

127 (121-123) Church Street and 89 Queen Street East - Alterations to Heritage Properties and 119 Church Street - Removal of a Heritage Building; Authority to Enter into a Heritage Easement Agreement

Date: December 22, 2023

To: Toronto Preservation Board

Toronto and East York Community Council

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

Wards: Toronto Centre - Ward 13

SUMMARY

This report recommends that City Council approve the alterations proposed for the heritage properties at 127 (121-123) Church Street and 89 Queen Street East under Section 33 of the Ontario Heritage Act and approve the full removal and partial reconstruction of the building on the property at 119 Church Street under Section 34 of the Ontario Heritage Act, in connection with the development of the subject site.

On December 13, 14 and 15, 2023 City Council adopted the staff report recommending designation of the subject properties under Part IV of the Ontario Heritage Act. All of the subject properties were designated for their design and contextual value, with 119 and 123 Church Street and 89 Queen Street East also having historical or associative value.

The property at 127 Church Street includes two buildings with entrance addresses of 121-123 Church Street, both of which are representative examples of the late-Victorian style and surviving examples of the fine-grained commercial building typology that emerged along Church Street during the late 19th century. The property at 119 Church Street contains a building with design and physical value as a representative example of an early-Twentieth century commercial/factory type building with Edwardian Classicist detailing. The property at 89 Queen Street East is a surviving example of an early purpose-built apartment building type constructed in the initial period of their development in the city and is one of the first mixed-use commercial and apartment building typologies.

The development application proposes a 59-storey plus mechanical penthouse mixed-use building with retail at grade and residential units above. The front facades of the heritage buildings at 89 Queen Street East and 121-123 Church Street are proposed to be retained in situ while the front façade of the heritage building at 119 Church Street will be panelized and reassembled in its original location and configuration.

Staff are of the opinion that the proposed alterations conserve the heritage properties at 127 (121 and 123) Church Street and 89 Queen Street East and are consistent with the existing policy framework. While the building at 119 Church Street will not be conserved, its primary street-facing wall and related attributes will be reassembled in its original location. The heritage impacts of the development proposal are appropriately mitigated through the overall conservation strategy.

RECOMMENDATIONS

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

1. City Council approve the alterations to the heritage properties at 127 (121 and 123 Church Street) and 89 Queen Street East, in accordance with Section 33 of the Ontario Heritage Act, and the removal and partial reassembly of the building at 119 Church in accordance with Section 34 of the Ontario Heritage Act, to allow for the construction of a 59-storey plus mechanical penthouse mixed-use building, with such alterations substantially in accordance with the plans and drawings dated November 10, 2023, prepared by Arcadis and on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment prepared by GBCA Architects, dated November 10, and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with the Conservation Plan satisfactory to the Senior Manager, Heritage Planning and subject to the following additional conditions:

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

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

1. Enter into a Heritage Easement Agreement with the City for the properties at 119 and 127 (121-123) Church Street and 89 Queen Street East substantially in accordance with the plans and drawings dated November 10, 2023, prepared by Arcadis and on file with the Senior Manager, Heritage Planning, the Heritage Impact Assessment prepared by GBCA Architects, dated November 10, 2023, subject to and in accordance with the Conservation Plan required in Recommendation 1.b.2, to the satisfaction of the Senior Manager, Heritage Planning

including execution of such agreement to the satisfaction of the City Solicitor.

2. Provide a detailed Conservation Plan that includes an appropriate strategy for all ground level storefronts and a Reconstruction Strategy for the building at 119 Church Street, to be prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment for the properties at 127 (121-123) Church Street and 89 Queen Street East prepared by GBCA Architects, dated November 10, 2023, to the satisfaction of the Senior Manager, Heritage Planning.

c. That prior to Site Plan approval for the proposed Zoning By-law Amendment for the properties located at 119 and 127 (121-123) Church Street and 89 Queen Street East, the subject owner shall:

1. Provide final Site Plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 1.b.2 to the satisfaction of the Senior Manager, Heritage Planning.

2. Provide a Heritage Lighting Plan that describes how the exterior of the heritage properties will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.

3. Provide an Interpretation Plan for the subject properties, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.

4. Submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Planning.

d. That prior to the issuance of any permit for all or any part of the properties at 119 and 127 (121-123) Church Street and 89 Queen Street East, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Planning the owner shall:

1. Have entered into a Heritage Easement Agreement with the City required in Recommendation 1.b.1.

2. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.b.2, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Planning.

3. Provide a Letter of Credit, including provision for upward indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Planning to secure all work included in the approved Conservation Plan, Heritage Lighting Plan and Interpretation Plan.

4. Provide full documentation of the existing building at 125-127 Church Street, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a USB flash drive in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans and original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Planning.

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

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

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

2. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of the properties at 119 and 127 (121-123) Church Street and 89 Queen Street East in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.

3. City Council authorize the City Solicitor to introduce the necessary Bill in Council authorizing the entering into of a Heritage Easement Agreement for the properties at 119 and 127 (121-123) Church Street and 89 Queen Street East.

FINANCIAL IMPACT

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

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

At its meeting of December 13, 14 and 15, 2023, City Council stated its intention to designate the properties at 119 and 127 (121-123) Church Street and 89 Queen Street East under Part IV, Section 29 of the Ontario Heritage Act.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH8.20>

BACKGROUND

Area Context

The subject properties at 119 Church Street, 127 Church Street, and 89 Queen Street East are located on the east side of Church Street and along the south side of Queen Street East, diagonally across from the Metropolitan United Church (1870-71) and share the same block along Queen Street as the historic Robertson Brothers Confectioners industrial complex (99-123 Queen Street East). Constructed between c.1887 and c.1910, the largely intact collection of late-Victorian and Edwardian Classicist buildings reflect the evolution of the area's development, comprising a mix of residential, commercial and industrial building typologies that are characterized by their consistent materiality, low-rise scale, massing, setback, and range of architectural styles that support and maintain the fine-grained, main street character of both Church Street and Queen Street East in the Garden District neighbourhood to the north. For almost 50 years, Henry's Camera operated at 119 Church Street, expanding its growing business into 127 Church Street and the storefronts at 89 Queen Street East.

Heritage Properties

119 Church Street

Rising four storeys, the Edwardian Classicist commercial/factory building was completed in c.1910 for George Sparrow & Co., a Toronto-based company specializing in the design and manufacturing of appliances and equipment for hotel and industrial kitchens. The property is valued as a representative example of an early-20th-century commercial/factory type building with Edwardian Classicist detailing. In addition, the property is associated with the long-standing business, Henry's Camera, the Toronto-based architect, Francis Brown, and with George Sparrow & Company.

127 (121-123) Church Street

The property at 127 Church Street contains three buildings with only two (121 and 123 Church Street) containing cultural heritage value. Designed in a late-Victorian architectural style, the two three-storey commercial buildings form part of a grouping of commercial structures that were originally completed between 1887 and 1910, and together contribute to the late-19th and early-20th century fine-grained, commercial character of Church Street. For close to 135 years, the structures at 121 Church Street and 123 Church Street have been physically, functionally, visually and historically linked to their surroundings and the evolving mixed-use commercial character of Church and the area's early association with Toronto's medical community.

89 Queen Street East

The property at 89 Queen Street East contains the Metropolitan Flats, located on the south side of Queen Street East, immediately east of Church Street. Designed in 1909 by Toronto architect Frederick Henry Herbert, the Don Valley buff-brick building is a fine example of the Edwardian Classicism style. Constructed by 1910, the property is an early 3-storey purpose-built apartment building type constructed in the initial period of their development in Toronto and is a unique example of a mixed-use commercial and apartment building typology.

Adjacent Heritage Properties

The development site is adjacent to the following heritage properties:

- 56 Queen Street East (Part IV)
- 60 Queen Street East (Part IV)
- 79 Queen Street East (listed)
- 99-123 Queen Street East (Part IV)
- 82-84 Richmond Street East (listed)

Development Proposal

A Zoning By-law amendment application was submitted to permit a 59-storey plus mechanical penthouse mixed-use building with retail at grade and residential units above. The front facades of the heritage buildings at 85-89 Queen Street East and 121-123 Church Street are proposed to be retained in situ and the front façade of the heritage building at 119 Church Street is proposed to be panelized and reassembled in its original location and configuration.

The originally proposed conservation strategy has been significantly improved through the application review process resulting in increased tower step backs, improvements to the cantilever above the Church Street heritage facades, a reduction in the impingement on the view of The Cathedral Church of St. James spire and a reduction in the total amount of heritage façade to be panelized.

Heritage Planning Policy Framework

The Planning Act

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

The Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong

economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

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

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

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

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

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

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

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans. Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation.

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

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

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

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

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

Toronto Official Plan

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

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

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

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

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

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

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

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

Standards and Guidelines

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

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

COMMENTS

Conservation Strategy

The development application proposes to retain in situ the front facades of the heritage buildings at 89 Queen Street East and 127 (121-123) Church Street and to panelize the front façade of the heritage building at 119 Church Street and reassemble it in its original location and configuration. The brick demising walls of 121-123 Church Street are proposed to be retained to a depth of approximately three metres so that the facades can be supported without the need for an external retention frame. The south return wall of 119 Church Street will be reconstructed to the point where the cornice extends to maintain the impression of three-dimensional integrity. The heritage facades will be incorporated into the base building of the new development.

The new floor levels behind the heritage façade at 85-89 Queen Street East will be located close to the level of existing floors so that the relationship between the interior and existing windows is maintained.

The retained heritage facades will be fully restored, as confirmed by the final Heritage Impact Assessment that was submitted with the Rezoning application. The details of the restoration will be set out in a Conservation Plan to be completed to the satisfaction of the Senior Manager, Heritage Planning. Interior features within the entrance vestibule of 85-89 Queen Street East, while not identified as heritage attributes, will be salvaged and reinstated to mitigate the impact of the development. New windows designed based on historic documentation are proposed for all three heritage facades. New storefronts

are proposed for 119 Church Street and 121-123 Church Street that will be designed based on historic documentation and physical evidence, if found, or, if sufficient evidence is not found, to be compatible with the heritage character of the properties. The details of the storefront design will also be confirmed in a Conservation Plan.

Panelization

Panelization of the heritage façade at 119 Church Street is undesirable and is considered by staff to be a removal/demolition rather than a conservation treatment. Panelization involves cutting the façade into panels, removing, and storing them during construction and then reassembling them in their original location. Cut lines are proposed along the brick masonry mortar joints, creating a seamless appearance when the panels are later reassembled on site.

Panelization was only considered in this instance due to the need for construction access from Ditty Lane, which is currently too narrow for construction vehicles, and is partially mitigated by the in-situ retention of the other historic facades. Alternative means of construction access were thoroughly explored; the original proposal involved panelizing the entire façade of 89 Queen Street East, a more impactful approach. While not an ideal solution, staff acknowledge that panelizing, removing and reassembling the facade of 119 Church Street is necessary for the construction of the proposed development and is proposed as one component of an overall conservation strategy involving three heritage properties.

New Construction

The development application proposes a 59-storey plus mechanical penthouse mixed-use building with retail at grade and residential units above. The tower incorporates the heritage facades as the base building and meets grade at the intersection of Queen and Church Streets with no base building component. The design provides an enlarged public realm at the intersection and gives prominence to the heritage facades. The public realm will be designed to enhance the sense of place established by the heritage properties and will incorporate heritage interpretation.

The proposed tower has been designed to conserve and enhance the low scale of the onsite heritage facades and the adjacent heritage properties.

The tower has a 5-metre step back above the heritage facades along Church Street to a 3-4 storey reveal and a 5 metre step back above the heritage façade along Queen Street East to a 5-storey reveal. Starting at the 8th storey of the development, the tower has a cantilever that projects into the reveal by 2.5 metres along Church Street and 2 metres along a portion of Queen Street East. These step backs are further reduced at the 21st storey where the reduction in step back will not be perceivable from the perspective from the public realm.

While a cantilever is not an ideal massing solution, staff are of the opinion that the depth of the step backs and the height of the reveal are sufficient to conserve the scale, form and massing of the heritage facades when viewed from the ground. In addition, the reveal has been designed to create a quiet backdrop to the heritage facades and does

not compete with it architecturally. The materiality and articulation of the tower above the street wall have been simplified through the application review process and are compatible with, *visually* subordinate to and distinguishable from the onsite and adjacent heritage properties.

The proposed tower is positioned near the intersection of Queen and Church Streets to reduce its visual impact on the view corridor of The Cathedral Church of St. James from King Street East and Church Street and Front Street East across from Farquhars Lane. The tower will be visible within the view corridor, yet modelling has demonstrated that the massing will not interrupt the view of the Cathedral spire. This view corridor is identified through proposed Official Plan Amendment 386, which is not in-force. While the view corridor policy is not in force, staff are satisfied that the proposal maintains the intent of the policy.

Demolition and Commemoration

The existing building at 125-127 Church Street is proposed to be demolished. This property was nominated for inclusion on the City's Heritage Register and Heritage Planning, Policy and Research staff subsequently conducted thorough research and analysis and concluded that the property lacks integrity and does not retain sufficient cultural heritage value to meet Ontario Regulation 9/06, the provincial criteria for determining significance, and therefore does not merit Part IV designation. In recognition of aspects of the history of the property, staff recommend documentation of the building as well as the creation and implementation of a commemoration strategy for all existing buildings on the development site, to be described in an Interpretation Plan created in consultation with the Toronto and East York Community Preservation Panel all to the satisfaction of the Senior Manager, Heritage Planning.

Conservation Plan

Should Council approve the proposed conservation strategy, the owner should be required to submit a Conservation Plan for the work described in the Heritage Impact Assessment prepared by a qualified heritage professional to the satisfaction of the Senior Manager, Heritage Planning. The Conservation Plan should detail the recommended interventions and conservation work, including the recommended restoration work. It should also include a detailed plan describing how the heritage buildings will be protected during construction, a schedule of short and long-term maintenance requirements and estimated costs for all conservation work. In addition, the Conservation Plan should include a detailed Reconstruction Strategy for the panelization, removal and reassembly of the building at 119 Church Street.

Interpretation Plan

Should Council approve the proposed conservation strategy, prior to final Site Plan approval, the applicant should be required to submit an Interpretation Plan to the satisfaction of the Senior Manager, Heritage Planning. The Interpretation Plan should communicate the cultural heritage value of the properties as described in the Statement of Significance. The Interpretation Plan should also include a commemoration strategy for the building to be demolished at 125-127 Church Street.

Heritage Lighting Plan

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

Signage Plan

The recommended Signage Plan should provide details of the signage strategy for the properties at 85-89 Queen Street East, 119 Church Street and 121-123 Church Street including the appropriate type, scale, location and number of signs.

Heritage Easement Agreement

Staff recommends that the owner enter into a Heritage Easement Agreement to secure the long-term protection of the properties at 85-89 Queen Street East, 119 Church Street and 121-123 Church Street.

CONCLUSION

Staff are supportive of the proposal to alter the Part IV designated heritage properties at 89 Queen St East and 127 (121-123) Church Street and do not object to the removal and reconstruction of the building at 119 Church Street to allow for the construction of a 59-storey plus mechanical penthouse mixed-use building that retains the front façades of the buildings at 89 Queen Street East and 127 (121-123) Church Street and the panelized front façade of the building at 119 Church Street. Staff support the proposed conservation and reconstruction strategy in the context of the mitigation strategies and are of the opinion that the application conserves the cultural heritage values, attributes, and character of the heritage properties. As such, staff is satisfied the proposal meets the intent of the Planning Act, the Provincial Policy Statement, the Growth Plan (2020), and the City of Toronto's Official Plan heritage policies in conjunction with the "Standards and Guidelines".

CONTACT

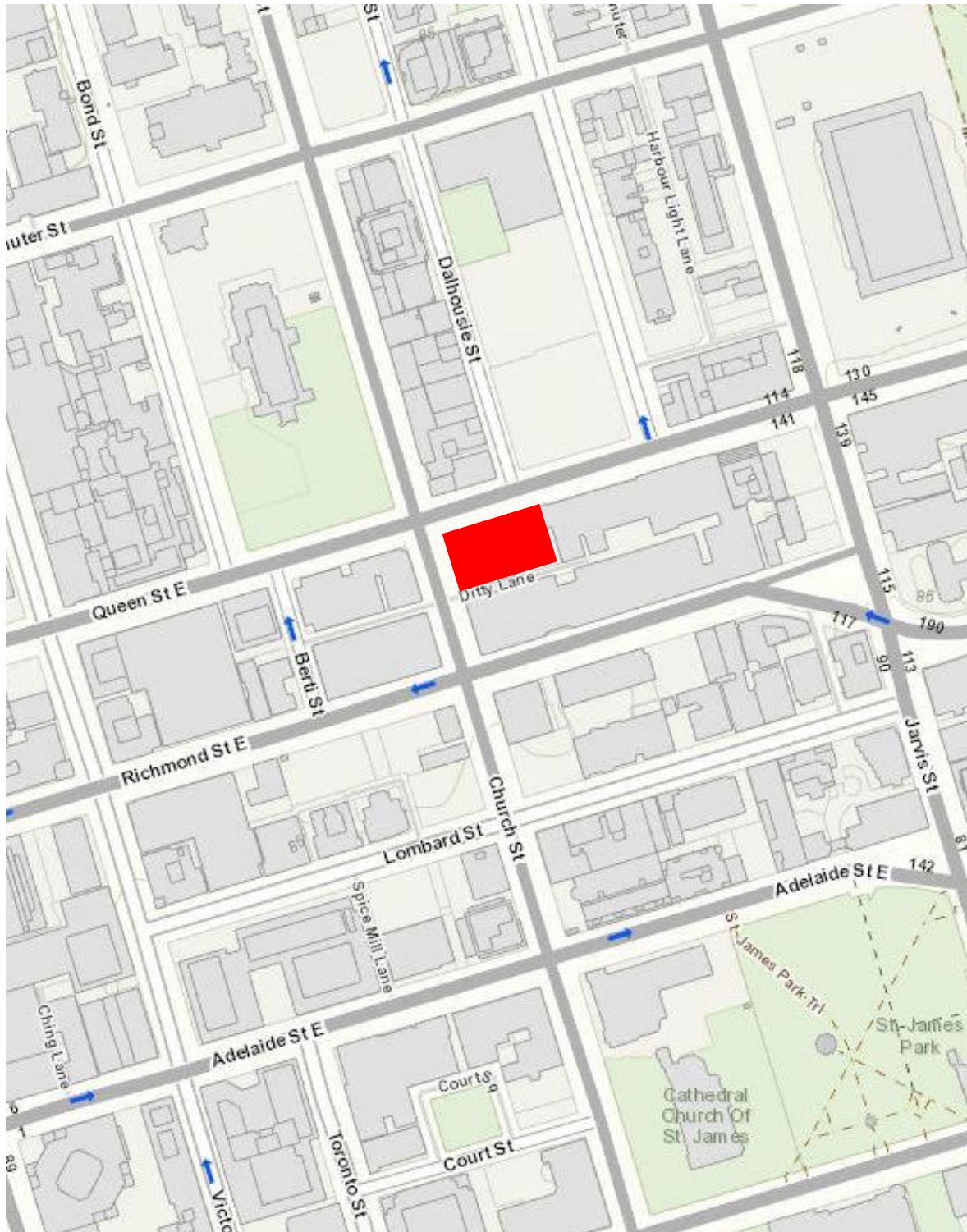
Georgia Kuich
Senior Heritage Planner, Heritage Planning
Urban Design, City Planning
Tel: 416-338-1078 fax: 416-392-1973
E-mail: Georgia.Kuich@toronto.ca

SIGNATURE

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

ATTACHMENTS

Attachment 1 - Location Map
Attachment 2 - Aerial Photograph
Attachment 3 - Photographs
Attachment 4 - Rendering
Attachment 5 - Selected Drawings

119 CHURCH STREET, 127 (121-123) CHURCH STREET AND 89 QUEEN STREET EAST

This location map is for information purposes only; the exact boundaries of the properties are not shown. The red box marks the location of the subject property. (City of Toronto iView Mapping)

119 CHURCH STREET, 127 (121-123) CHURCH STREET AND 89 QUEEN STREET EAST

Aerial photograph showing the location of the heritage properties at 85-89 Queen Street East, 119 Church Street and 121-123 Church Street, identified by the red arrows. (Google Maps)

PHOTOGRAPHS

ATTACHMENT 3

119 CHURCH STREET, 127 (121-123) CHURCH STREET AND 89 QUEEN STREET EAST



West (principal) elevation of 119 Church St



South (Ditty Lane) elevation of 119 Church St



West elevation of 121 and 123 Church Street



North and west elevations of 125-127 Church Street



East elevation of 89 Queen Street East

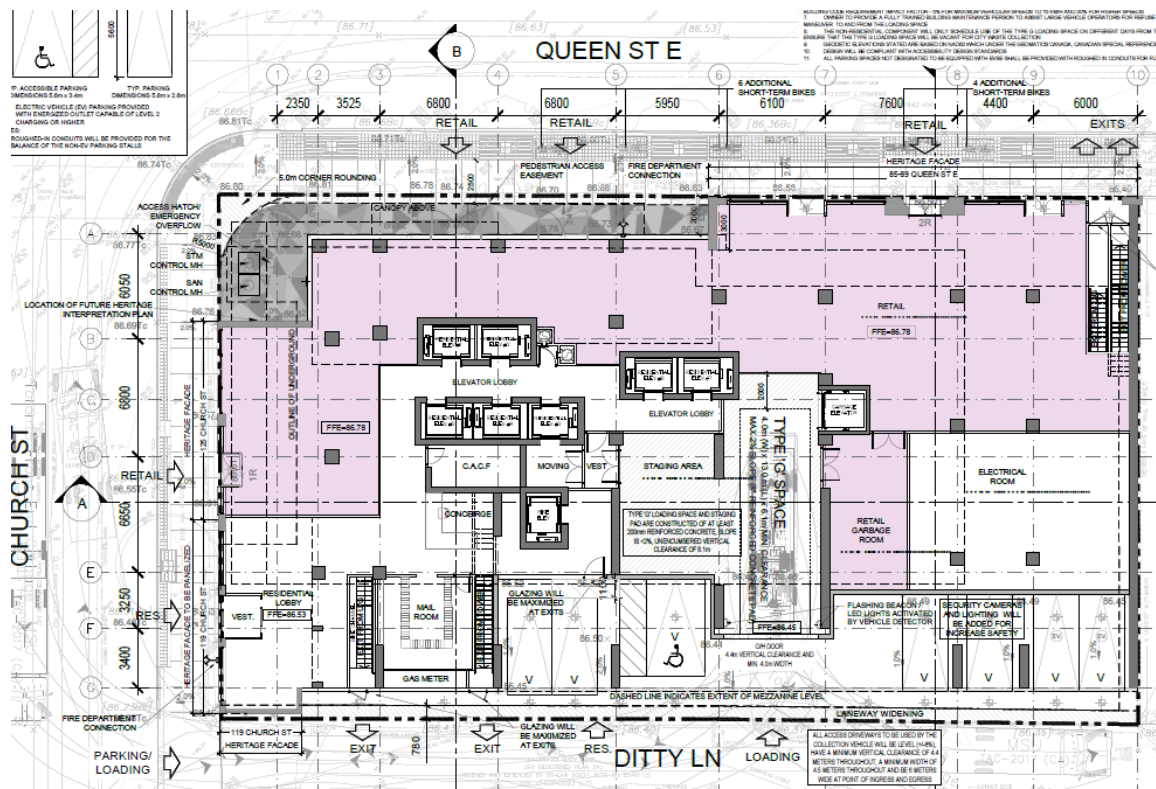
119 CHURCH STREET, 127 (121-123) CHURCH STREET AND 89 QUEEN STREET EAST



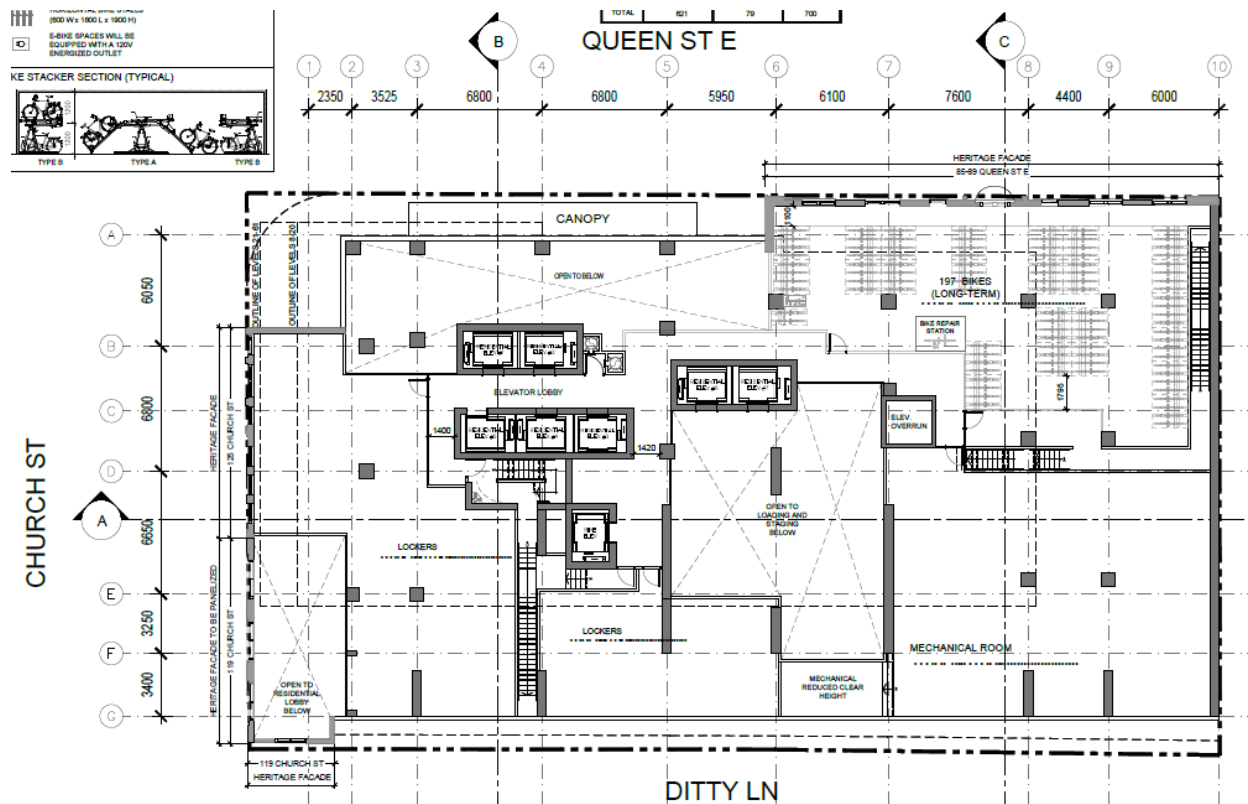
ATTACHMENT 5

Architectural site plan of a building at the intersection of Queen St E and Church St. The plan shows a large building footprint with various setbacks, setbacks to the ground floor, and setbacks to levels 3-7. Key features include a 5.0m corner rounding, a 700mm canopy, a fire department connection, and a heritage facade. The building is divided into sections labeled 2 ST, 3 ST, 47 ST, 59 ST + MPH, 6 ST, and 10000. The plan also shows the outline of the ground floor to level 7 and the outline of levels 3-7. The building is situated on a lot bounded by Queen St E to the north, Church St to the west, and Ditty Ln to the south. The plan includes dimensions for setbacks and building footprint, as well as labels for various features like retail, exits, and parking/loading areas.

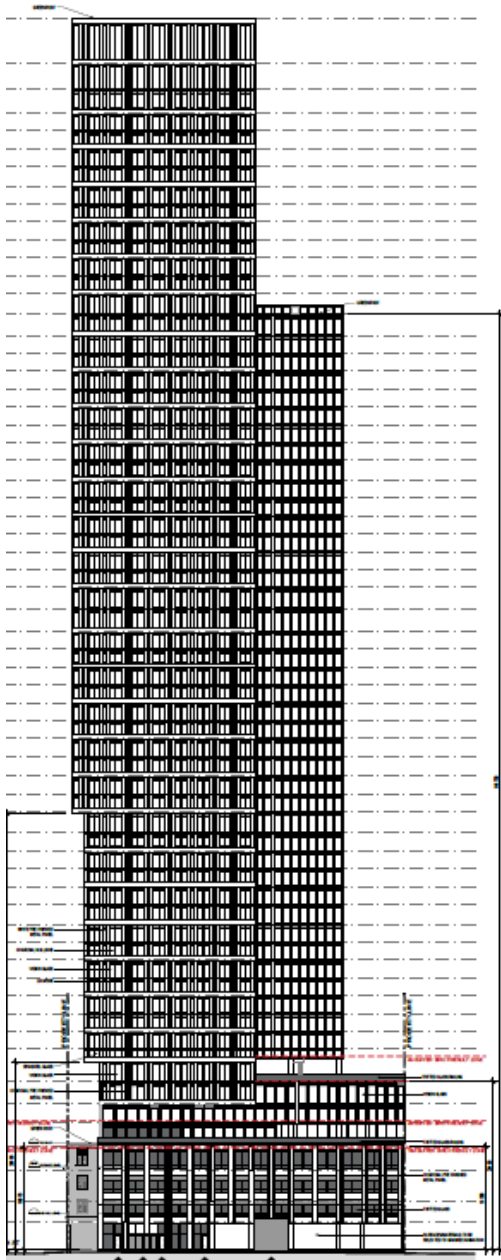
Proposed Site Plan



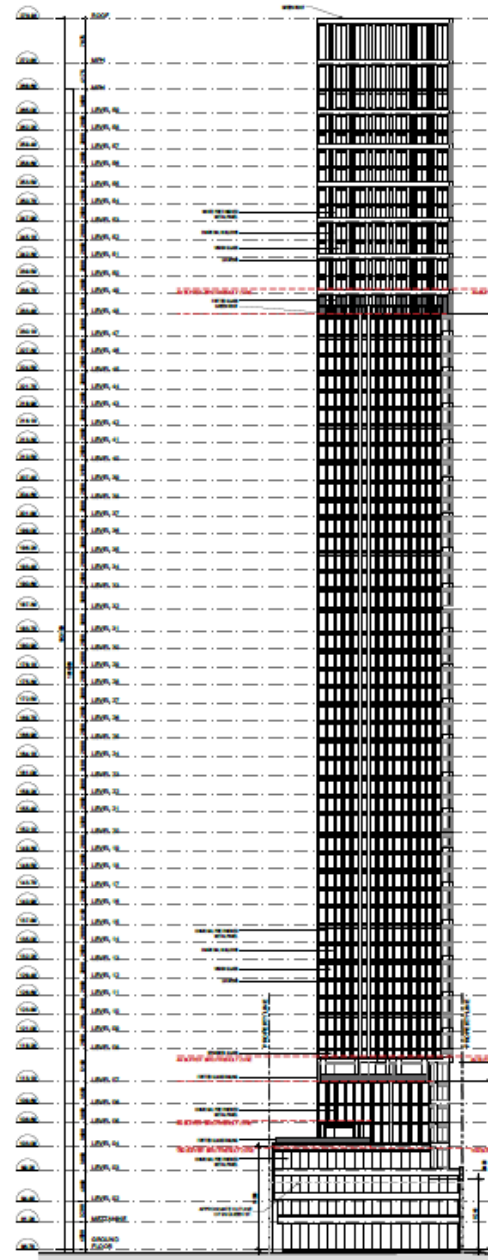
Proposed Ground Floor Plan



Proposed Mezzanine



Proposed South Elevation



Proposed East Elevation