heritage properties:

Nearby Heritage resources and properties of interest:

**25 Burnhamthorpe Road - Islington United Church. Listed on City's Heritage Register**



Criteria (O.Reg.9/06) for Determining Cultural Heritage Value or Interest:	Assessment of Heritage Value or Interest of <b>4886-4884 Dundas Street West</b>	Meets Criteria:
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The property has **Design or Physical Value** because it,

i. Rare, unique, representative or early example of a style, type, expression, material or construction method.	The building dates to c. 1880 and is an example of an "Italianate" style of structure with classical proportions. This was a popular style in Ontario during the second half of the nineteenth century.	Yes
ii. Displays a high degree of craftsmanship or artistic merit.	The craftsmanship is well executed and unique for this period. The Dundas Street West elevation features arched window and door hoods, a central door with sidelights and fanlight. The centrally located front door with sidelights and fanlight was flanked by double-hung windows with two-over-two lites.	Yes
iii. Demonstrates a high degree of technical or scientific achievement.	Based on the visual inspection observed on site, the construction method does not appear to demonstrate a high degree of technical or scientific achievement.	No

The property has **Historical or Associative Value** because it,

i. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	The property is associated with Alexander MacPherson (builder) and Tomas Musson, known as Islington's first postmaster. The post office was run from this location, in a room in the northeast corner of the house.	Yes
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	The building has only minor potential to yield information that contributes to the understanding of the commercial/residential development of Dundas Street and Islington Village in the late 19th century.	No
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	The property is not known for being associated to an architect or builder who is significant to the community	No

The property has **Contextual Value** because it,

i. Is important in defining, maintaining, or supporting the character of an area.	The building is part of the commercial character on this part of Dundas Street West but does not define it.	No
ii. Is physically, functionally, visually or historically linked to its surroundings.	The building is historically linked to the commercial character of Dundas Street West that has existed since the early part of the 20th century.	Yes
iii. Is a landmark.	The building is not a landmark.	No

## 4. CONDITION REVIEW

GBCA visited the site in June 2021 to conduct a high level visual review of the building's exterior.

The site allowed limited access to the North and East and South facades of the original building. Assessment was limited from the ground level only as no boom lift was utilized for higher areas such as the parapet and roof.

At the time of the visit, the buildings were found to be in good condition with modest signs of deterioration in some areas, mostly superficial.

### 4.1 4884 Dundas Street West

#### Brick Walls:

The exterior walls consists mainly of brick in stretcher bond coursing, with a concrete block addition at the west of the building. All brick walls are likely 2-wythes thick and are thoroughly painted blue. Several previous layers of paint may have been installed prior to the blue paint in an earlier paint/finish application.

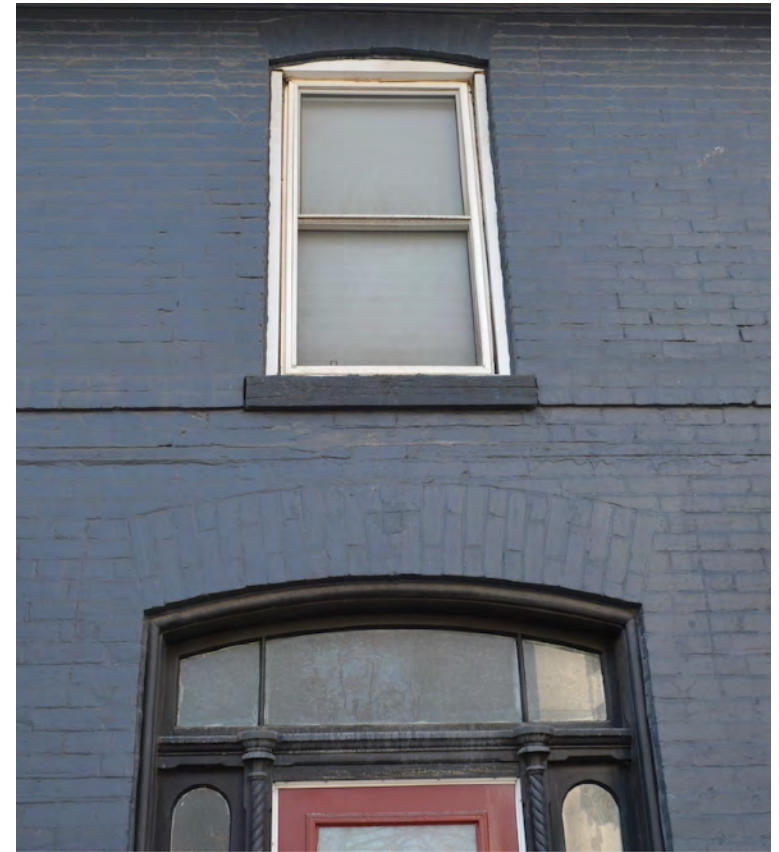
The brick construction extends for the full height from grade to the roof. The condition of the brick will be more evident in time when the existing blue paint can be removed for a more detailed review.



Above: 1) Overall perspective of west facade, showing extent of concrete block building addition, 2) Overall perspective of south facade of 4884 Dundas St. W., showing extent of blue paint throughout, 3) Overall perspective of north facade, showing extent of grey paint (on east wall) and rear building and stair additions. The murals photographed are affixed to the east elevation, and are not considered a heritage attribute of the property. In conjunction with the municipality, these should be relocated to an alternative location.

Stepped cracking was observed on the facades near the corners of the windows, however, this is a common occurrence since windows act as weak areas in a brick wall. Cracking did not appear to be overly extensive. The assessment was difficult due to the paint and can be verified in other locations after the paint is removed.

The brick walls at base are parged with cement in a likely attempt to repair deterioration - this condition is extensively widespread on the south elevation at the ramp. The brick or stone units themselves beneath cement parging are most likely in poor condition. Although some areas are not parged with cement, it should be expected that brick damage will also have occurred where there is no cement, as a result of moisture being trapped inside by the layer(s) of paint.



*Above:  
Minor cracking at bottom corners of window, south elevation*

*Left:  
Cement parging on brick in an attempt to repair/mask deterioration, south elevation*



The most notable areas of deterioration are the areas adjacent to the window sills and brick banding which, beneath the blue paint, look to be heavily weathered and are likely failing.

Concealed areas will contain damaged, loose or missing bricks on the building in various locations. It's certain that these conditions exist in areas that are concealed from view and in areas adjacent to roof/parapets, above ceilings. Fully removing interior finishes at an appropriate time and verifying the back-up wall will also, provide insight to the cause and remedy of the deficiencies that are exposed to view.

*Below:*

*Obvious signs of major deterioration at adjacent to sill and brick banding*





Of particular concern is the brick masonry immediately at grade, where the masonry is highly susceptible to deterioration. Eroded mortar joints further promote water entry and accelerate deterioration and mould growth. The lower areas of walls at grade level are in poor condition given their proximity to ground water, snow, ice and de-icing salts; all which contribute to extensive masonry and mortar deterioration. The extensive parging at grade is a strong indication of the extensive repair interventions over time due to this deterioration.

It is likely that over time there have been brick replacements due to excessive deterioration; likely from a combination of causes - mechanical fastener damage, exposure to de-icing salts causing excessive efflorescence, or water exposure leading to freeze/thaw cycles and spalling.

Spalled brick is occurring on various areas of the building as a result of water exposure and freeze-thaw cycles.

*Below:*

*Spalling occurs at grade on the north facade*

*Below Left:*

*Brick masonry at grade severely deteriorated at south elevation.*



Mortar Joints:

Deteriorated and/or open joints are commonly seen at overhanging brick/stone features and beneath window sills. The existing mortar joints as they are now, are in fair condition, however the current type of mortar used may not be appropriate for the masonry application. If the mortar is a hard cement based mortar, this will ultimately cause damage to the existing brick units. Using a soft, lime based mortar, allows the mortar to crack and bear any movement damage; additionally, the softer mortar is more breathable which allows trapped moisture to escape.



*Above: Close-up of masonry concealed beneath blue paint.*

Foundation:

Although it is difficult to assess the brick immediately above the foundation given the amount of blue paint and parging, there does not appear to be any significant shifts in the foundation. The area of foundation accessible for review was at the interior and. The foundation is a coursed stone wall, low in height – only about 6'-0" from top of floor to underside of ceiling. The walls' interior was painted white in some areas; other areas remained unpainted. The mortar joints are in poor condition and seem to have had minimal repair procedures performed in the past. The basement area is still susceptible to water infiltration, despite the 'armoured' of hard paving and concrete perimeter, evident by high levels of efflorescence.



*Above: Stone foundation painted white*

*Below: Exposed stone showing poor condition of mortar joints.*





### Interior Walls:

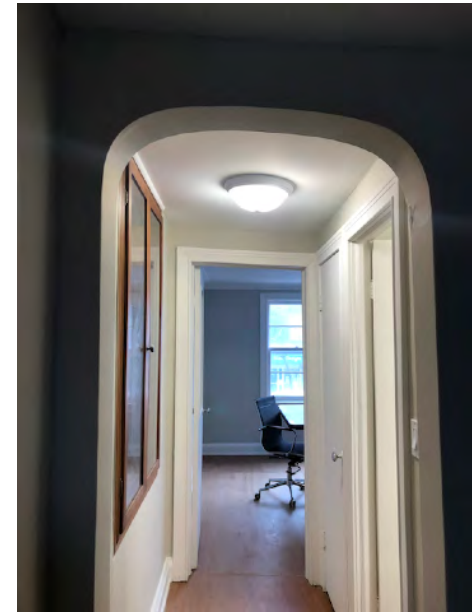
All of the interior brick is covered with wall finishes. None of interior brick is visible. All areas are completely finished with either gypsum board or cement plaster. The interior brick may be in fairly good condition considering the buildings age; removal of finishes will verify this. There are no indications of any areas that have been damaged.



*Above-right:  
Second floor office with  
interior finishes  
throughout*

*Left:  
Ground floor office area  
with gypsum board and  
paint finish*

*Right:  
Second floor office with  
interior finishes  
throughout*



Roof:

The condition of the roof appears fair with minor deterioration. There are no significant signs of bulges or replaced shingles. There is some discolouration to the shingles but this is a normal weathering pattern and is to be expected.

Flashing and Drainage System:

At the eave there is no metal flashing beneath the existing roof shingles nor on the fascia behind the existing gutter. For the gutter, the surface finish is slightly discoloured with nor major signs of corrosion. There are some dents or deformations due to ice and snow buildup or building maintenance. This pre-finished metal flashing needs closer assessment to further determine its condition.

*Below:  
Roof asphalt shingle and gutter with rainwater leader at east elevation*





### Windows:

Generally, the windows were observed to be in fair condition. Metal cladding is applied over that is believed to be the original wood frames. Most of the windows are modern metal windows that have been retrofitted inside the original wooden frames or in some cases, replaced completely. The condition of the lower portion of wood components which are currently hidden from view are likely to be more deteriorated than the upper portions due to water/ice exposure that has settled on the sills. Sealants are dry and cracking or have de-bonded in some areas which is a normal occurrence. Window openings on the south elevation appear to be newer interventions.

Failed sealants will allow water ingress and cause more damage to the surrounding area. Loose window seals may exist in some or all of the windows; loose or missing seals may allow air movement through the windows, reducing efficiency.



*Above:  
Typical window opening with new aluminum window frame retrofitted inside  
what is believed to be the original wood frame, covered in metal cladding.*

## 5. POLICY HERITAGE REVIEW AND ASSESSMENT

### 5.1 Policy Review

In accordance with City of Toronto requirements and standard practice, we have consulted several documents for the purpose of guiding the preparation of this current report. A review of key heritage policies relating to the proposed project is included in this Section.

#### ***Ontario Heritage Act (OHA)***

The Ontario Heritage Act (R.S.O. 1990 as amended) is specific and prescriptive in terms of development that may have an impact on heritage resources. Whereas the PPS directs municipalities to take steps to protect resources in a general manner, the OHA is specific in terms of the measures that may be taken by municipalities to inventory and/or designate heritage properties and to ensure the protection of properties considered to be of Provincial interest.

#### ***A Place to Grow - Growth Plan for the Greater Golden Horseshoe (2020)***

This document outlines the policies for the Province of Ontario in terms of the development of this specific region as they arise from the Places to Grow Act of 2005.

The introduction of the 2019 Growth Plan establishes that:

"As the GGH grows and changes, we must continue to value what makes this region unique to ensure the sustained prosperity of Ontario, its people, and future generations. While growth is an important part of vibrant, diversified urban and rural communities and economies, the magnitude of growth that is expected over the coming decades for the GGH presents several challenges"

Amongst these challenges it is noted that:

"urban sprawl can degrade the region's air quality; water resources; natural heritage resources, such as rivers, lakes, woodlands, and wetlands; and cultural heritage resources."

A major goal responding to this, is established in section 1.2.1 of the Guiding Principles, which suggest to:

"Prioritize intensification and higher densities to make efficient use of land and infrastructure and support transit viability."

With regard to Heritage Resources, Under section 4 "Protecting What Is Valuable" it is noted that:

"Accommodating growth can put pressure on these resources through development and site alteration. It is necessary to plan in a way that protects and maximizes the benefits of these resources that make our communities unique and attractive places to live."

Cultural Heritage Resources are covered under section 4.2.7 which states:

1. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.
2. Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources.
3. Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision making.

Section 4.2.9, entitled "A Culture of Conservation", 4.2.9.1 states :

"Municipalities will develop and implement official plan policies and other strategies in support of the following conservation objectives:"

followed by paragraph d) which recommends:

"Integrated waste management, including promotion of building conservation and adaptive reuse, as well as the reuse and recycling of construction materials"

The impact of these above statements is the acceptance that intensification will occur and that strategies to encourage density, adaptive reuse of buildings/materials and the conservation of cultural heritage are to be considered.

**This HIA has reviewed heritage considerations as they apply to this report in a balanced manner that acknowledges, and includes other applicable policies.**

### **Ontario Provincial Policy Statement (PPS) - 2020**

The Ontario Provincial Policy Statement “is intended to be read in its entirety and the relevant policies are to be applied to each situation” (PPS Part III). The statement consists of Provincial policy direction related to land use planning and development. Policy direction related to heritage sites and cultural assets is provided in Section 2.6 entitled “Cultural Heritage and Archaeology”.

Policy 2.6.1, states that “Significant built heritage resources and significant cultural heritage landscapes shall be conserved”. Key definitions in the PPS are as follows:

**Built heritage resources** means a building, structure, monument, installation or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.

**Cultural heritage landscape** means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).

**Conserved** means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

**Significant** means, in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important

*contribution they make to our understanding of the history of a place, an event, or a people.*

Furthermore, policy 2.6.3 discusses development and site changes when they have an impact on built heritage resources and states:

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

**Heritage attributes (as defined by the PPS)** means the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the property’s built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property).

### **City of Toronto Official Plan (February 2019)**

The City’s Official Plan includes a directive for the process of listing heritage sites across the municipality, in accordance with the PPS and the OHA.

The wording in the Official Plan has been strengthened with the Official Plan Amendment 199 (OPA 199), enacted by by-law 468-2013. Its provisions are applicable to this development and supports the application of heritage issues in a manner that balances those issues with other provisions of the Official Plan in accordance with the intent of the Provincial Policy Statement, and Growth Plan.

Part 3.1.5 - Heritage Conservation in the the Official Plan lists a total of 52 policies that pertain to heritage conservation city-wide. The proposed development is evaluated against these policies.

Policies 1 to 3 deal with the establishment of the process of listing or designating heritage properties by the municipality and the maintenance of a Heritage Register.

Policy 4 states that “Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the

*Conservation of Historic Places in Canada, as revised from time to time and as adopted by Council."*

**It is our opinion that, based on the required balance among various policies applicable to the site, the proposed development strategy will ensure that the historical and associative value relating to 4886-4886 Dundas Street West will be conserved and maintained by appropriate conservation.**

*Policy 5 states that "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."*

**This current HIA satisfies, in our opinion, this policy. The proposed changes arising from this development ensures that the integrity of the property's cultural heritage value and attributes will be retained, both physically and by commemoration, and do not have a negative impact on adjacent resources. Shadow impacts have been identified on 25 Burnhamthorpe Road (Islington United Church). These will be transitory in nature and will not materially affect the heritage attributes of this property.**

*Policies 6 and 7 deal with adaptive re-use and alterations to properties on the Heritage Register. Policy 6 states: "The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada." Policy 7 states: "Prior to undertaking an approved alteration to a property on the Heritage Register, the property will be recorded and documented by the owner, to the satisfaction of the City."*

**An undertaking will be made in accordance with City approvals to fully record the property prior to development as is typical for approvals of this kind.**

Policies 8 and 9 deal with City owned properties on the Heritage Register.

**These policies are not relevant to the present application.**

Policies 10 to 12 deal with management of heritage by the City and direct the City to do certain tasks towards the conservation of heritage properties and enforcement of policies.

**These policies are not relevant to the present application.**

Policy 13 deals with development of protocols related to First Nations' sites by the City.

**As the above is the responsibility of the municipality, these policies are not applicable to the development.**

Policy 14 states: "Potential and existing properties of cultural heritage value or interest, including cultural heritage landscapes and Heritage Conservation Districts, will be identified and included in area planning studies and plans with recommendations for further study, evaluation and conservation."

**The subject site is included on the heritage register and is not included in a Heritage Conservation District. The potential heritage value relating to the subject property has been considered and evaluated through this HIA.**

Policies 15 to 17 speak to raising heritage awareness, including the development of neighbourhood initiatives and commemoration of lost heritage sites.

**As the above is the responsibility of the municipality, these policies are not applicable to the development.**

Policies 18 to 21 deal with various incentives that may be provided for the maintenance and conservation of heritage properties.

**As the above is the responsibility of the municipality, these policies are not applicable to the development.**

Policies 22 to 25 speak about the requirements for Heritage Impact Assessments, and Conservation Plans, when required, in development applications to evaluate the impacts on heritage resources on or adjacent to a site and to determine how a heritage resource will be conserved.

**This current Heritage Impact Assessment has been prepared for the proposed development to satisfy the requirement.**

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.”

**The development site is adjacent to one property on the Heritage Register at 25 Burnhamthorpe Road (Islington United Church). This policy is satisfied by the proposed development, and is demonstrated in the following section of this HIA. GBCA has provided comments, based on our evaluation under Ontario Regulation 9/06 and the definitions under the PPS. They are included elsewhere in the report.**

Policy 27 states: “Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of facades alone is discouraged.”

**The proposed conservation work will include retention and relocation of 4884 Dundas Street West, including structures in whole or in part for both use and commemoration. The degree of retention has been evaluated with regard to these issues. It is our opinion that the objectives of this policy have been achieved. For further information regarding the relocation strategy, please refer to Section 6 of this report.**

Policy 28 states: “The owner of a designated heritage property will be encouraged to enter into a Heritage Easement Agreement where the City considers additional protection beyond designation desirable due to the location, proposed alteration, and/or the nature of that property.”

**As the above is the responsibility of the municipality, these policies are not applicable to the development.**

Policy 29 states: “Heritage buildings and/or structures located on properties on the Heritage Register should be conserved on their original location. However, where it is supported by the cultural heritage values and attributes

*of a property on the Heritage Register a heritage building may be relocated within its property or development site where: . . .”*

**Although relocated, buildings and structures on the site will be retained in whole or in part, and continue to be supported by the cultural heritage values and attributes of the original property. It is our opinion that the intent of this policy has been respected.**

Policies 30 to 33 deal with Heritage Conservation Districts.

**The development site is not included in any designated Heritage Conservation District these policies are not applicable to this development.**

Policies 34 to 42 deal with archaeological resources.

**These policies are not applicable to this development.**

Policies 43 deal with cultural heritage landscapes.

**This policy is not applicable to this development.**

Policies 44 to 46 deal with identified views to heritage properties.

**These policies are not applicable to this development.**

Policies 47 to 52 deal with Heritage Places of Worship.

**The proposed development site is not a heritage Place of Worship and, therefore, these policies are not relevant to the proposed development.**



***Etobicoke Centre Secondary Plan:***

*Islington Village Islington Village is the historical “main street” shopping core located primarily along the north side of Dundas Street and continuing westward across Kipling onto Bloor Street. Buildings are typically two storeys with at-grade retail uses. Additional “main street” development consisting of buildings up to five storeys in height with at grade retail and office or residential on subsequent floors, will fill existing gaps and provide a continuation of this pedestrian-oriented form of development throughout the area.*

*3.3.1.4 To further the concept of the Islington Village “Main Street” area, buildings along Dundas Street will be developed at a pedestrian scale.*

*3.3.1.5 The scale of buildings in areas other than Islington Village will generally be of mid- and highrise character consistent with their location and surroundings.*

*3.13.3 Mixed Use Area B Mixed Use Area B will continue as the pedestrian focus of Etobicoke Centre. Primarily located along Dundas Street west of Islington Avenue and comprising the historic Islington Village area, lands in this designation will be developed with pedestrian-scale buildings having retail and service uses located at grade to enhance and expand the main street shopping area.*

*Public Art/Streetscape Improvements: The owner shall provide a cash contribution to the City in the amount of \$50,000.00 to be used for public art/streetscape improvements along Dundas Street within the boundaries of the Islington Village B.I.A. area.*

## 6. DEVELOPMENT PROPOSAL

The owner is proposing to develop a 4,383 sq. m site at 4884-4896 Dundas Street West to include a 25-storey (plus MPH) mixed-use residential building. Designed by Graziani and Corazza Architects, the building is conceived to offer retail and lobby space at-grade, with a one-storey transition volume connecting the heritage dwelling with proposed retail space.

The current development scenario will include the following:

The owner has proposed to assemble three-parcels on the north side of Dundas Street, east of Burnhamthorpe Road for a proposed tower development. The current development scenario would require the following:

- 1) In order to clear the land for construction, the relocation of the remaining structure at 4884 Dundas Street West (not including west addition) has been considered as a mitigation measure.
- 2) The dwelling will be relocated to the north-east within the subject site and will be subsequently restored, and rehabilitated. Details of the proposed relocation are detailed in Appendix II in a memo by Laurie McCulloch Building Moving.
- 3) The 4,383 sq. m site will be excavated to one level below grade to include parking units.
- 4) The introduction of a new 25-storey residential development, set behind the relocated house. The relocation will allow for additional open space on the east of the site. The new massing on Dundas Street will share a consistent setback, height, and scale of other buildings along this part of the street.

Details of the development and massing will follow on subsequent pages of this HIA .



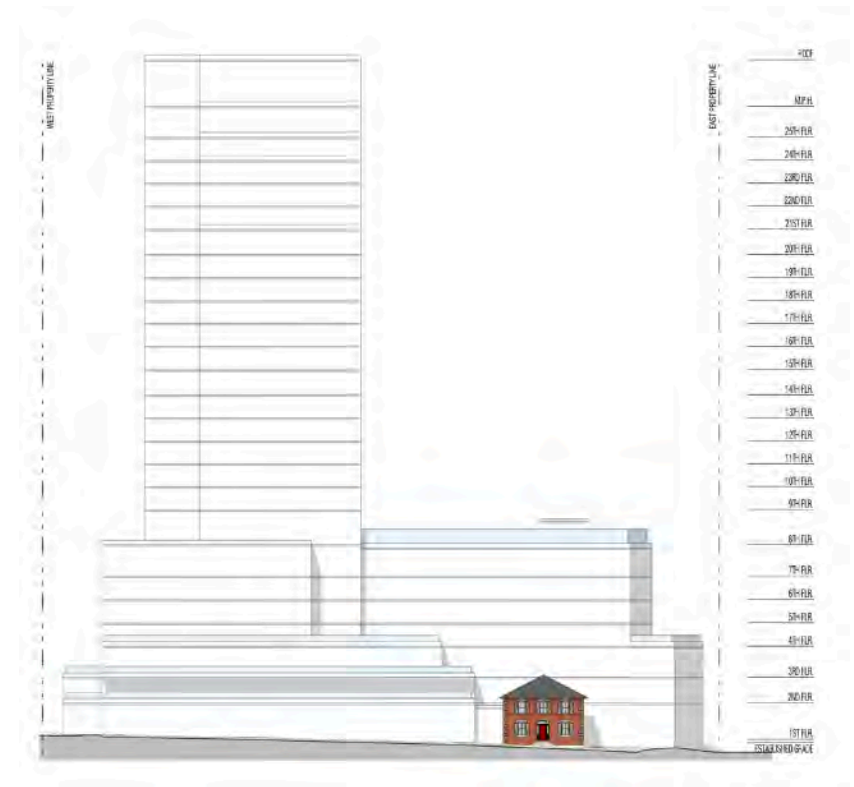
## 6.1 Assessment of Design

Designed by Graziani and Corazza, the building is conceived to include lobby off Dundas Street West, with residential uses fronting the main street. The base building will respond to the existing 'main-street' character of Islington Village with a two-storey base, while adding additional density to the north with adequate setbacks in order to provide a contextual 'fit' with the existing and planned character of the area.

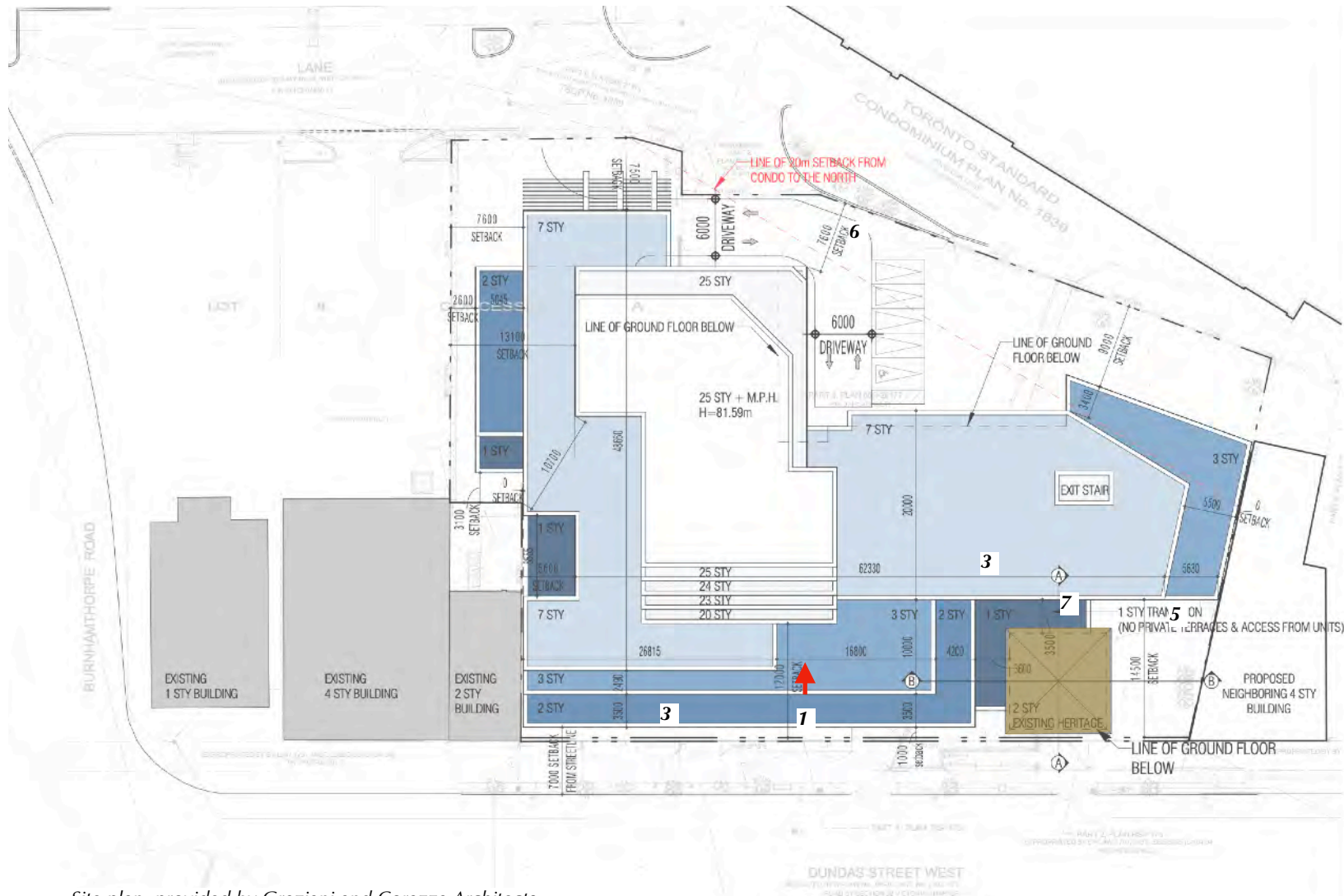
The proposed change to the site consists of removing the existing buildings at 4894-4896, 4890 and 4886 Dundas Street West, and relocating 4884 Dundas East to the south-west in order to make way for a new development. High-rise condominiums to the south-west, and proposed developments to the east (4-storeys) and west (9-storeys) are also nearby. The proposed structure will consist of 25-storeys, plus a 1-storey mechanical penthouse.

The tower volume is integrated behind the podium levels and will give appropriate reference to the original fabric by way of setbacks, reveals, and the reinstatement of a similar floor-to-floor height as seen from Dundas Street. A two-storey section corresponds to the street wall and is scaled in height to the relocated buildings gable ridge. It will feature articulated retail units, with two entrances from street level and a separate entrance to the relocated heritage structure which is proposed for retail use. Additional setbacks to the north and to the west also respond to the existing and planned character of adjacent properties.

The relocated heritage component will allow the perception of not only the principle facade of the street frontage facing Dundas Street West, but also an appreciation of the original scale, height and volume of the original building. As a result of relocating the 'Musson House' to the west, a new open space will be provided, fully exposing the east elevation and allowing the original scale of the building to be perceived from the from the public realm.



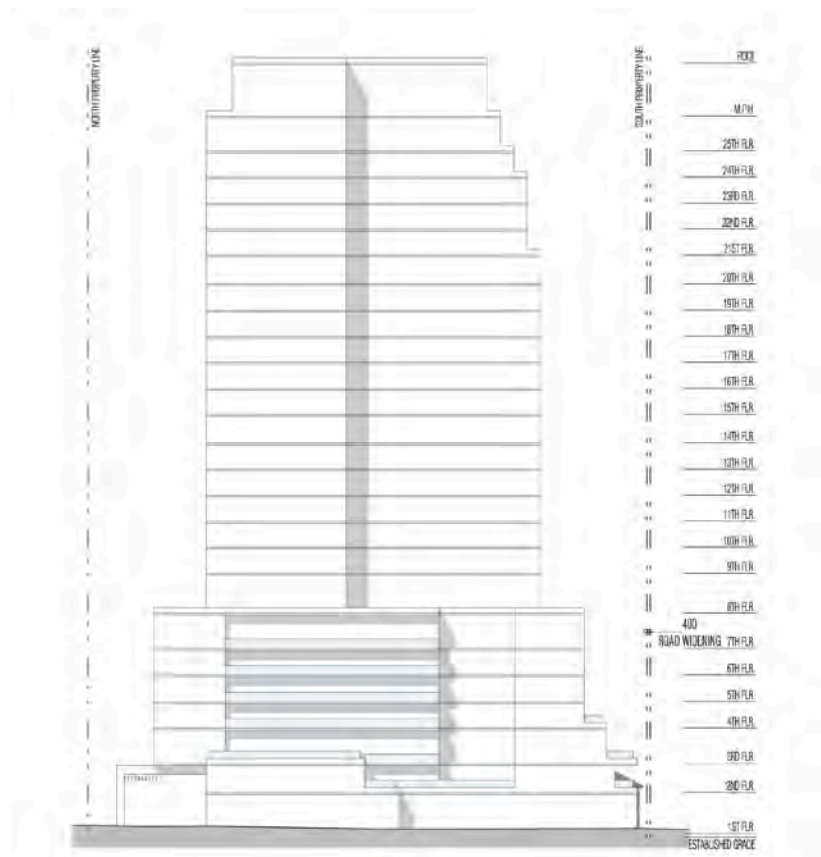
*South elevation showing the 'Musson House' relocated to the north-east, outside of the City's right of way but in line with the original building footprint. A 3-metre separation between the new elevations and original allows for the legibility of the*



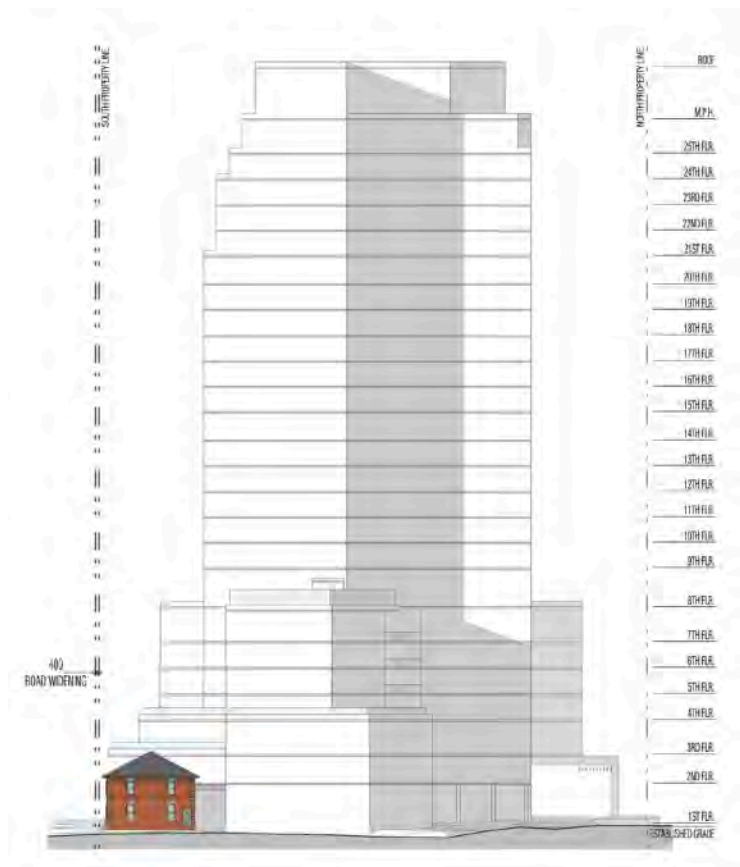
Site plan, provided by Graziani and Corazza Architects.

- |                                    |                     |                    |  |
|------------------------------------|---------------------|--------------------|--|
| 1) Proposed residential entrance   | 3) Retail           | 5) Outdoor patio   | 7) Retained heritage building (retail) |
| 2) 1-storey transition at Heritage | 4) Type 'G' loading | 6) Visitor parking |  |





West Elevation: The original footprint of the 'Musson House' projects south of the new buildings base, establishing its prominence on Dundas Street West. From levels 20 to 25, a series of setbacks have been provided facing Dundas Street West.



East Elevation: The proposed tower is setback from the south in order provide adequate setbacks from St Andrew on The Green, a 9-storey condo to the north. From levels 20 to 25, a series of setbacks have been provided facing Dundas Street West.

## 6.2 Relocation of 4884 Dundas Street West (The 'Musson' House)

In order to clear the site for development, the dwelling at 4884 Dundas Street West has been proposed to be permanently relocated to the north-east of its current siting, within the same property.

Relocating this structure east on the same property, and along the 'main street' of the former village of Islington minimizes loss and maintains its historic connection to the property.

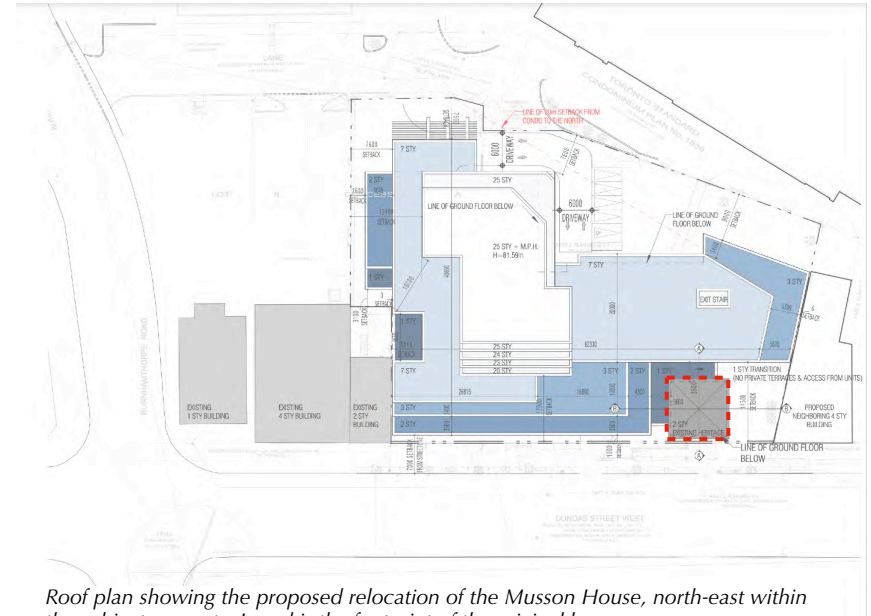
Although it is acknowledged that relocation is not typically favoured, in this particular case, it can be seen as a mitigation strategy and as an effective way to conserve the remaining cultural heritage value of the site.

In any project that proposes relocation of heritage buildings, it is important that a detailed feasibility study be undertaken and that this study be approved by a structural engineer. The best method for moving would be determined by a qualified building moving contractor in concert with a structural engineer with pertinent experience.

The permanent relocation is proposed to occur in a single stage. The lands receiving the house will require to be partially excavated and new foundations provided. Once this new location is prepared with its new foundations, the dwelling will be partly excavated so that the necessary equipment be installed underneath the superstructure for relocation. The building would require stabilization before such a move.

Greg McCulloch of Laurie McCulloch Building Moving has been consulted on a preliminary basis, and more details of the feasibility of relocation are included in Appendix III of this report.

Once relocated, openings on the rear elevation (north) will be altered in order to accommodate new program. Likewise, the side (west) elevation will also be altered to accommodate its connection to a newly reconstructed retail volume. Details of this are explored in a Structural Preservation Strategy prepared by Facet Group Inc. and included in Appendix III.



Roof plan showing the proposed relocation of the Musson House, north-east within the subject property. In red is the footprint of the original house.

### General Procedures:

While every building is different and each project must be accessed on a case-by-case basis, there are general procedures that are followed in the moving process.

The area around the structure would be excavated and a crib, consisting of lengthwise and cross beams, would be designed and installed. The engineer would factor in the building's dimensions, weight, and materials. The Jail's chimneys will require special attention in the preparation. The building would be raised by hydraulic lifts or jacks and lowered onto roll beams. The steel support/crib would be used as the base of the building during the time of storage.

The best route to the new location would be determined by the building mover who would be responsible for analyzing telephone cables, streetcar wires, utility poles and topography. The proper authorities would have to be consulted in relation to permits for the removals or reinforcement of any elements.

Restoration work on the heritage building would be carried out after it is moved to its final location.

### Technical Issues of the Musson House relocation

Moving heritage buildings, if not well considered, could result in physical endangerment of the resource. In any project that proposes relocation of heritage buildings, a detailed feasibility study should be undertaken and approved by a structural engineer. The best method for moving would be determined by a qualified moving contractor.

GBCA is able to provide examples of successful relocations of heritage buildings. In 2008, GBCA worked with Tridel Developments for the relocation of the Cooper Mansion, a 950 ton, three-storey Second Empire brick building. Laurie McCulloch undertook this move. In 2009, GBCA worked with Pinnacle Developments for the relocation of a two-storey Georgian brick building, undertaken by Danco. Both of these relocations took place in urban environments, in downtown Toronto.



*Richard West House relocation in downtown Toronto (2009)*



*James Cooper Mansion relocation in Toronto (2008)*

## 7. HERITAGE IMPACT ASSESSMENT

### 7.1 Impact on Heritage Resources

The proposed land severance will result in the following impacts on the property:

- New lot pattern;
- Relocation of building north-east of its current location;
- Removal of western addition of building;
- Alterations to openings of the north (rear), and west elevations of the 'Musson House'.
- Removal of the second-floor of the 'Musson House';
- Addition of 1-storey transition volumes to connected the 'Musson House' to newly constructed retail volumes.

While every building is different and each project must be assessed on a case-by-case basis, there are general procedures that are followed in the moving process. From a heritage perspective, the reduced side yard widths created by the land assembly and new construction will not have an adverse impact on the view from the sidewalk.

An assessment of possible effects of the proposed development on the property is presented on the previous page. The table lists possible effects based on the City of Toronto's Heritage Impact Assessment Terms of Reference (which originates from the *Ontario Heritage Tool Kit - Heritage Resources in the Land Use Process*).

Possible Effect	Assessment
Destruction of any, or part of any, significant heritage attributes or features	The 'Musson House' will be retained and moved east within the same property. The Standards and Guidelines asks to not "substantially alter its intact or repairable character-defining elements". The new location is compatible with the contextual development of the dwelling, as it relates to the former village of Islington.
Alteration that is not sympathetic, or is incompatible with the historic fabric and appearance	The new development will be placed behind the relocated 'Musson House'. The proposed 2-storey base structure along Dundas Street West will help mediate the difference of scale and form between the 2-storey to 3 storey commercial buildings, the retained heritage dwelling, and more recent developments/planned developments in the environs. The nature of alterations, and mitigation strategies are explored further in this section of the report.
Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden	Shadows cast by the new development will have transitory impacts on heritage resources in the vicinity (Islington United Church). Transient shadowing will not impact existing heritage attributes.
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship	No heritage attribute will be isolated from its context by the new development.
Direct or indirect obstruction of significant views or vistas within, from or of built and natural features	No significant views or vistas of heritage properties will be blocked in the development of this property.
A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property's cultural heritage value	The land use currently allows for a mix of uses, characterised mainly by commercial and residential. It is proposed in this development to maintain these uses.
Land disturbances such as a change in grade that alters soils and drainage patterns	Land disturbances as a result of this development will not impact cultural heritage value.



## 7.2 Mitigation Measures

### 7.2.1 Physical relocation from current location:

The current location of 4884 Dundas Street West was based largely on early settlement patterns in the Village of Islington. The 'Musson House' is one of many residential buildings that steadily developed in the 1880s, interspersed with buildings that served the commercial purposes of the village. The dwelling sits on its original stone foundation, suggesting it has not been relocated despite numerous development and road widening activities along Dundas Street West.

The building is a representative and early example of "Italianate" style of structure with classical proportions, a popular style in Ontario during the second half of the nineteenth century. Many of its original features have however been lost or obstructed, however it features original arched window and door hoods with corner quoins, a central door with sidelines and fanlight. The centrally located front door with sidelights and fanlight was flanked by double-hung windows with two-over-two lites.

In this particular case, permanent relocation can be seen as a mitigation strategy for the building's long-term preservation, and for the development of the site. While every building is different and each project must be assessed on a case-by-case basis, there are general procedures to be followed in the moving and rebuilding process. Details of the relocation will be provided under a separate Conservation Plan.

#### Mitigation strategies/Alternate Strategies:

- Relocating and integrating the existing house into the new development is the preferred option and prevents the dwelling from being further isolated from its setting.

### 7.2.2 New lot pattern and location

The proposed assembly of properties will see a change in the lot pattern and the proposed relocation of the existing building footprint to the south of its present location. The proposed relocation site will front Dundas Street West on the same property, which will allow the character defining attributes of this property to be viewed from the public realm. In addition to this, the benefits of its subsequent conservation are clear.

The *Standards and Guidelines for the Conservation of Historic Places in Canada*, heritage conservation requires the retention of an appropriate visual setting and other relationships that contribute to the cultural significance of the place. New construction, demolition, intrusions or other changes that would affect the setting or relationships are not encouraged.

#### Mitigation strategies/Alternate Strategies:

- The land use currently allows for a mix of uses, characterized mainly by commercial and retail. It is proposed that the 'Musson House' will maintain these uses.

### 7.2.3 Removal of the western addition of the building:

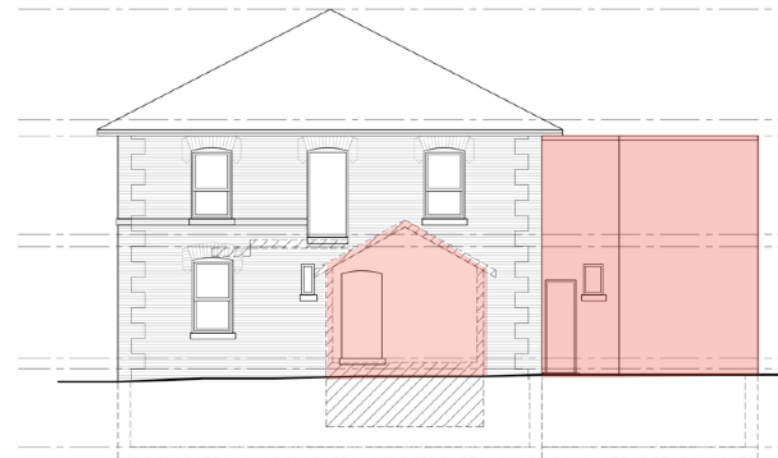
To the north of the retained facade at, an approximately 3-metre return wall will be constructed from salvaged brick. Given that irreversible impacts to the west elevation on account of an addition in the late 1940's, any brick that is existing will be in damaged repair.

#### Mitigation strategies/Recommendations:

- The removal of the addition from the main residence will likely reveal damaged bricks that have been covered from the addition. Pressed brick salvaged from other sections of the building can be used to rebuild a portion of the return, and repair to overhanging eaves. Restoration of rebuilt portion of the facade will follow the original design intent which will be further explored in a forthcoming Conservation Plan.



*South Elevation: Non-original fabric added the west elevation of the 'Musson House' will be removed. A portion of the eastern elevation will be reconstructed to help*



*North Elevation: A later addition to the west, and rear elevation (wood entrance) will be removed, the extent of which is shown in red.*

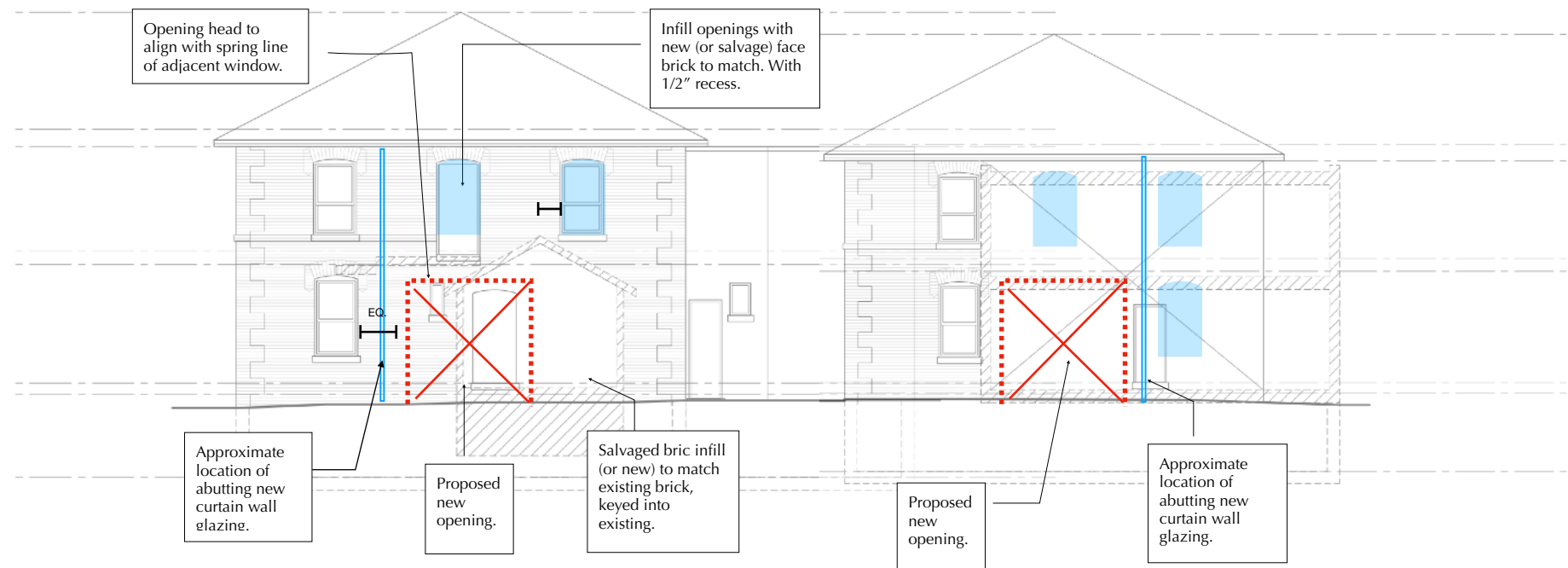
### 7.2.4 Alterations to the Northern (rear) and western elevations of the 'Musson House'

The original façade is comprised of pressed brick with buff brick quoins. The proposed development will alter the north and west elevations in order to allow for its integration with newly constructed fabric, programmed for retail use. Given that irreversible impacts to the west elevation on account of an addition in the late 1940's (and additions to the north elevation) any brick that is existing will like be in damaged repair and a strategy to remedy will be assessed in the Conservation Plan.

#### Mitigation strategies/Recommendations:

- North Elevation: The diagram below notes the contemplated strategy for opening locations, and openings that will be closed. Infilled openings are noted in blue. Existing voussoirs and sills will be retained.

- West Elevation: To mitigate this, a strategy that involves rebuilding a portion of the west elevation to expose quoins will lessen the visual impact of this removal and allow for an appreciation of the original scale and volume of the original house. The diagram below notes the contemplated strategy for opening locations, and openings that will be closed. Infilled openings are noted in blue.



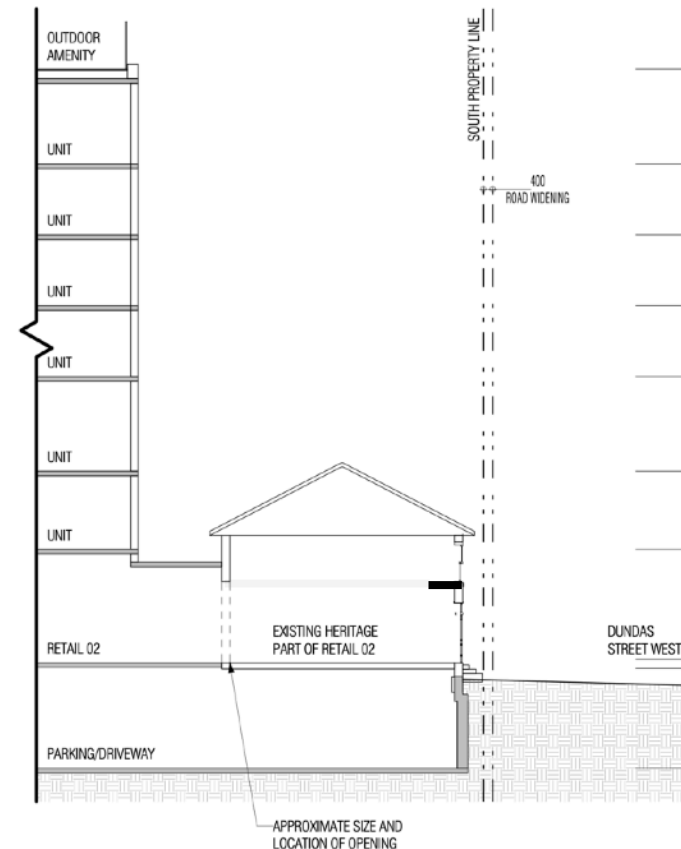
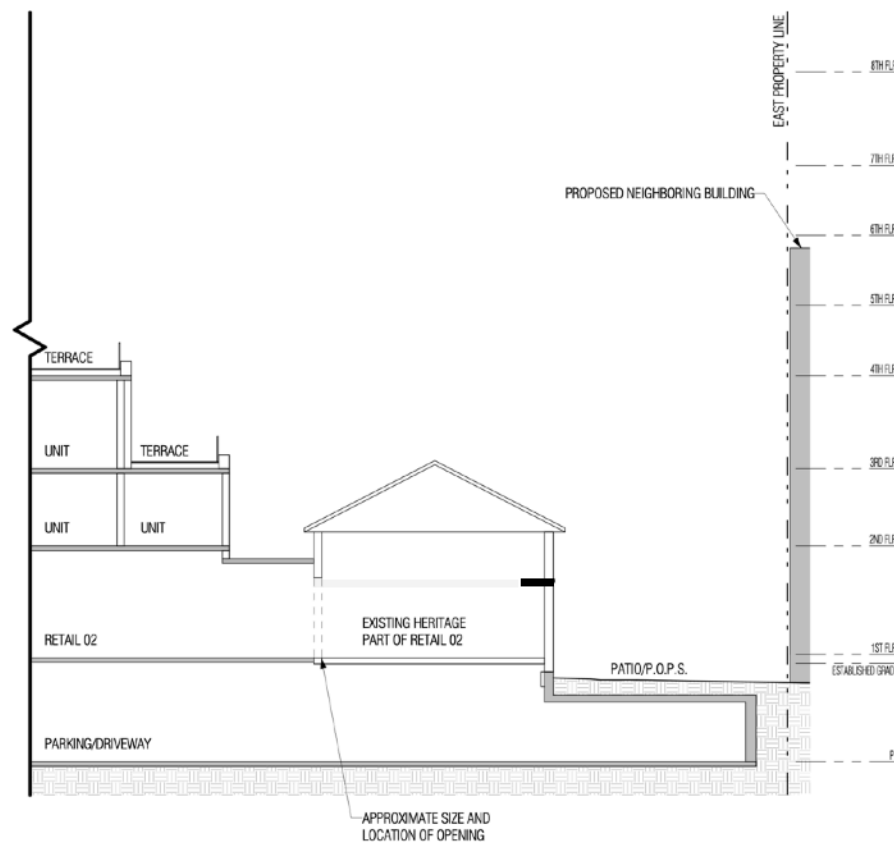
### 7.2.5 Removal of second floor:

An impression of original buildings full three-dimensional form will be maintained by retaining the full extent of the east and south elevations, and significant portions of the north and west elevations.

With the removal of commercial uses on the second level, and in order to provide more viable commercial uses at grade, the interior levels of the heritage building will be removed. In order to maintain the appearance of

the former uses from the street level a 1-metre decorative ledge will be added along the Dundas Street West elevation (as well as the east and west elevations) at or just above the height of the second floor. This will mimic a second floor. While the ledge will not be capable of supporting structural loads, it will maintain the appearance of the original floor heights used in the building, and capable of diffusing the consistency of interior light when viewed from the street.

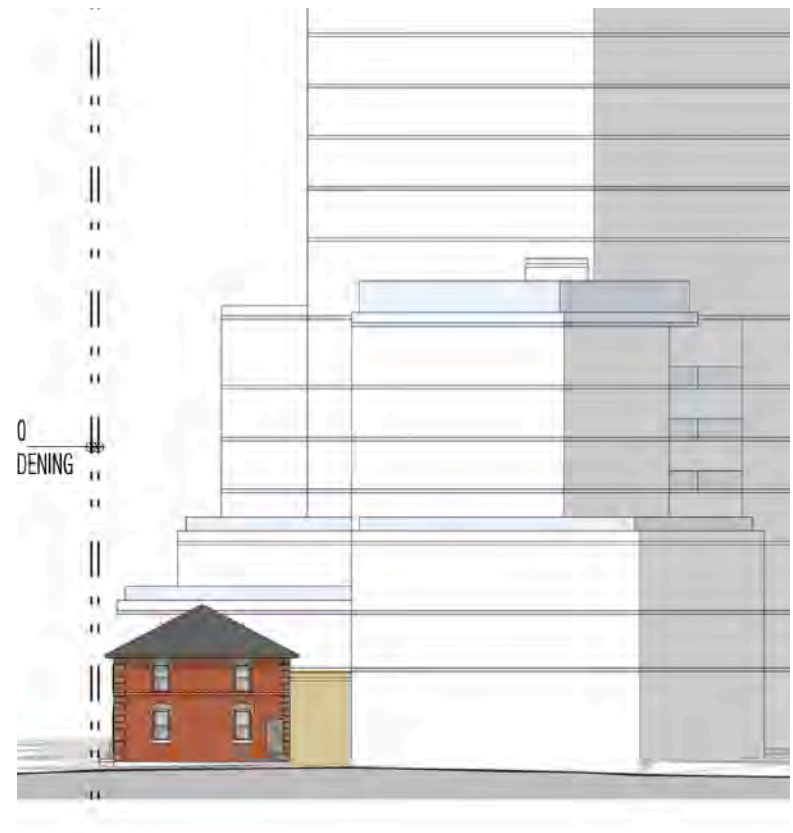
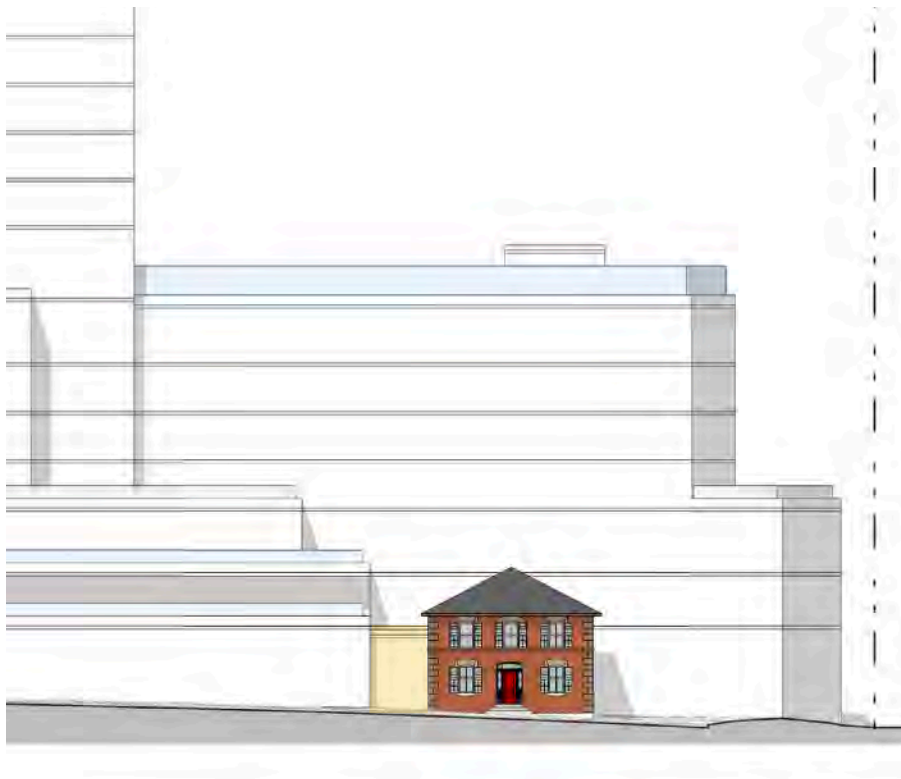
A section showing the proposed ledge is included below.





### 7.2.6 Introduction of transition volumes:

Proposed changes to the development introduce a 1-storey transition volume that is subordinate to and compatible with the existing heritage resource at 4884 Dundas Street West. The volume has been scaled appropriately and lowered below the eaves line of the heritage building. These connections will no longer have rooftop terraces. The relationship helps to distinguishing the new construction from the existing heritage building.



### 7.3 Shadow Impacts

Shadow studies have been prepared for the proposed development and are included in Appendix II.

Below is an example for March and September 21, for the times mentioned below. In cyan are the net new shadows from the proposed development, and existing shadows in grey.

The most significant shadowing will occur on June / March 21 in the morning, which will cover a small portion of Islington United Church. These shadows will be transient, and heritage attributes of the church will not be unduly impacted. Shadow impacts as a result of reducing the tower height from the 29-storey (June 2023) to the current 25-storey scheme have reduced the overall extent of shadowing.

Considering the presence of additional tall buildings around the site, additional shadows are expected to be cast on the north and east side of the area. The slender design of the proposed tower will limit shadow impacts in adjacent areas, where they will be cast in a transitory manner.



March 21 - 9:18 am



September 21 - 9:18am

## 8. CONSERVATION STRATEGY

### 8.1 Overview

A variety of options are typically available for the mitigation of change to historic sites. These range from full restoration to simple commemoration of what previously existed.

The overarching term for protecting historic places in Canada is *Conservation*, which is described in the *Standards and Guidelines for the Conservation of Historic Places in Canada* (the *Standards and Guidelines*) as all actions or processes aimed at safeguarding the character-defining elements of an historic place to retain its heritage value and extend its physical life. There are three primary treatment types for conservation projects: **preservation, restoration and rehabilitation**. Definitions for all treatment types are derived from the *Standards and Guidelines*.

**Preservation** involves the protection, maintenance and stabilisation of the existing form, material and integrity of a historic place or of an individual component, while its heritage value is protected.

**Rehabilitation** is the sensitive adaptation of an historic place or of an individual component for a continuing or compatible contemporary use, while protecting its heritage value. In this instance, the heritage buildings will be rehabilitated to pursue a commercial usage at the ground level.

**Restoration** is the revealing, recovering or representing the state of a historic place or of an individual component as it appeared at a particular period in its history, as accurately as possible, while its heritage value is protected. In this instance, 4884 Dundas Street West will have reinstated its original exterior finishes by removing any non-original cladding, paint, restoring masonry, and reinstating original window designs and details. A series of steps will be completed to this end.

### 8.3 Site Recording

Recording will take form in photographs and drawings of the site, with particular attention to the existing buildings. This documentation will be of use for the development of a Conservation Plan.

### 8.4 Condition Assessment

A more detailed condition assessment will be prepared for the retained facades of the existing buildings, which will inform the conservation treatments required to conserve the heritage attributes of the properties. This condition assessment will be included in the Conservation Plan.

### 8.5 Exterior Building restoration:

As excavation is proposed for the entire site, strategies to conserve built form will need to be explored. Anticipated actions once the the Musson House reaches its final location are anticipated as follows:

- Structural engineer to assess existing foundation and building before move;
- Paint removal;
- Repairs to exterior brick masonry;
- Repairs to exterior woodwork – fascia, soffits, etc.;
- Removal of unsympathetic additions including late 1940's western addition;
- If original material is obscured in places behind this, assess integrity and determine preservation method;
- Repair, replacement and painting of windows, and sills where required;
- Repairs or replacement to - doors, eaves and troughs;
- Replace gutter and downspout with half-round in galvanized metal;
- Reinstall shutters on Dundas elevation;
- Reinstall field stone appearance at foundation level.
- Assess roof prior to proceeding with replacement or repair;
- Replacement of visible roof area with new high quality shingles.

As excavation work is proposed on the site, which will be adjacent to existing heritage buildings, a structural engineer with proven knowledge and experience in heritage conservation, will need to be consulted to verify that, prior of execution of the work, adjacent properties will not be impacted by the excavation work. A preliminary Structural Conservation Strategy has been undertaken by Laurie McCulloch Building Moving which considers site logistics, feasibility and construction constraints associated with relocating the structure. This memo is included in Appendix III of this report.

As the Musson House is proposed to be relocated, specifications and scope of work for moving the building should be prepared by a qualified building mover in conjunction with a structural engineer. Refer to the International Association of Structural Movers and Ontario Structural Movers Association for qualified companies. Since the practice of professional engineering is regulated by provincial laws, qualified engineering advice must be obtained from a licensed professional engineer.



## 9. CONCLUSION

The proposed development is driven by a number of factors in order to provide a viable contemporary use of the site. Allowing the site to evolve with on-going and planned development while acknowledging existing uses, materiality and massing, will aid in understanding the built environment of the area.

In consideration of site logistics and access, a strategy that involves relocation of 4884 Dundas Street East will lessen impact to the heritage property. This will be done in a manner that acknowledges the previous use of the building, while also repurposing elements to function within the new development. The heritage value of the building will be enhanced by its prolonged conservation and integration in the new development. The overall goal of any approach will be to celebrate and reinterpret its heritage value, and contribute to an understanding of the relationship between built fabric, landscape and time. In our view it is appropriate to conserve the cultural heritage value of the site by implementing the aforementioned mitigation measures. While this relocation has a heritage impact - the resulting open space at grade will strengthen the animation of this street frontage.

The 25-storey mixed-use building designed by Graziani and Corazza will respond to the existing 'main-street' character of Islington Village with a two-storey base, while adding additional density with adequate setbacks in to provide a contextual 'fit' with the existing and planned character of the area. The shopfronts will provide street-level access to three new retail spaces, including the fully restored and repurposed heritage building.

As it relates to the adjacent buildings on the Heritage Register, the proposed changes arising from this development ensure that the integrity of 25 Burnhamthorpe Road (Islington United Church) and its heritage attributes will with no unduly impacted. Shadow impacts have been identified on; however, these will be transitory in nature and will not materially affect the heritage attributes of this property.

Further details regarding repair, stabilization, preservation and relocation methodology would be explored in a detailed Conservation Plan at a later date.


Proposed changes to the development introduce a building mass that is subordinate to and compatible with the existing heritage resource at 4884 Dundas Street West. Alterations introduced to the heritage elevations provide sufficient connection and maintain a fidelity between past appearance, and revisions for new uses.

In our view, and in light of mitigating strategies to reduce impacts to heritage properties, this proposal balances demands for *intensification* with those of *heritage preservation* in a manner that allows both objectives to be appreciated as a part of a complex and changing urban environment.

## 10. CLOSURE

The information and data contained herein represents GBCA's best professional judgment in light of the knowledge and information available to GBCA at the time of preparation. GBCA denies any liability whatsoever to other parties who may obtain access to this report for any injury, loss or damage suffered by such parties arising from their use of, or reliance upon, this report or any of its contents without the express written consent of GBCA and the client.

Christopher Borgal OAA FRAIC CAHP



President  
Goldsmith Borgal & Company Ltd. Architects

## 11. SOURCES

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Harris, Denise. "Islington Village," Online entry of the Etobicoke Historical Society, 2014-2015 (EHS2)

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## **APPENDIX I**

By-law 733-2023 - To designate the property at 4888 Dundas Street West as being of cultural heritage value or interest.

Authority: Planning and Housing Committee Item PH3.13,  
as adopted by City of Toronto Council on May 10, 11, and  
12, 2023  
City Council voted in favour of this by-law on July 20,  
2023  
Written approval of this by-law was given by Mayoral  
Decision 8-2023 dated July 20, 2023

## **CITY OF TORONTO**

### **BY-LAW 733-2023**

**To designate the property at 4888 Dundas Street West as being of cultural heritage value or interest.**

Whereas the Ontario Heritage Act authorizes the Council of a municipality to enact By-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 4888 Dundas Street West as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the lands and premises known as 4888 Dundas Street West and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act; and

Whereas no notice of objection was served upon the Clerk of the municipality within the prescribed time under the Ontario Heritage Act; and

Whereas the reasons for designation are set out in Schedule A to this By-law;

The Council of the City of Toronto enacts:

1. The property at 4888 Dundas Street West more particularly described in Schedule B attached to this By-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this By-law to be registered against the property described in Schedule B to this By-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this By-law to be served upon the owners of the property at 4888 Dundas Street West and upon the Ontario Heritage Trust and to cause notice of this By-law to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act.



Enacted and passed on July 20, 2023.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

## **SCHEDULE A**

### **STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION**

#### **4888 DUNDAS STREET WEST**

##### **ALEXANDER MACPHERSON HOUSE / FORMER VILLAGE OF ISLINGTON POST OFFICE AND TELEPHONE EXCHANGE**

#### **Reasons for Designation**

The property at 4888 Dundas Street West is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the criteria of design/physical, historical/associative and contextual values.

#### **Description**

The property at 4888 Dundas Street West comprises a two-storey house constructed in 1879. It is located midblock on the north side of Dundas Street West between Burnhamthorpe Road and Burnhamthorpe Crescent in the village of Islington area of Etobicoke. The brick house was designed in the Italianate style and originally featured a wraparound verandah. It is now distinguished by its hipped roof and symmetrical façade. The polychromatic brick has been painted on the main facades and a c. late 1940s addition attached to the southwest corner of the house. The property housed the post office from 1887-1906, while also serving as the residence for postmasters Thomas and Elizabeth Musson. In addition to its continued use as a residence, it contained the local telephone exchange from 1912-25.

#### **Statement of Cultural Heritage Value**

##### Design or Physical Value

The property at 4888 Dundas Street West, built 1879, has design value as a unique example of Italianate style design in Toronto. The house represents an understated version of Italianate design in combination with an earlier, more conservative Georgian-style aesthetic. In reference to Georgian-style architecture, the house is of rectangular form with a symmetrical main façade, hipped roof and central doorway with side and transom lights. However, numerous features align the home with the more contemporary Italianate style of the time such as the segmental arched windows, polychromatic brickwork, and the detailing of the main doorway assembly with its rounded sidelights, thick rope mouldings and panelled base. Further, the design originally featured two-over-two windows sashes, and a verandah with bellcast eaves to create a picturesque effect characteristic of Italianate style design.

##### Historical or Associative Value

The property has historical value given that it yields information that contributes to an understanding of the historical development of the village of Islington.

The site occupies a position on Dundas Street West, which was the main street of the Islington village and an important strategic and military road established further south in 1795 but resurveyed through this location in 1814. The road became a stagecoach route in 1816 and then an important location of converging local roads by the 1840s. In the decade before, however, the village had already begun to take form with a tavern, store, and services typical of a small, rural village.

By 1879, when the house was constructed for Township clerk, Alexander MacPherson (1822-1906), the village contained 200 people and had just gained railway service the same year. The property became an Islington focal point and contributed significantly to the social fabric of the community as the post office from 1887-1906, while also serving as the residence for postmasters Thomas and Elizabeth Musson. In addition to its continued use as a residence, it contained the local telephone exchange from 1912-25.

### Contextual Value

The presence of 4888 Dundas Street West, in addition to several other municipally recognized heritage properties, serves to symbolize the location of Islington village and is historically linked to its surroundings.

The subject property is situated within close proximity to two other sites designated under Part IV of the Ontario Heritage Act: the Montgomery Inn (c.1832), a site to the east, and the Etobicoke Township Hall (built 1843 as the Methodist church), a site one block west. Additionally, two other sites to the north are listed on the City's Heritage Register. Immediately behind the house is the Islington United Church (1949), and a block further north at 66 Burnhamthorpe Road is the 1907 Johnston residence built for descendants of the first settlers to the area. This small collection of buildings, of which the subject property contributes to, are integral to representing the historic development of the Islington community.

### **Heritage Attributes**

#### Design or Physical Value

Attributes that contribute to the value of the property at 4888 Dundas Street West as a unique example of Italianate style design include:

- The form, scale and massing of the building as a rectangular, two-storey, house-form building
- The hipped roof
- The polychromatic brick exterior comprising mostly red brick with buff-coloured brick quoin detailing at the corners of the house (painted on the three main facades, but extant on the rear facade)
- The fenestration comprising segmental-arched openings and a symmetrical arrangement on the main façade

- The main central doorway and doorway assembly with transom light and rounded sidelights, a panelled base and thick rope mouldings

#### Historical or Associative Value

Attributes that contribute to the value of the property at 4888 Dundas Street West for its contribution to an understanding of the historical development of the village of Islington include:

- The setback, placement, and orientation of the house in its original location on Dundas Street West
- The rear doorway at the Northeast corner of the house marking the location of the post office and telephone exchange

#### Contextual Value

Attributes that contribute to the contextual value of 4888 Dundas Street West as historically linked to its surroundings include:

- The setback, placement, and orientation of the house in its original location on Dundas Street West

**SCHEDULE B**  
**LEGAL DESCRIPTION**

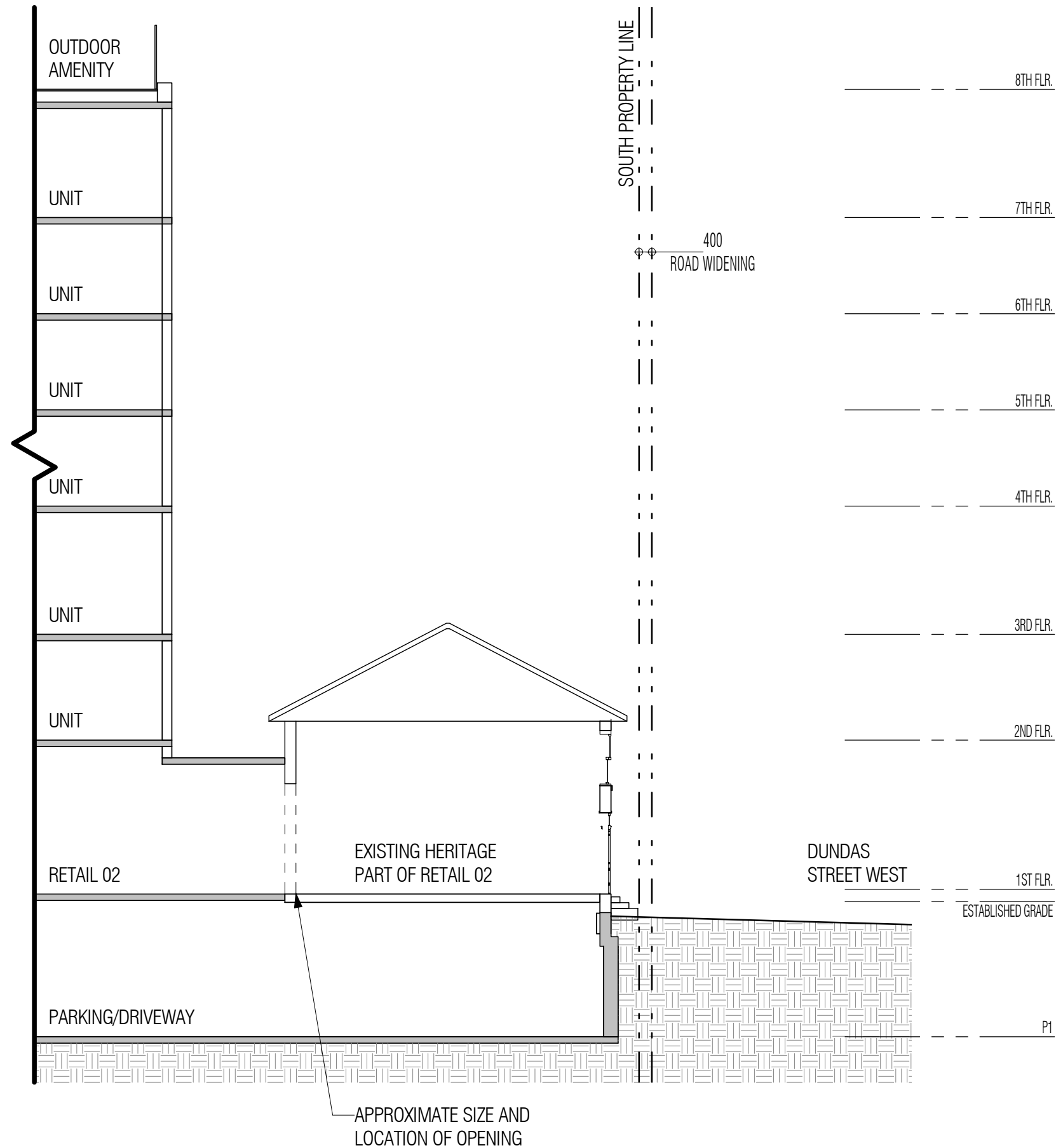
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PART OF LOT 8, CONCESSION A CLERGY BLOCK  
DESIGNATED AS PART 1, PLAN 66R-33191  
City of Toronto and Province of Ontario  
Land Titles Division of the Toronto Registry Office (No. 66)



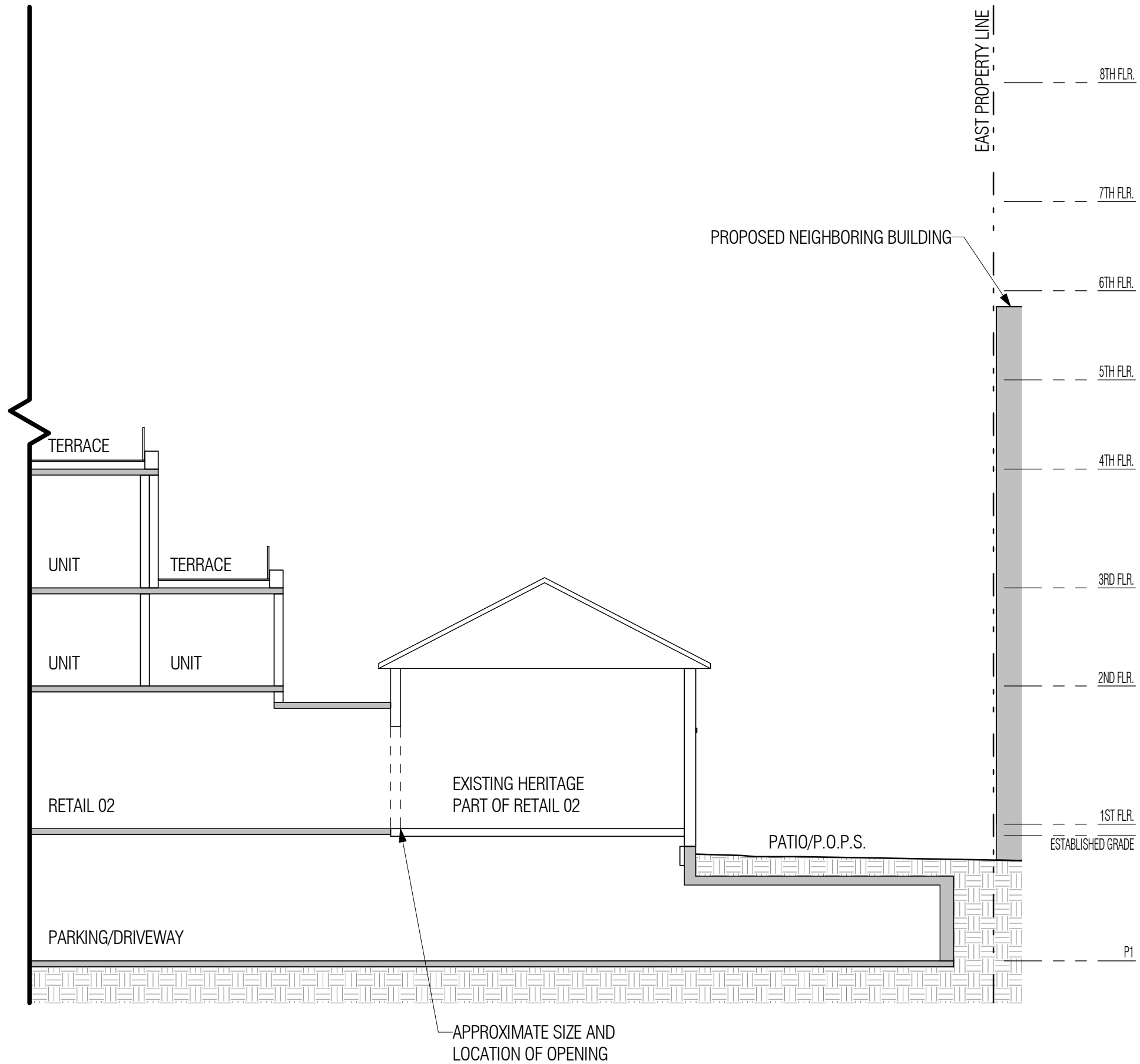
## **APPENDIX II**

Development Drawings  
as prepared by Graziani and Corazza Architects.



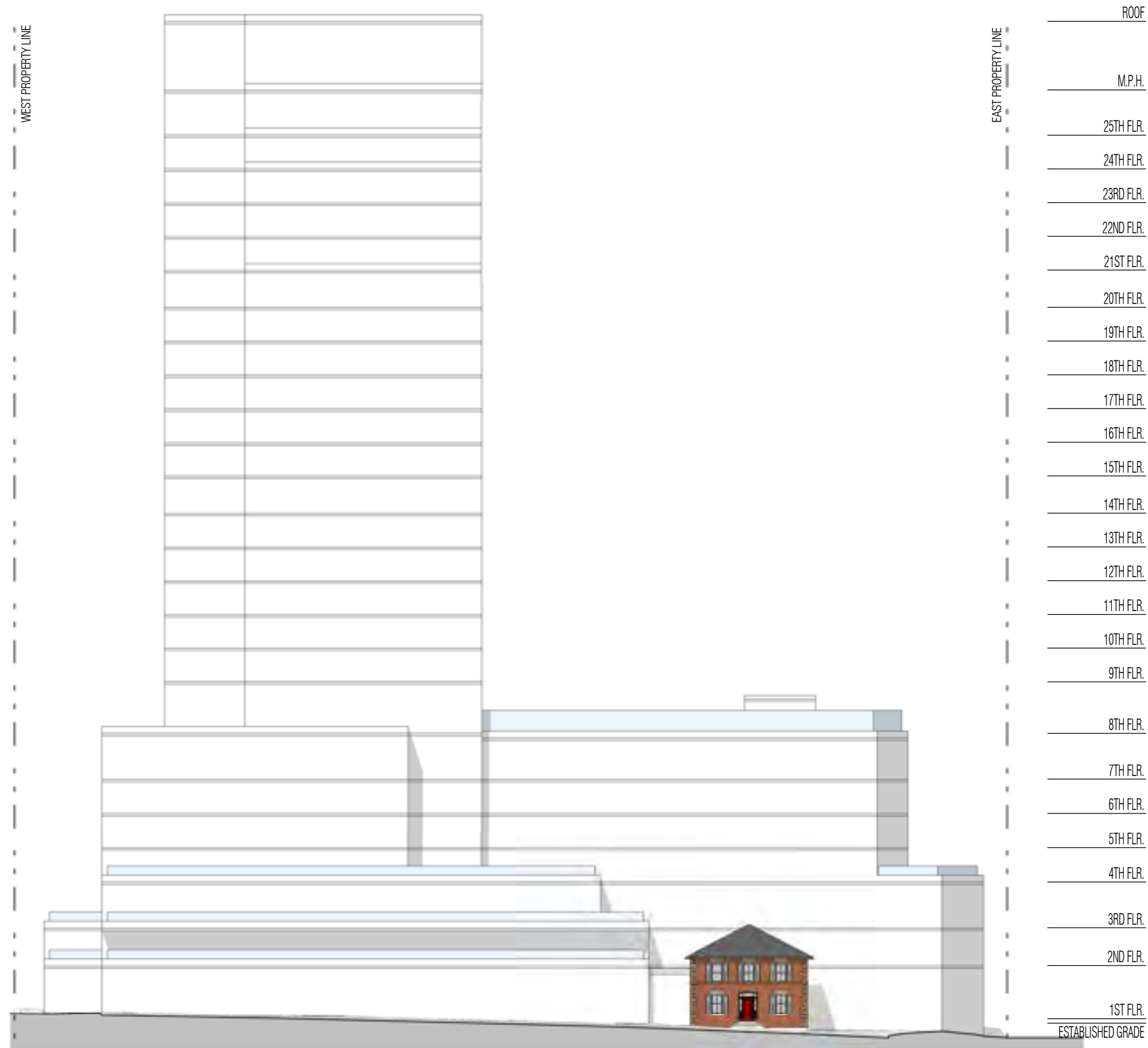


Section A-A - North-South



Section B-B - West-East

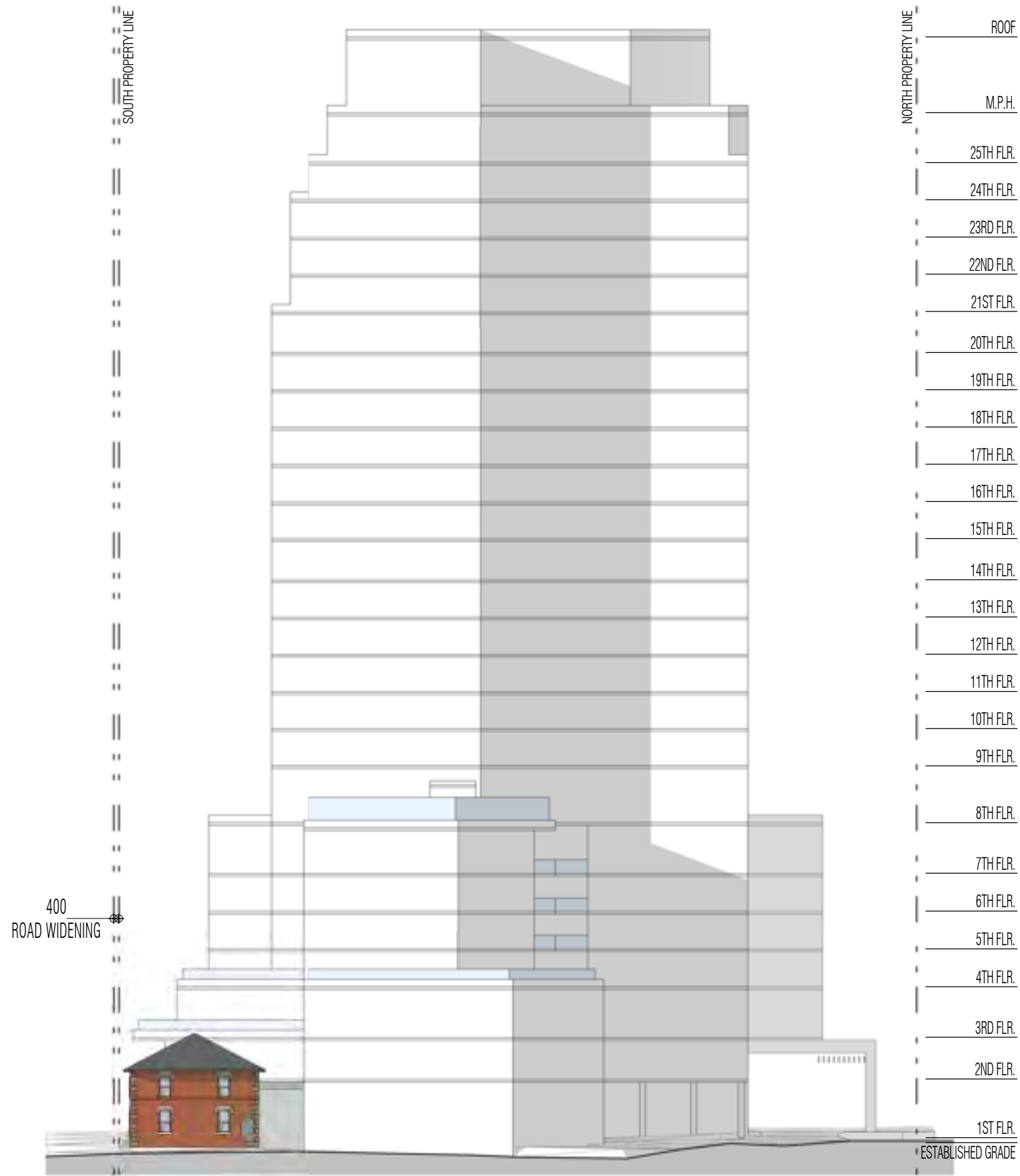
• Rockport • 4888 Dundas Street West • 1916.21 • Mar.04.2024



South Elevation

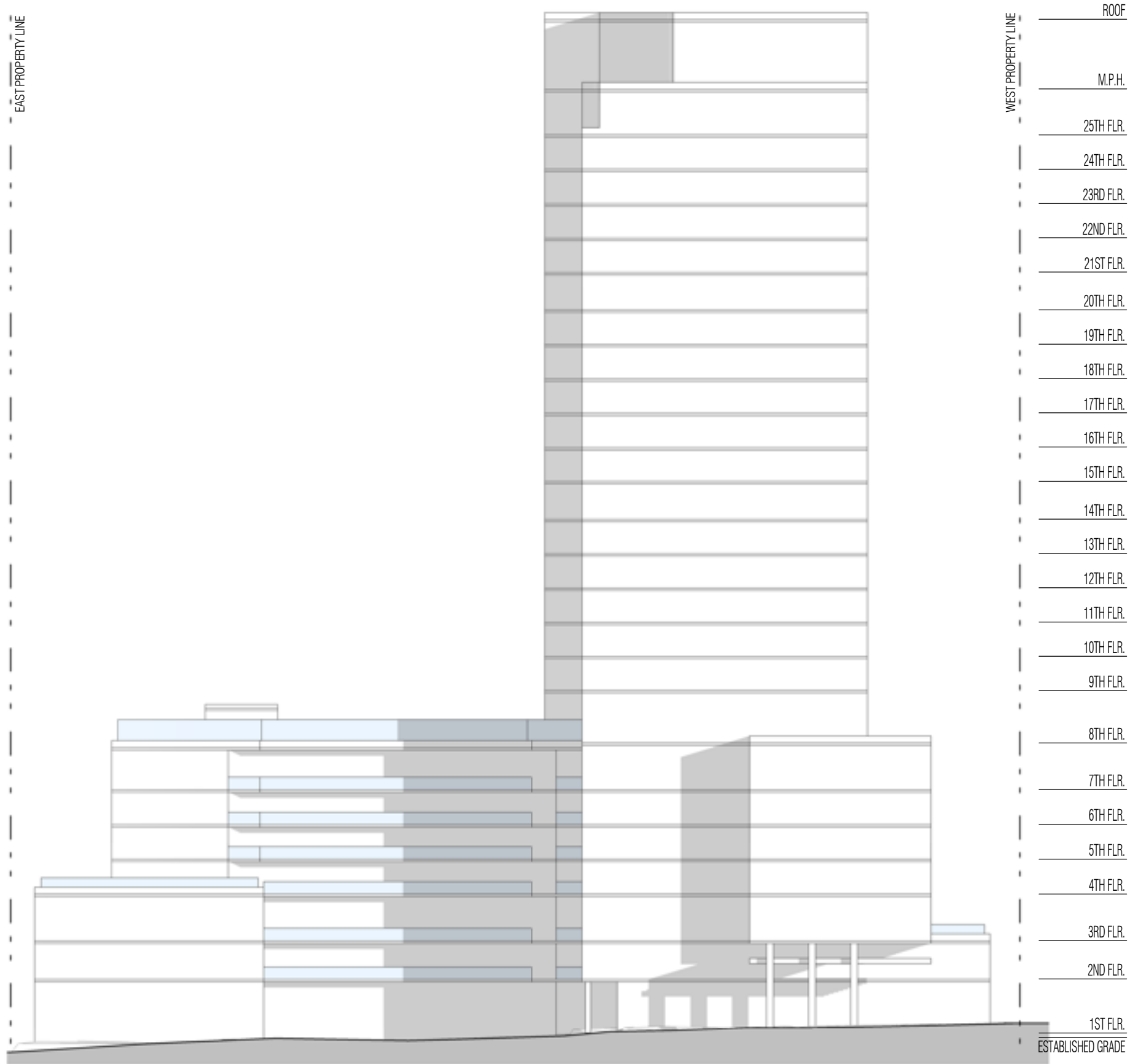
▪ Rockport ▪ 4888 Dundas Street West ▪ 1916.21 ▪ Mar.04.2024





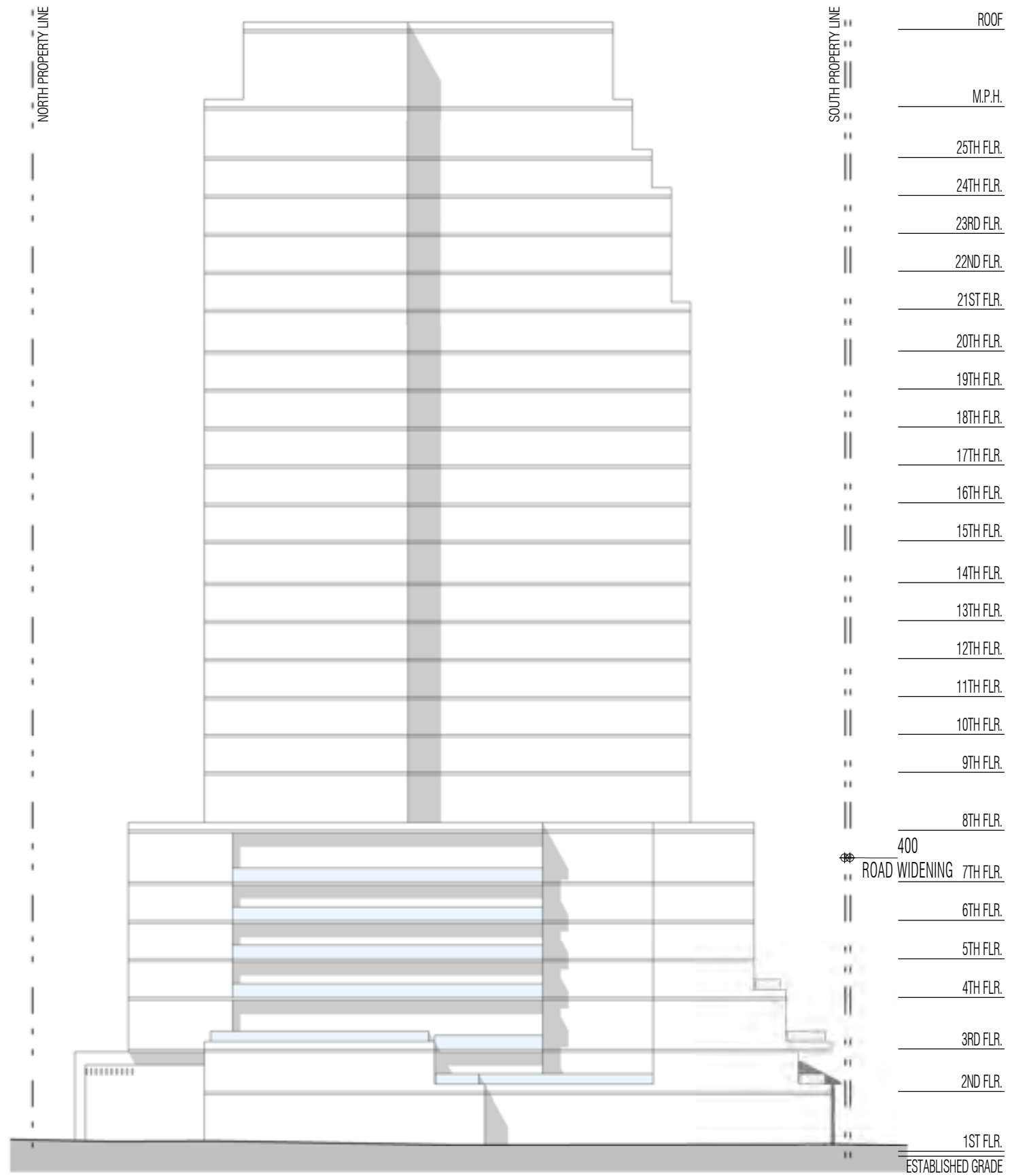
## East Elevation

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North Elevation





West Elevation



Preliminary Perspective - Looking Northwest

• Rockport • 4888 Dundas Street West • 1916.21 • Mar.04.2024

### **APPENDIX III**

Shadow Studies

as prepared by Graziani and Corazza Architects.

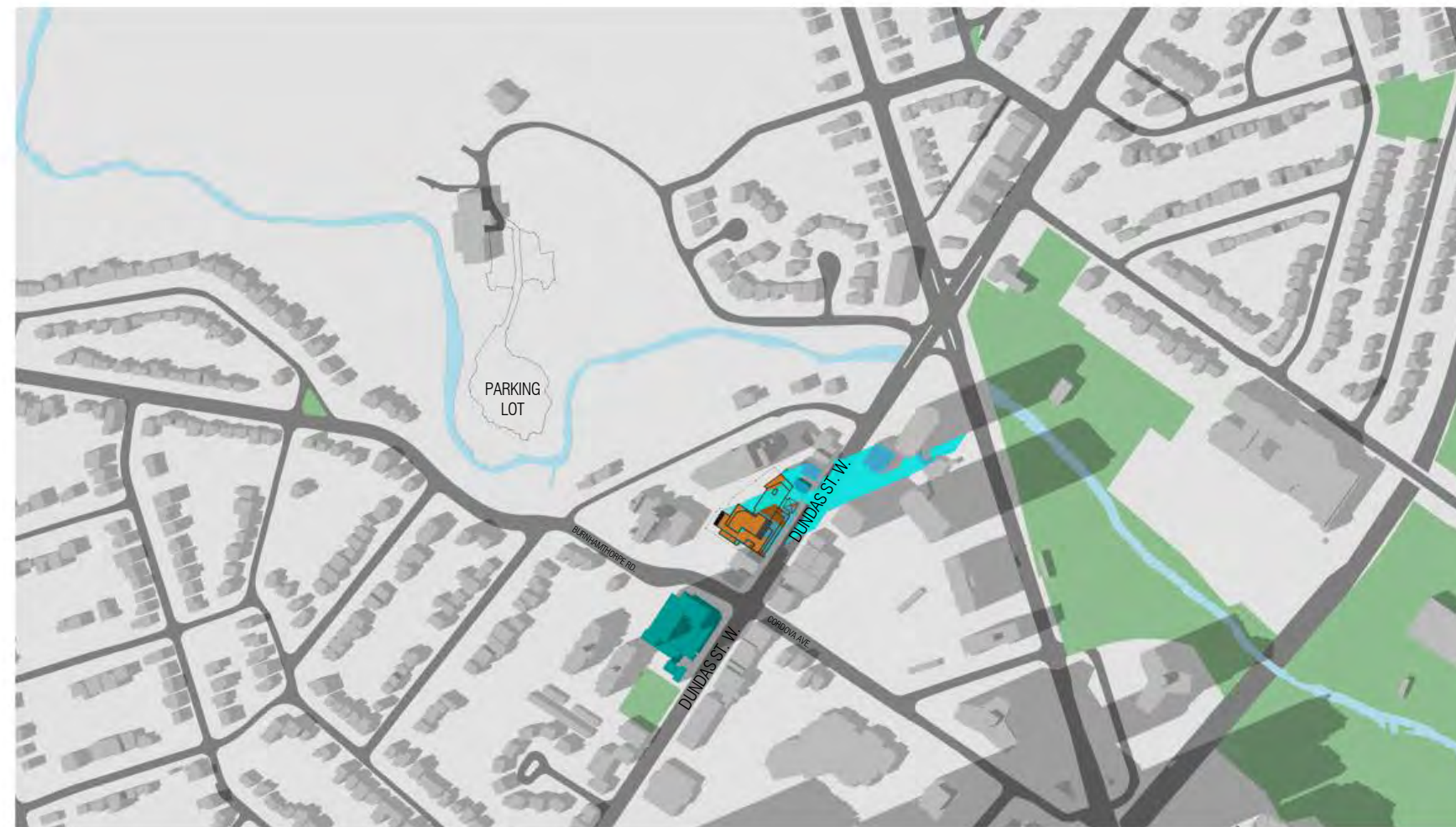




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SUBJECT BUILDING

SUBJECT BUILDING - SHADOW

APPROVED/NOT YET CONSTRUCTED

CURB

ROAD

CONTEXT

PARK

WATER

No.	Date	Description	Issued by
Issued for revisions			
		+	+

GRAZIANI

CORAZZA


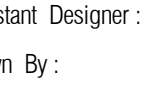
ARCHITECTS

	+	+
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PHONE: 905.795.2801 FAX: 905.795.2844 WWW.GC-ARCHITECTS.COM

PROPOSED MIXED USE DEVELOPMENT

	
TORONTO <span style="float: right;">ONTARIO</span>	
Project Architect :	E.CORAZZA
Assistant Designer :	L.WONG/J.OH
Drawn By :	L.WONG/J.OH
Checked By :	
Plot Date :	Mar.05.2004
Job #	1916.21
<div style="text-align: center;">  </div>	
<div style="text-align: center;">             SHADOW STUDY - MARCH           </div>	
<div style="display: flex; justify-content: space-around; align-items: center;"> <div>             N.T.S.           </div> <div style="font-size: 2em;">             A.901           </div> </div>	





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LEGEND

SUBJECT BUILDING

SUBJECT BUILDING - SHADOW

APPROVED/NOT YET CONSTRUCTED

CLUB

ROAD

CONTEXT

PARK

WATER

No.	Date	Description	Issued by
Issued for revisions			
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CORAZZA

ARCHITECTS


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PROPOSED MIXED USE DEVELOPMENT

 ESTABLISHED 1957		ONTARIO
<hr/>		
Project Architect :	E.CORAZZA	
Assistant Designer :	L.WONG/J.OH	
Drawn By :	L.WONG/J.OH	
Checked By :		
Plot Date :	Mar.05.2024	
Job #	1916.21	

SHADOW STUDY - SEPTEMBER

N



N.T.S. A.902



#### **APPENDIX IV**

Proposed Heritage relocation at 4884 Dundas St W, Toronto Memo. as  
prepared by Laurie McCulloch Building Moving.

# Laurie McCulloch Building Moving

960 Taunton Rd E  
Whitby, ON L1R 3L8  
Phone: (905) 728-0884  
Fax: (905) 743-0528  
info@mccullochmovers.ca

---

Tuesday, April 19, 2022

Michael Tucci  
Vice President, Acquisitions & Development  
Rockport Group  
416-444-7391

**Re: Proposed Heritage relocation at 4884 Dundas St W, Toronto, Ontario**

We have reviewed the proposed project, visited the site, toured the interior of the building and propose the following relocation strategy like previous successful projects that satisfies the site-specific requirements:

- The building is solid condition and will be loaded in one piece. Later period additions will be removed prior to mobilisation
- A new transfer slab will be constructed to allow excavation under the building once in place
- Once drilling and slab work is complete the building will relocate to its final location
- A basement will be built to allow for steel removal

We have successfully relocated several such complex heritage buildings on projects such as 292 Main Street, 610 Markham, Gooderham Mansion, , 76 Howard Street. Each project has been slightly different, and each unique site circumstance has been accommodated

Our Engineer, David Seberras has worked with us all these projects and we are looking forward to having him work with us on this project

Yours Truly

*Greg McCulloch*

Greg McCulloch  
Laurie McCulloch Building Moving

## **APPENDIX V**

4884 Dundas Street West, Toronto – Structural Preservation  
Strategy (Facet Group Inc.)



# Facet Group Inc.

716 – 228 Queens Quay West  
Toronto, Ontario M5J 2X1  
T 416-409-0772 | F 647-349-2453  
[www.facetgroup.ca](http://www.facetgroup.ca)

March 4, 2024

GBCA Architects Inc.  
Nicolas Barrette  
c/o Islington Village Developments Inc.  
307-170 The Donway West  
Toronto ON, M3C 2G3

**Re: 4884 Dundas Street West, Toronto – Structural Preservation Strategy**  
**Facet Group Inc. project no. 202402**

Dear Nicolas,

We have been retained by Islington Village Developments Inc. to provide professional services related to the building relocation of 4884 Dundas Street West, Toronto, Ontario. We understand the subject property is to be preserved and relocated as part of the redevelopment. The later 1947 west elevation two storey addition, and the rear one storey addition and second floor stair access are to be removed prior to the relocation.

An exterior review was completed from grade. Interior inspections were completed on all levels including below grade. The demolition scope and methodology will be reviewed and coordinated with our design to ensure protection of the heritage attributes. The factored loads will be provided for the preparation of the route of travel and for coordination with the design of the new foundations.

See below our findings, and preservation strategy for the relocation of the heritage building.

4884 Dundas St. W. (known as 'Musson House'), circa 1880, is a two storey, hipped gable, multi wythe mass masonry building with timber framed floor and roof assemblies.

The ground and second floor masonry were found to be two wythe clay brick, installed in a running bond pattern with blind or concealed headers. The east and south (principal) elevations were found to be painted. The north elevation was found to be constructed with red clay brick and buff brick accents at the windows and at the corners, creating visual coining.

The perimeter grade appears to have been raised, the planters and hardscaping were found to be built up to the base of the clay brick at the north elevation and covering the lower courses of the clay brick along the east and south elevations. Evidence of water damage and deterioration from de-icing salts were observed. The original exposed ashlar stone plinth was visible at the basement window jambs within the added window wells.

An embedded 50mm x 100mm timber nailer, evidence of the original verandah, was observed along the east, south, and partial north elevations.

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

The below grade foundations were found to be constructed with rubble stone up to the basement window sills. The plinth, above grade portion of the foundation walls, was found to be constructed with exterior ashlar stone and a two wythe clay brick masonry backup. Foundation wall thicknesses varied, averaging 375mm.

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

The ground floor framing was found to be douglas fir timber joists oriented north south and supported on a stone rubble and clay brick masonry centre demised wall; the joists were not continuous. A perimeter beam was found along the south elevation with the floor framing connected using traditional joinery. The joists were supported at the north elevation on a timber sill plate.

We believe 4884 Dundas Street West, Toronto, can be relocated – Refer to Facet Group, Issued for Conservation Plan relocation drawings.

Our design will include a steel structure to support the factored loads. The structure will be comprised of east-west double main beams, installed through the original basement level windows, and north-south cross beams, installed through pockets in the webs of the main beams to reduce the overall depth of the assembly.

A continuous perimeter angle will be installed in a reglet at the base of the clay brick. Needle beams and blocking will be installed where required to ensure the full support of the building and ground floor timber framing. Stainless steel helical ties will be installed through the masonry T joints to provide supplemental bonding across the wythes. Selective restoration, structural repairs and or upgrades, may be completed concurrently with the installation of the relocation steel structure.

Once supported and separated from its foundation, the building will be lifted using synchronized hydraulics and moved along the engineered route of travel using steel rollers. The building will be supported on temporary timber cribs above its new foundations or a depressed section of the ground floor slab.

The removal of the relocation steel and timber cribs will be sequenced with the installation of the permanent foundation walls, concrete block backup structure with a reconstructed stone veneer using the salvaged plinth stone.

Refer to Facet Group Appendix 1, examples of relocation projects.

The above design and methodology will ensure the protection of the heritage fabric throughout the duration of construction. We are pleased to provide the above for your review and discussions with City of Toronto as part of the Heritage and Development approval process. We are available to meet to further discuss our findings and approach for the redevelopment of 4884 – 4896 Dundas Street West.

Best regards,



Neil Puype  
Principal



FACET GROUP – APPENDIX 1: EXAMPLES OF BUILDING RELOCATION PROJECTS:

**628 Church Street, Toronto, Facet Group Project No. 201909**

Façade retention of the two storey buildings along Charles Street

Building Relocation of 628-632 Church Street, two storey semi-detached, circa 1909

Building Relocation of 634-636 Church Street, two storey with mansard roof, semi-detached, circa 1878



628 – 632 Church Street (left), 634 – 636 Church Street (right) prior to relocation



Retained Charles St façades and prep for depressed slab



634 – 636 Church St after relocation



**Port Lands Fire Hall, 39 Commissioners Street, Toronto, Facet Group Project No. 201927**

Relocation of Toronto Fire Hall No. 30, circa 1928

Building dead load 800,500 kg, relocation support structure 148,000 kg: Total weight 948,500 kg (2,091,085 lb)

Building lifted approx. 1.6m to new elevation and relocated approx. 25.8m using rollers



Separated from foundation, move in progress



Integrated synchronized hydraulic jacks in main beams



Relocated and positioned above new footings



Supported on timber cribs prior to construction of Cast-in-place and CMU foundation walls

## **APPENDIX VI**

4884 Dundas Street West, Toronto – Structural Preservation  
Strategy (Facet Group Inc.)



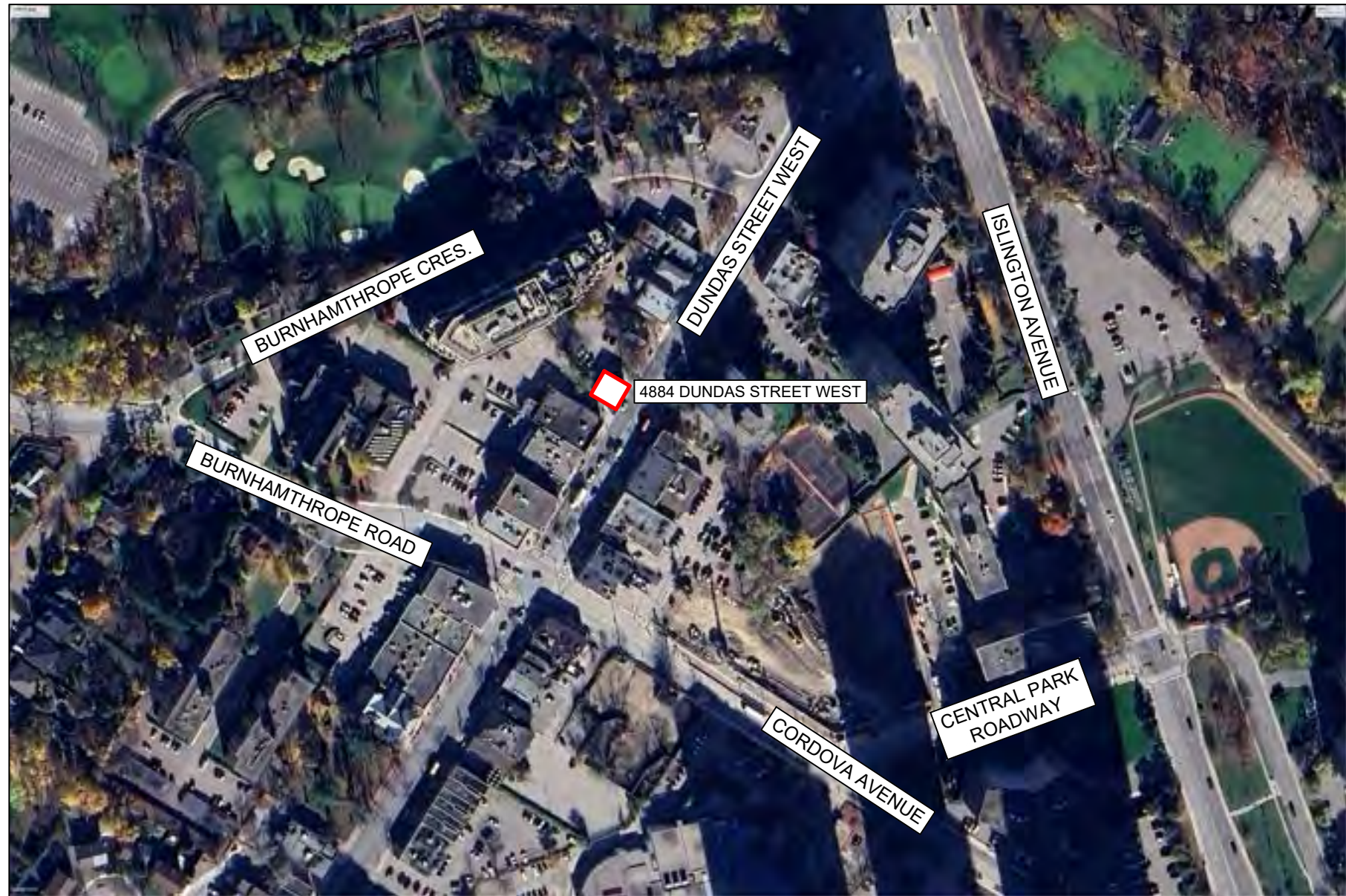
NOTES:

1. **GENERAL**
- 1.1. WHERE DOCUMENTS ARE REFERENCED IN THE GENERAL AND DESIGN NOTES, THEY SHALL BE THE LATEST EDITIONS, UNLESS OTHERWISE NOTED OR SHOWN.
- 1.2. READ STRUCTURAL DRAWINGS IN CONJUNCTION WITH SPECIFICATIONS AND ALL OTHER CONTRACT DOCUMENTS.
- 1.3. CONTRACTOR TO ARRANGE AND ATTEND A STARTUP MEETING WITH THE CONSULTANT(S) PRIOR TO PROCEEDING.
- 1.4. BEFORE PROCEEDING WITH THE WORK, CONTRACTOR MUST CHECK ALL THE DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS AGAINST ACTUAL SITE CONDITIONS. CONTRACTOR IS TO REPORT ANY DISCREPANCIES TO THE CONSULTANT.
2. **REGULATORY**
- 2.1. CONTRACTOR IS TO COMPLY WITH THE AUTHORITIES HAVING JURISDICTION.
- 2.2. CONTRACTOR IS TO COMPLY WITH THE PROJECT SPECIFICATIONS.
- 2.3. IN THE EVENT OF A DISCREPANCY BETWEEN THE PROJECT SPECIFICATIONS AND THE REGULATORY REQUIREMENTS OR ACTS FROM THE AUTHORITIES HAVING JURISDICTION, THE MOST STRINGENT SHALL GOVERN.
3. **DESIGN**
- 3.1. THE STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2012 ONTARIO BUILDING CODE AND THE NATIONAL BUILDING CODE OF CANADA 2015
- 3.2. ALL REINFORCED CONCRETE ELEMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH A23.3, DESIGN OF CONCRETE STRUCTURES (WHERE APPLICABLE).
- 3.2.1. ALL REFERENCES TO CONCRETE TO CONFORM TO THE FOLLOWING SPECIFICATIONS:
- |                                    |   |                    |
|------------------------------------|---|--------------------|
| CAST-IN-PLACE RETENTION BASE WALLS | = | 40 MPa C1 CONCRETE |
| CAST-IN-PLACE RETENTION RAFT SLABS | = | 40 MPa C1 CONCRETE |
| PRE-CAST COUNTERWEIGHT BLOCKS      | = | 25 MPa CONCRETE    |
| UNSHRINKABLE FILL                  | = | 0.4 MPa U-FILL     |
- 3.3. ALL STRUCTURAL STEEL ELEMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH CAN/CSA-S16-19, LIMIT STATES DESIGN OF STEEL STRUCTURES AND THE 2012 ONTARIO BUILDING CODE (WHERE APPLICABLE).
- |                             |                   |                      |
|-----------------------------|-------------------|----------------------|
| ROLLED AND HSS SECTIONS:    | ASTM A500 GRADE C | CSA G40.21 350W      |
| WIDE FLANGE SECTIONS:       | ASTM A992 GR50    | CSA G42.21 350W      |
| ANGLE AND CHANNEL SECTIONS: | ASTM A572 GR50    | CSA G42.21 350W      |
| FLAT PLATES:                | ASTM A572 GR42/50 | CSA G40.20 300W/350W |
- 3.4. RELOCATION STEEL SUPPORT STRUCTURE IS DESIGNED TO RESIST THE FOLLOWING DESIGN PARAMETERS.
- 3.4.1. WIND LOADS ARE CALCULATED BASED ON THE STRUCTURAL COMMENTARIES (USER'S GUIDE - NBC 2015: PART 4 OF DIVISION B), FIGURE I-12
- |    |   |                                |
|----|---|--------------------------------|
| q  | = | 0.44 kPa (TORONTO - CITY HALL) |
| Cg | = | 2.5                            |
| Ce | = | 0.7                            |
| Cf | = | 1.2                            |
| Cn | = | 1.0                            |
- 3.4.2. SNOW LOADS ARE CALCULATED BASED ON THE USER'S GUIDE - NBCC - STRUCTURAL COMMENTARIES (PART 4 OF DIVISION B).
- |    |   |                               |
|----|---|-------------------------------|
| Ss | = | 0.9 kPa (TORONTO - CITY HALL) |
| Cb | = | 0.8                           |
| Cw | = | 1.0                           |
| Cs | = | 0.95                          |
| Ca | = | 1.0                           |
| Sr | = | 0.4                           |
- 3.4.3. LATERAL LOAD ASSESSED AS ARISING FROM OFFSET AND OUT-OF-PLUMB OF THE FAÇADE AT THE LEVEL OF THE CONNECTION BEING CONSIDERED; 2.5% OF FAÇADE WEIGHT RESTRAINED BY THE CONNECTION.
- 3.5. A LATERAL DEFLECTION LIMIT OF HEIGHT 1/750.
- 3.6. A VERTICAL DEFLECTION LIMIT OF LENGTH 1/360
- 3.7. FACTORS OF SAFETY AGAINST OVERTURNING AND SLIDING OF TWO (2) CONSIDERED IN THE DESIGN OF THE TEMPORARY RELOCATION STEEL SUPPORT STURCTURE.
4. **SALVAGE AND PROTECTION**
- 4.1. CATALOGUE AND SALVAGE HERITAGE ATTRIBUTES PRIOR TO THE INSTALLATION OF THE RELOCATION SYSTEM. REFER TO HERITAGE ARCHITECTURAL DRAWINGS BY THE **HERITAGE ARCHITECT**
- 4.2. INSTALL 10mm NEOPRENE BETWEEN ALL MASONRY AND RELOCATION STEEL
5. **SELECTIVE REMOVALS PRIOR TO RELOCATION**
- 5.1. BASEMENT WINDOWS TO BE REMOVED
- 5.2. EXISTING NORTH AND WEST ADDITIONS TO BE REMOVED PRIOR TO RELOCATION.
6. **FOUNDATION WALL CLEARANCES TO TEMPORARY SUPPORT BEAMS**
- 6.1. REQUIRED CLEARANCES FOR INSTALLATION OF RELOCATION STEEL MEMBERS
- |  |
|--|
| UNDERSIDE OF MAIN BEAMS: 500mm             |
| SIDES OF MAIN BEAMS: 300mm                 |
| UNDERSIDE OF CROSS AND NEEDLE BEAMS: 150mm |
| SIDES OF CROSS AND NEEDLE BEAMS: 150mm     |

LOADING DUE TO RELOCATION UNFACTORED		
BUILDING DEAD LOAD	204,000 kg	450,000 lb
RELOCATION STEEL	36,300 kg	80,000 lb
SURPLUS LOADING DUE TO INTERIOR FIXTURES	11,400 kg	25,000 lb
UNFACTORED LOADING AT CRIBBING (1.0x DL)	135 kPa	2,775 psf
FACTORED LOADING AT CRIBBING (1.5x DL)	200 kPa	4,165 psf

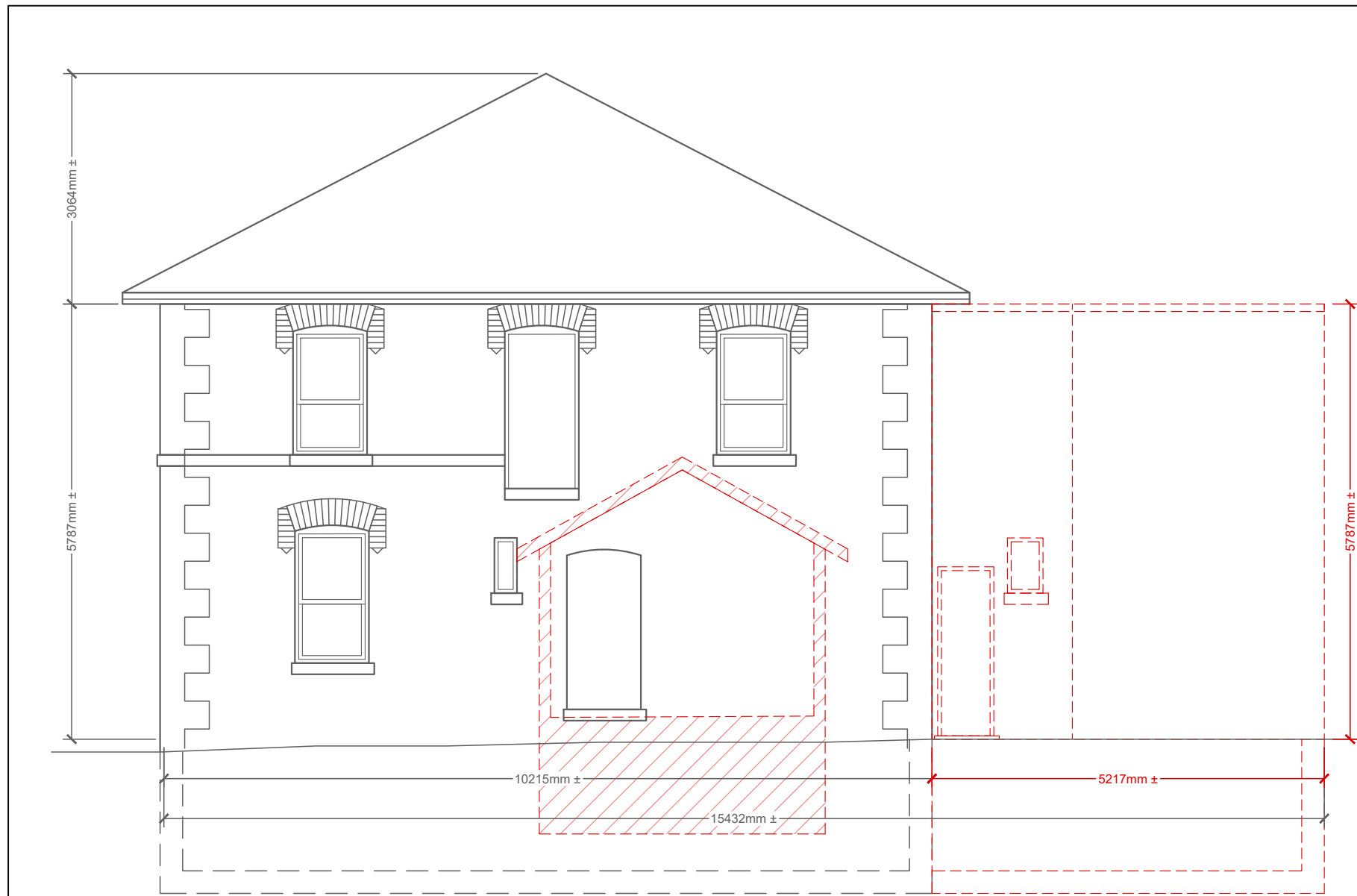
SHEETS:

- HS-2: BASEMENT FLOOR PLAN: RELOCATION STEEL PLAN  
BASEMENT FLOOR PLAN: CRIBBING PLAN  
GROUND LEVEL FLOOR PLAN: AREA OF DEMOLITION, EXCAVATION AND REMOVAL
- HS-3: BEAM POCKETS THROUGH FOUNDATION: NORTH ELEVATION  
BEAM POCKETS THROUGH FOUNDATION: SOUTH ELEVATION  
BEAM POCKETS THROUGH FOUNDATION: WEST ELEVATION  
BEAM POCKETS THROUGH FOUNDATION: EAST ELEVATION
- HS-4: RELOCATION STEEL LAYOUT: NORTH ELEVATION  
RELOCATION STEEL LAYOUT: SOUTH ELEVATION  
RELOCATION STEEL LAYOUT: WEST ELEVATION  
RELOCATION STEEL LAYOUT: EAST ELEVATION
- HS-5: NORTH/SOUTH RELOCATION STEEL SECTION  
EAST/WEST RELOCATION STEEL SECTION  
NORTH/SOUTH CRIBBING SECTION  
EAST/WEST CRIBBING SECTION  
1500mm CRIBBING DETAIL



KEYPLAN

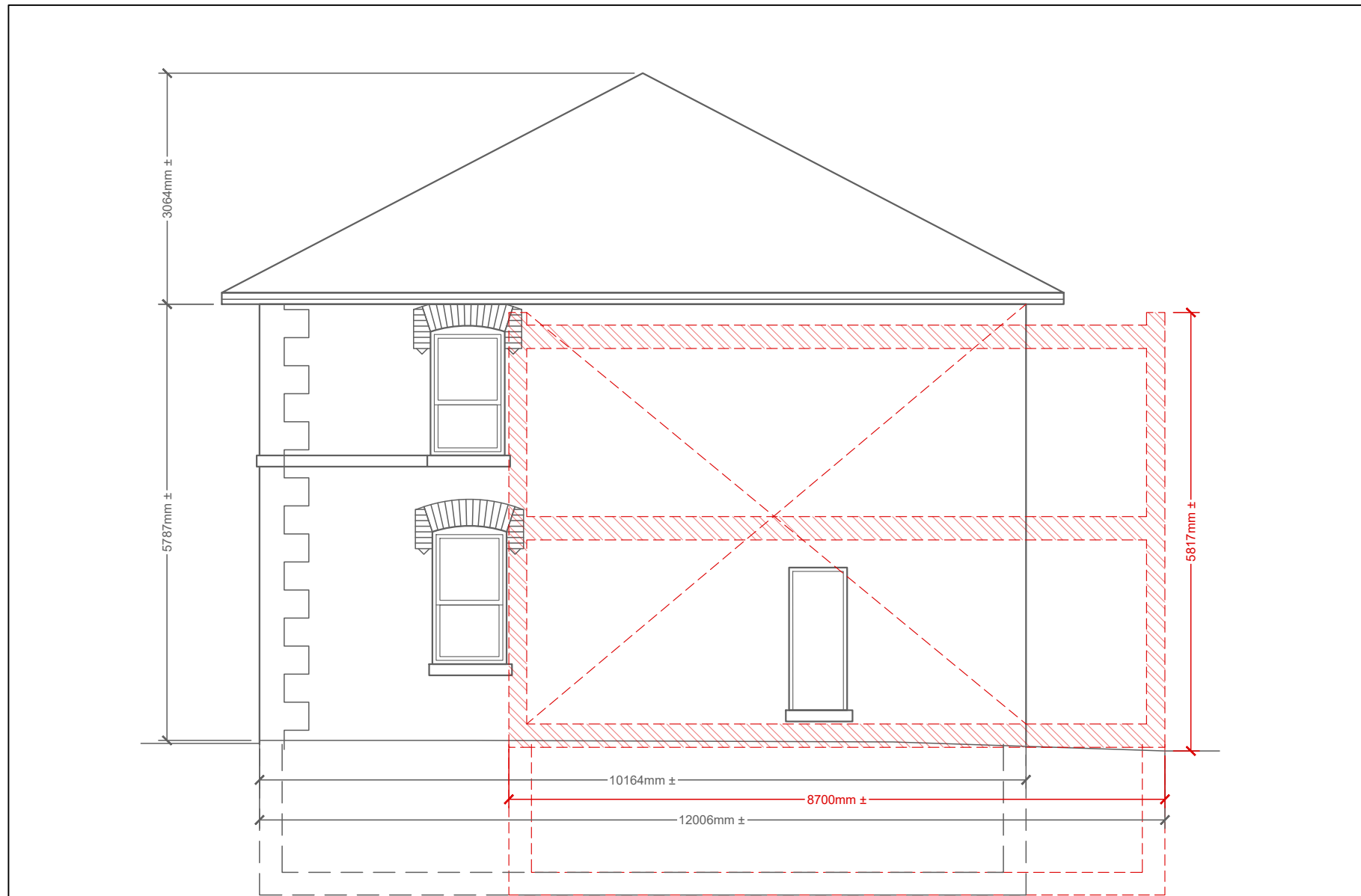
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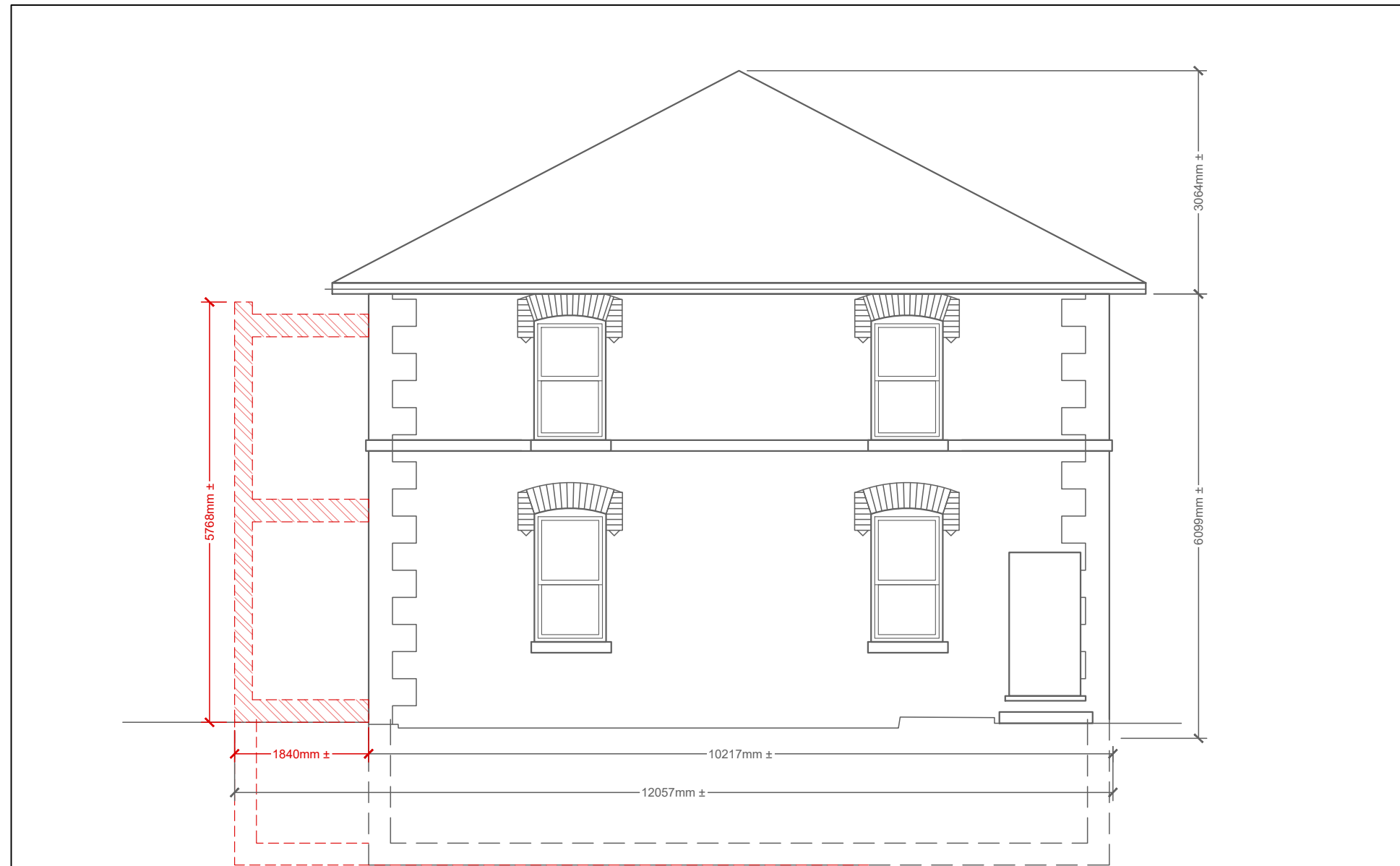
1 NORTH ELEVATION  
HS-1  
SCALE: 1:75



2 SOUTH ELEVATION  
HS-1  
SCALE: 1:75



3 WEST ELEVATION  
HS-1  
SCALE: 1:75



4 EAST ELEVATION  
HS-1  
SCALE: 1:75

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DWG No. WHERE DETAILED

No.	Revision	Date
1	ISSUED FOR CONSERVATION PLAN	07 MAR 2024

SEAL:



CHECKED BY: D.S.	FIRM NO: 30361
DRAWN BY: T.M.	

Construction  
North



PROJECT LOCATION:  
4884 DUNDAS STREET WEST  
TORONTO, ONTARIO

PROJECT DESCRIPTION:  
HERITAGE BUILDING RELOCATION

**Facet Group Inc.**

Heritage Building Consultants,  
Engineering and Project Management

716 - 228 Queens Quay West  
Toronto, Ontario M5J 2X1  
Tel: 416-409-0772 | Fax: 647-349-2453

[www.facetgroup.ca](http://www.facetgroup.ca) | [neil@facetgroup.ca](mailto:neil@facetgroup.ca)

David Seberras P. Eng.  
SEBERRAS ENGINEERING GROUP

DRAWING TITLE:  
GENERAL NOTES  
NORTH ELEVATION  
SOUTH ELEVATION  
WEST ELEVATION  
EAST ELEVATION

PROJECT NO:  
202402  
SCALE:  
AS NOTED

DRAWING NO:  
**HS-1**



# 1 BASEMENT FLOOR PLAN - RELOCATION STEEL PLAN

2 BASEMENT FLOOR PLAN - CRIBBING PLAN  
HS-2 SCALE: 1:75

3  
HS-2

GROUND LEVEL FLOOR PLAN: AREA OF DEMOLITION, EXCAVATION AND REMOVAL

SCALE: 1/75

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DRAWN BY: T.M.	

Construction  
North



PROJECT LOCATION:  
4884 DUNDAS STREET WEST  
TORONTO, ONTARIO

PROJECT DESCRIPTION:  
HERITAGE BUILDING RELOCATION

Facet Group Inc.

Heritage Building Consultants,  
Engineering and Project Management

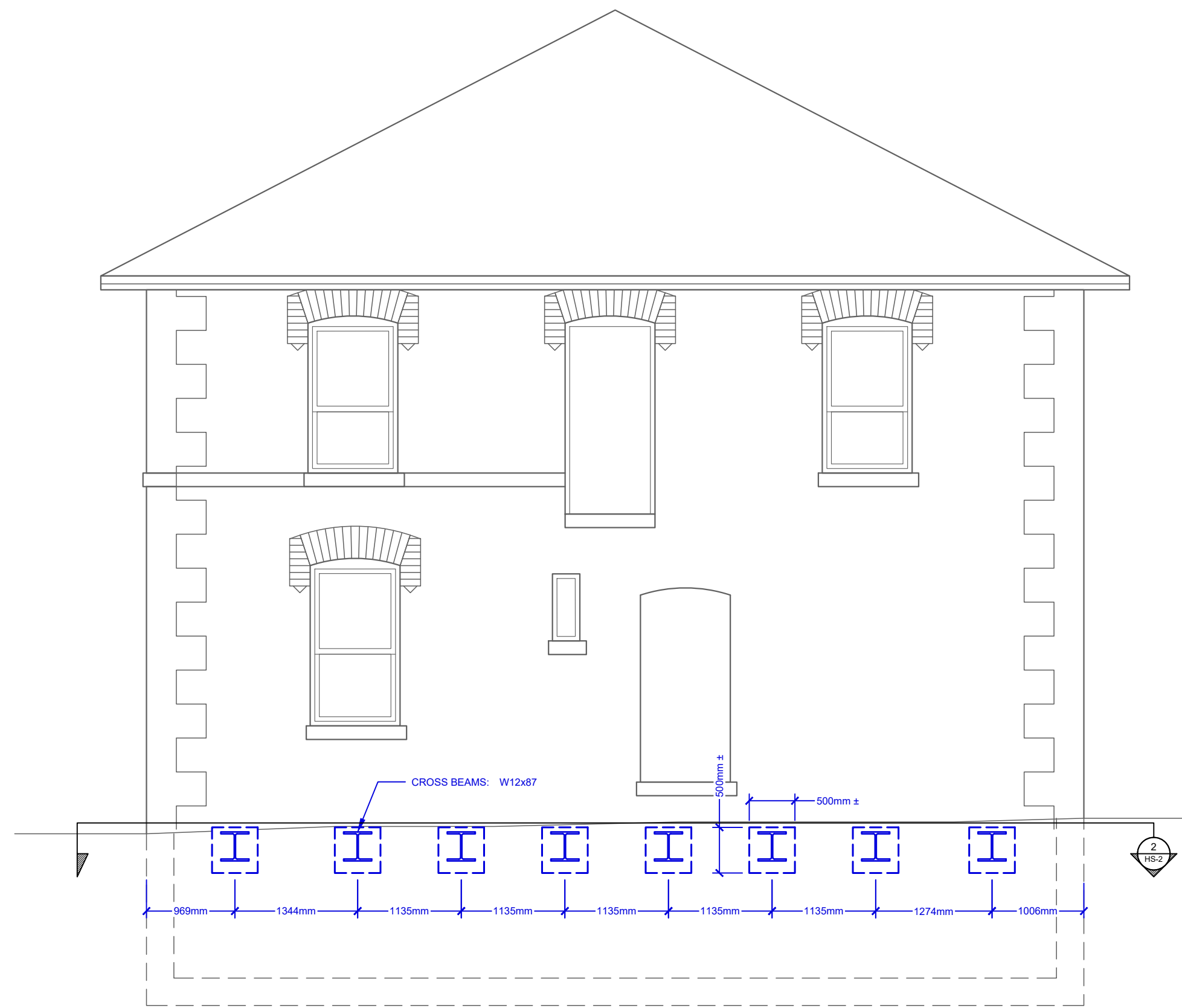
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[www.facetgroup.ca](http://www.facetgroup.ca) | [neil@facetgroup.ca](mailto:neil@facetgroup.ca)

David Seberras P. Eng.  
SEBERRAS ENGINEERING GROUP

DRAWING TITLE:  
BASEMENT FLOOR PLAN  
RELOCATION STEEL PLAN  
CRIBBING PLAN  
GROUND LEVEL FLOOR PLAN

PROJECT NO: 202402	DRAWING NO: HS-2
SCALE: AS NOTED	



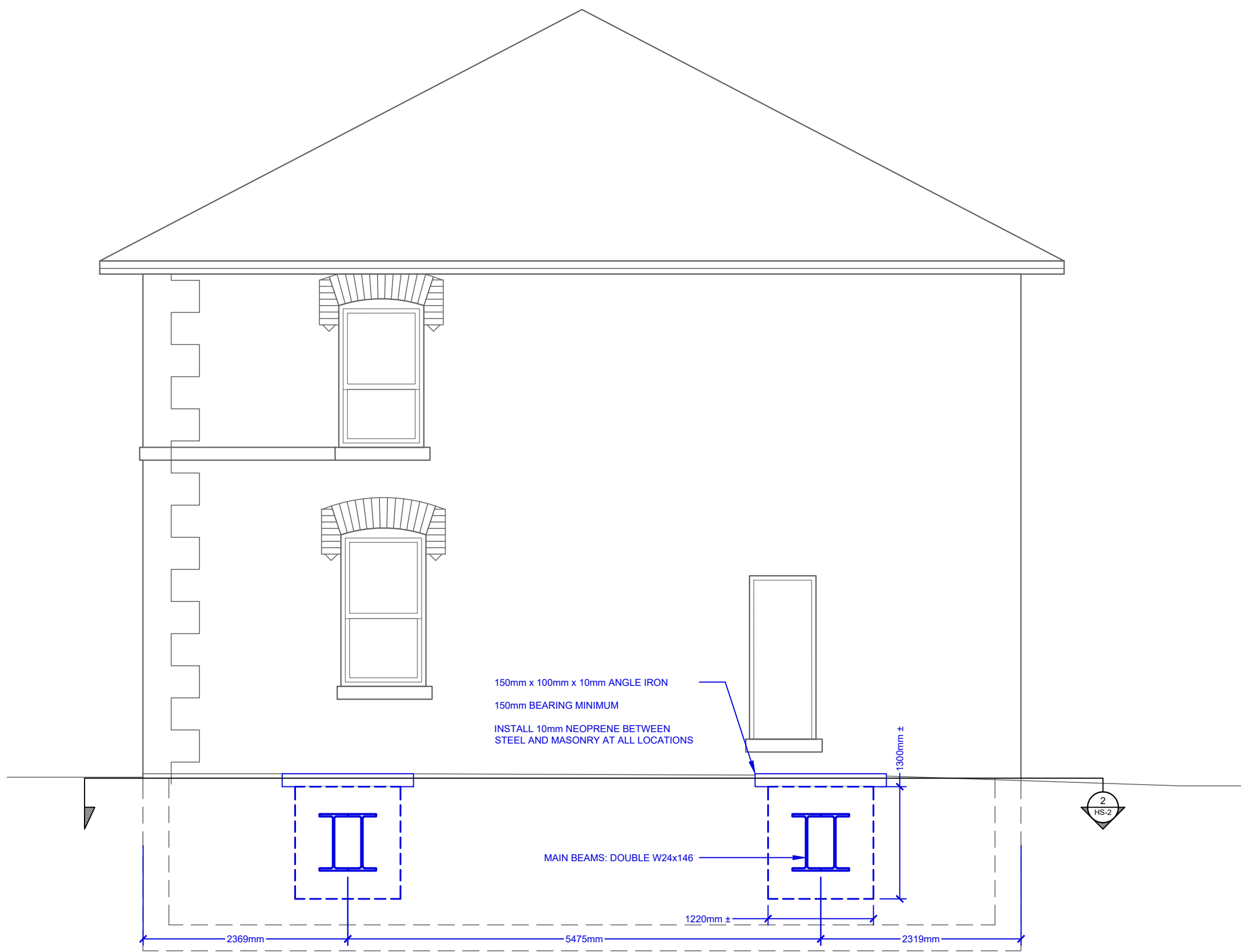
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STONE TO BE SALVAGED

1  
HS-3  
BEAM POCKETS THROUGH FOUNDATION: NORTH ELEVATION  
SCALE: 1:50



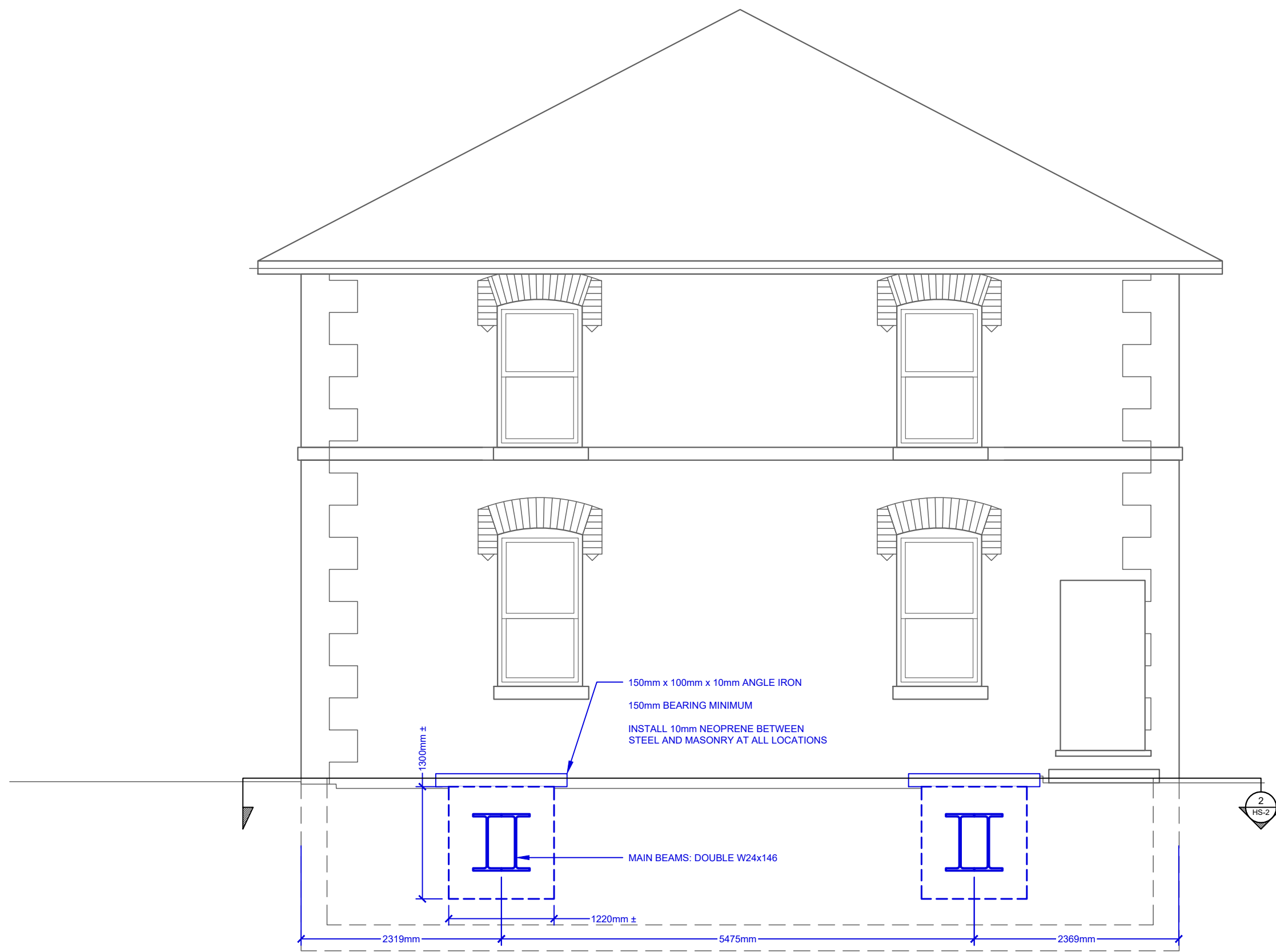
NOTE: FOUNDATION  
STONE TO BE SALVAGED

2  
HS-3  
BEAM POCKETS THROUGH FOUNDATION: SOUTH ELEVATION  
SCALE: 1:50



NOTE: FOUNDATION  
STONE TO BE SALVAGED

3  
HS-3  
BEAM POCKETS THROUGH FOUNDATION: WEST ELEVATION  
SCALE: 1:50



NOTE: FOUNDATION  
STONE TO BE SALVAGED

4  
HS-3  
BEAM POCKETS THROUGH FOUNDATION: EAST ELEVATION  
SCALE: 1:50

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DRAWN BY: T.M.  
FIRM NO: 30361

Construction  
North

PROJECT LOCATION:  
4884 DUNDAS STREET WEST  
TORONTO, ONTARIO

PROJECT DESCRIPTION:  
HERITAGE BUILDING RELOCATION

Facet Group Inc.

Heritage Building Consultants,  
Engineering and Project Management

716 - 228 Queens Quay West  
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Tel: 416-405-0772 | Fax: 647-345-2453

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David Seberras P. Eng.  
SEBERRAS ENGINEERING GROUP

DRAWING TITLE:  
BEAM POCKETS THROUGH FOUND.  
NORTH ELEVATION  
SOUTH ELEVATION  
WEST ELEVATION  
EAST ELEVATION

PROJECT NO:  
202402  
SCALE:  
AS NOTED  
DRAWING NO:  
HS-3

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CHECKED BY: D.S. FIRM NO: 30361  
DRAWN BY: T.M.

Construction North

PROJECT LOCATION:  
4884 DUNDAS STREET WEST  
TORONTO, ONTARIO

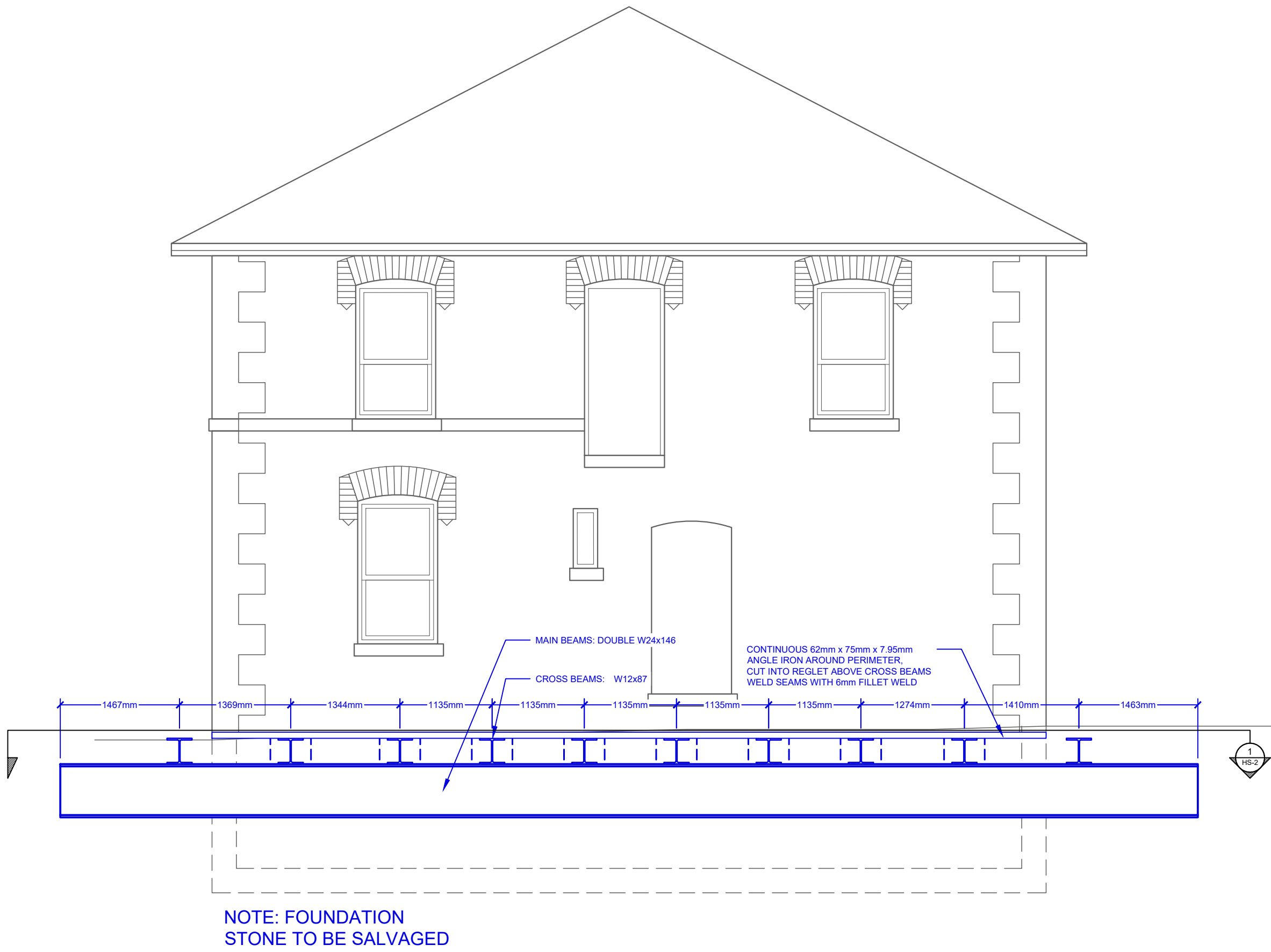
PROJECT DESCRIPTION:  
HERITAGE BUILDING RELOCATION

**Facet Group Inc.**  
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716 - 228 Queens Quay West  
Toronto, Ontario M5J 2X1  
Tel: 416-405-0772 | Fax: 647-345-2453  
www.facetgroup.ca | nell@facetgroup.ca  
David Seberras P. Eng.  
SEBERRAS ENGINEERING GROUP

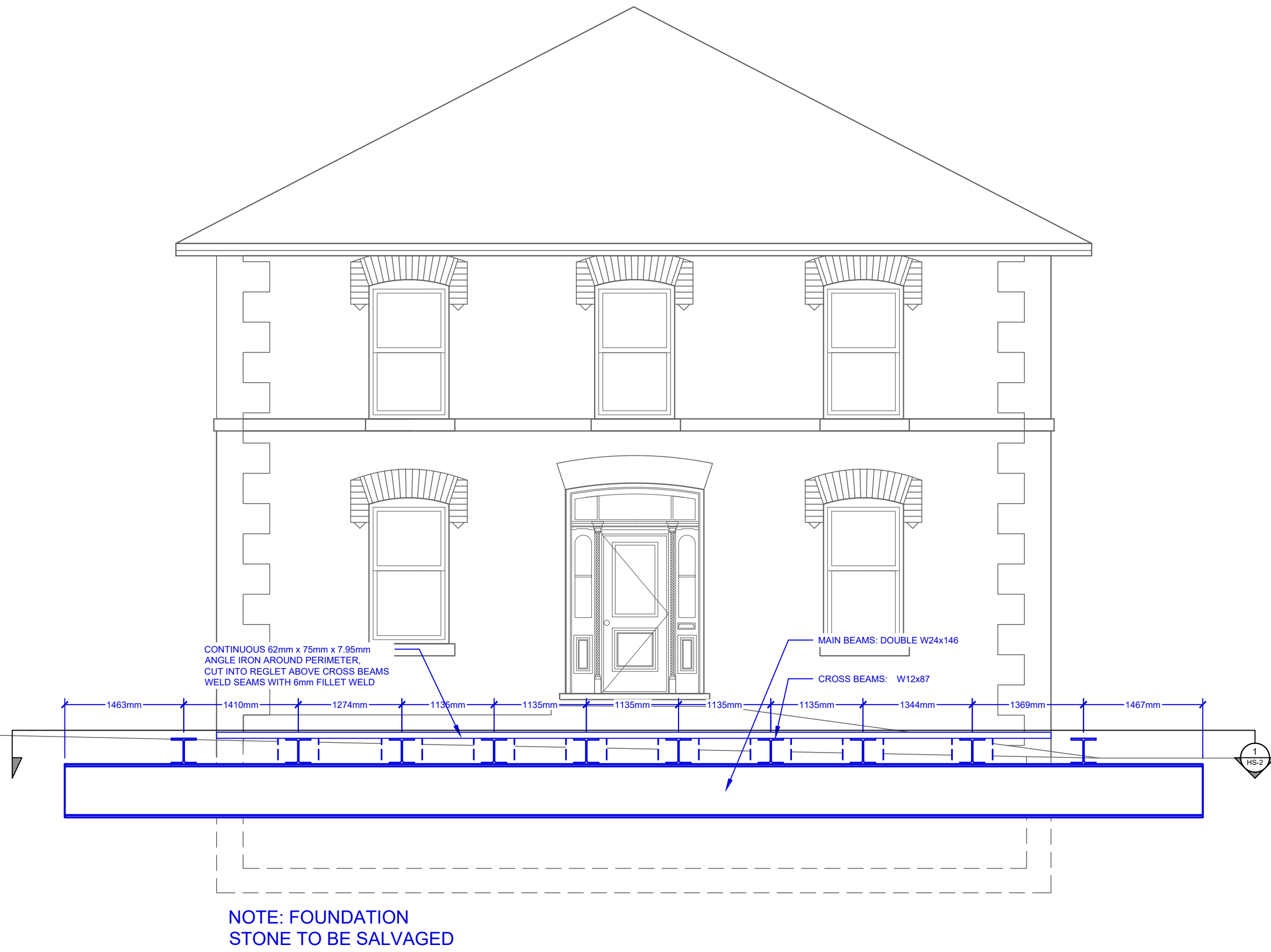
DRAWING TITLE:  
RELOCATION STEEL LAYOUT  
NORTH ELEVATION  
SOUTH ELEVATION  
WEST ELEVATION  
EAST ELEVATION

PROJECT NO: 202402  
SCALE: AS NOTED

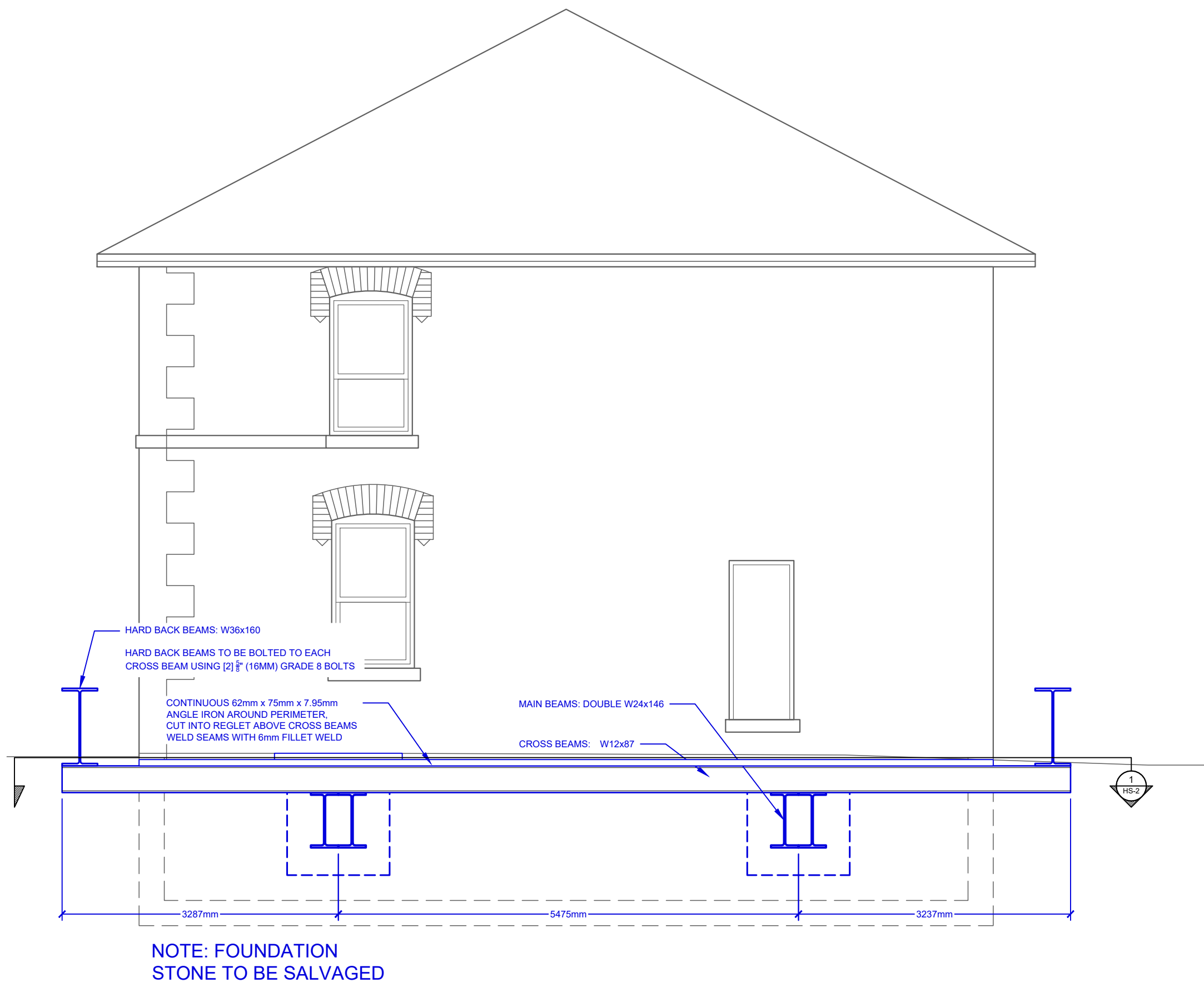
DRAWING NO: **HS-4**



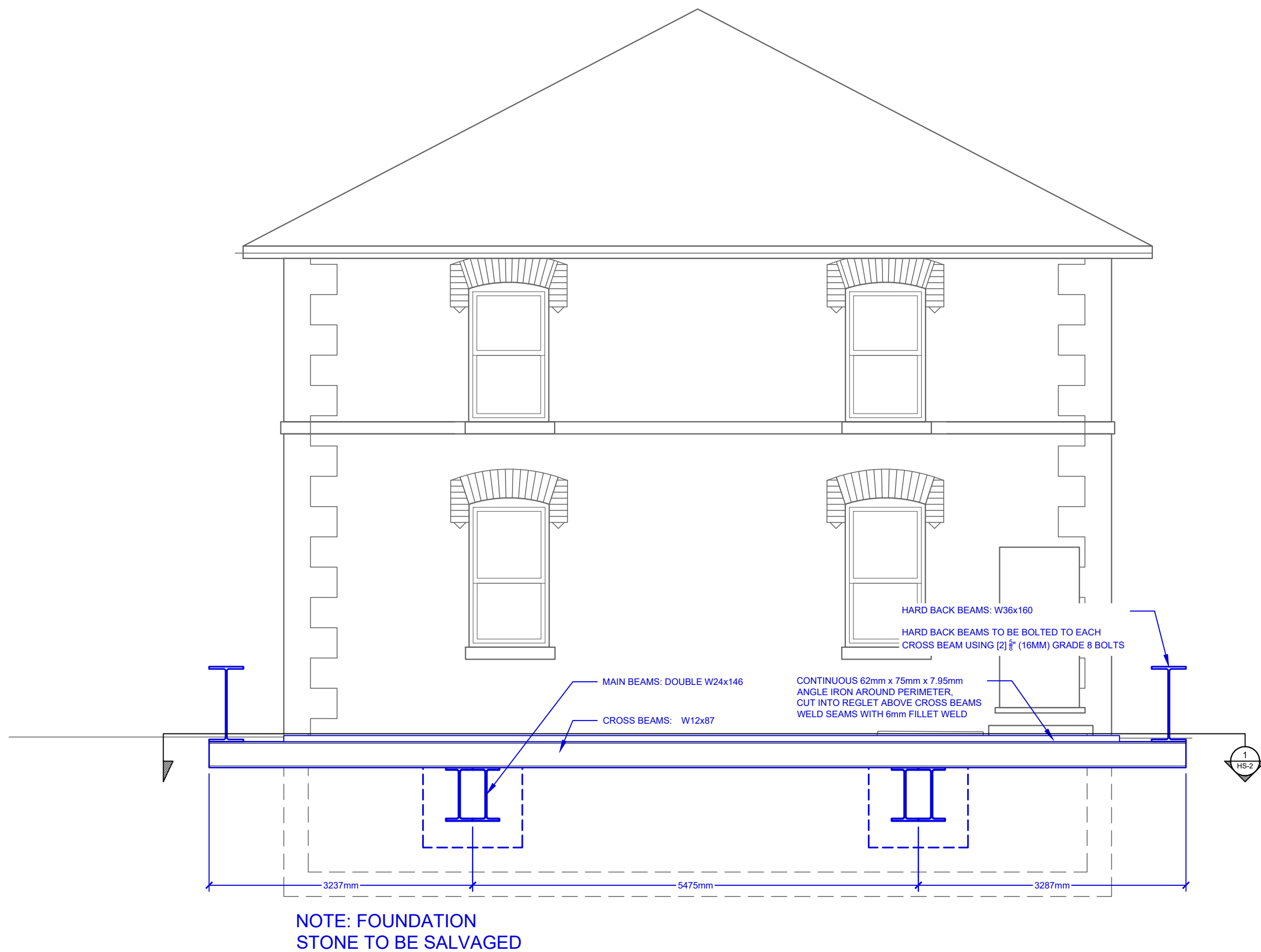
1  
HS-4  
RELOCATION STEEL LAYOUT: NORTH ELEVATION  
SCALE: 1:50



2  
HS-4  
RELOCATION STEEL LAYOUT: SOUTH ELEVATION  
SCALE: 1:50

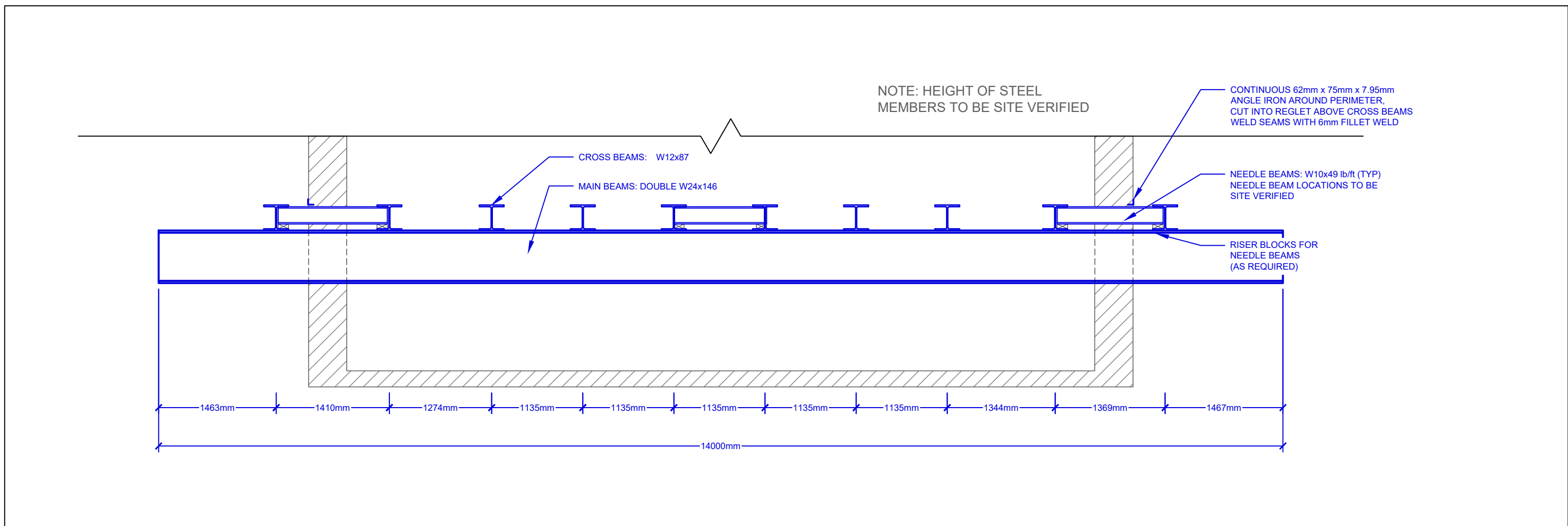


3  
HS-4  
RELOCATION STEEL LAYOUT: WEST ELEVATION  
SCALE: 1:50

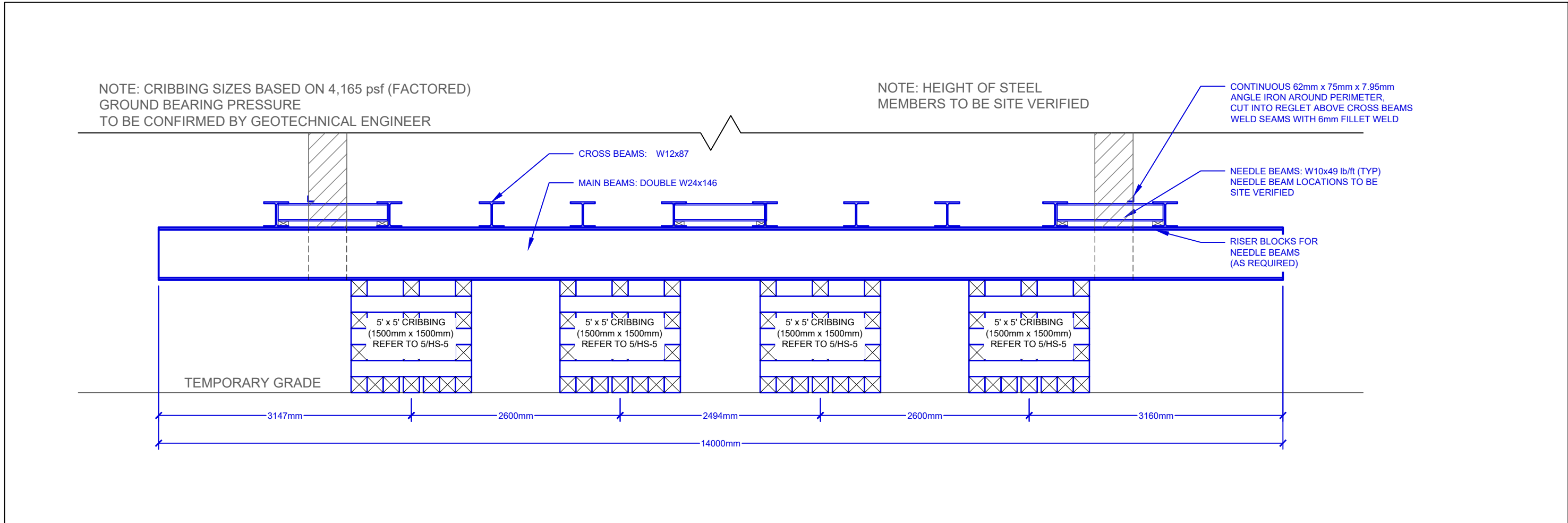


4  
HS-4  
RELOCATION STEEL LAYOUT: EAST ELEVATION  
SCALE: 1:50

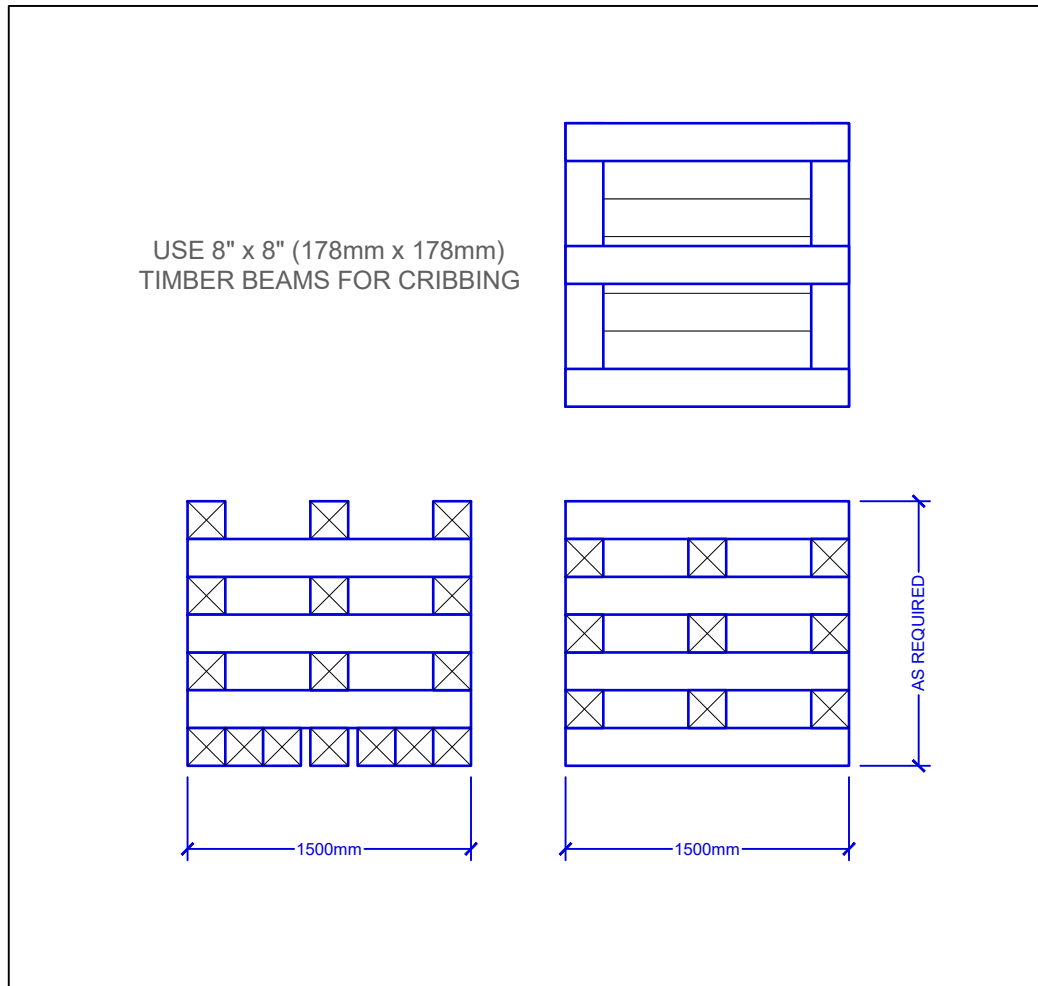




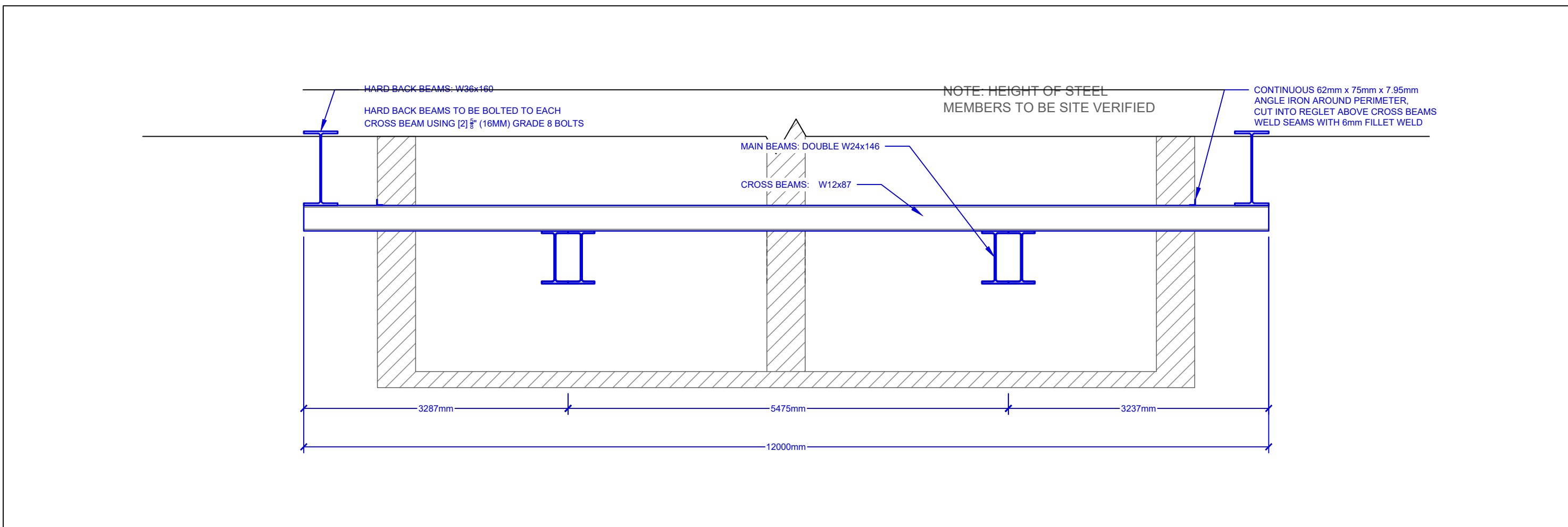
1 NORTH/SOUTH RELOCATION STEEL SECTION  
HS-5 SCALE: 1:50



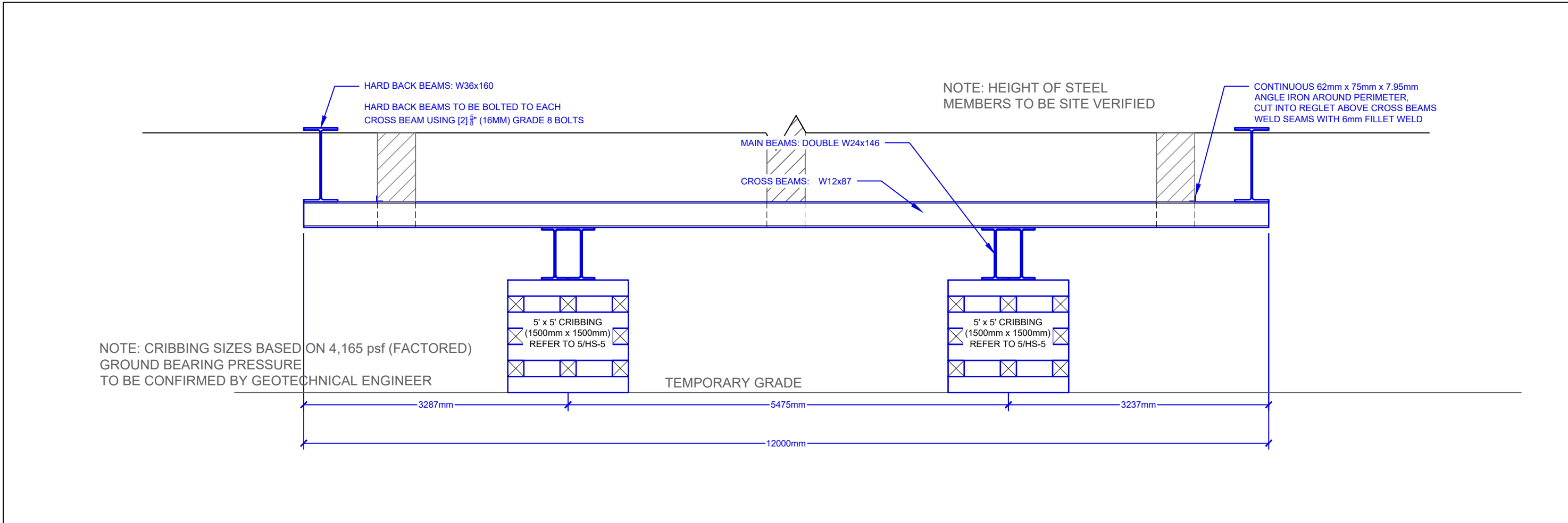
3 NORTH/SOUTH CRIBBING LAYOUT SECTION  
HS-5 SCALE: 1:50



5 1500mm x 1500mm CRIBBING  
HS-5 SCALE: 1:40



2 EAST/WEST RELOCATION STEEL SECTION  
HS-5 SCALE: 1:50



4 EAST/WEST CRIBBING LAYOUT SECTION  
HS-5 SCALE: 1:50

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SEAL:

LICENCED PROFESSIONAL ENGINEER  
D.W. SEBERRAS  
41385014  
07 MAR 2024  
PROVINCE OF ONTARIO

CHECKED BY: D.S.  
DRAWN BY: T.M.

FIRM NO: 30361

Construction North

PROJECT LOCATION:  
4884 DUNDAS STREET WEST  
TORONTO, ONTARIO

PROJECT DESCRIPTION:  
HERITAGE BUILDING RELOCATION

Facet Group Inc.  
Heritage Building Consultants,  
Engineering and Project Management  
716 - 228 Queens Quay West  
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DRAWING TITLE:  
RELOCATION STEEL SECTIONS  
CRIBBING LAYOUT SECTIONS  
CRIBBING DETAIL

PROJECT NO: 202402  
SCALE: AS NOTED

DRAWING NO: HS-5