

111 Berkeley Street & 115 Berkeley Street - Alterations to Heritage Properties and Authority to Enter into a Heritage Easement Agreement

Date: August 28, 2024

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 designated heritage properties at 111 Berkeley Street and 115 Berkeley Street under Section 33 of the Ontario Heritage Act in connection with the development of the subject site, and that Council grant authority to enter into a Heritage Easement Agreement.

Located on the southeast corner of Richmond Street East and Berkeley Street, the subject site contains two heritage properties designated under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value. Constructed in 1881, 111 Berkeley Street contains a two-and-a-half-storey Bay-and-Gable style semi-detached house-form building with fine Gothic Revival styling and details. The adjacent house-form building at 115 Berkeley Street, flanking Richmond Street East, represents a rare, surviving pre-Confederation era residence completed in 1845 by local brick mason, builder and City Councilman, Sheldon Ward.

On December 22, 2023, a Zoning By-law Amendment application was made to permit a new 45-storey mixed use building on the subject site. A Heritage Impact Assessment (HIA), prepared by MacNaughton Hermsen Britton Clarkson Planning Urban Design & Landscape Architecture (MHBC), dated October 2023 and revised May 31, 2024, was submitted to support the development application. The proposed alterations conserve the onsite and adjacent heritage buildings and are consistent with the existing policy framework. The heritage impacts of the development proposal are appropriately mitigated through the overall conservation strategy.

RECOMMENDATIONS

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

1. City Council consent to the application to alter the heritage properties at 111 Berkeley Street and 115 Berkeley Street, with conditions, under Section 33 of the Ontario Heritage Act, to allow for the construction of a 45-storey (plus mechanical penthouse) mixed-use building, with such alterations to the designated properties being substantially in accordance with the plans and drawings prepared by Sweeny&Co Architects, dated April 13, 2023, and revised October 6, 2023, February 23, 2024, and July 3, 2024, and on file with the Senior Manager, Heritage Planning, and the Heritage Impact Assessment prepared by MHBC, dated October 2023, revised May 31, 2024, 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.

2. City Council direct that its consent to the application to alter the designated properties at 111 Berkeley Street and 115 Berkeley Street under Section 33 of the Ontario Heritage Act is also subject to the following conditions:

a. The related Zoning By-law Amendment requiring the proposed alterations have been enacted by the City Council and have come into full force and effect.

b. Prior to the introduction of the Zoning By-law Amendment bill to City Council, the owner shall:

1. Provide a detailed Conservation Plan, prepared by a qualified heritage consultant that is consistent with the conservation strategy set out in the Heritage Impact Assessment for 111 Berkeley Street and 115 Berkeley Street, prepared by MHBC, dated October 2023, revised May 31, 2024, to the satisfaction of the Senior Manager, Heritage Planning.

2. Enter into a Heritage Easement Agreement with the City for the properties at 111 Berkeley Street and 115 Berkeley Street substantially in accordance with the plans and drawings prepared by Sweeny&Co Architects, dated April 13, 2023, and revised October 6, 2023, February 23, 2024, and July 3, 2024, and on file with the Senior Manager, Heritage Planning, and the Heritage Impact Assessment prepared by MHBC, dated October 2023, revised May 31, 2024, subject to and in accordance with the Conservation Plan required in Recommendation 2.b.1 to the satisfaction of the Senior Manager, Heritage Planning, including execution of such agreement to the satisfaction of the City Solicitor.

c. That prior to the issuance of any permit for all or any part of the properties at 111 Berkeley Street and 115 Berkeley Street, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building, as are acceptable to the Senior Manager, Heritage Planning, the owner shall:

1. Have entered into a Heritage Easement Agreement with the City required in Condition 2.b.2 for the properties at 111 Berkeley Street and 115 Berkeley Street including registration on title of such agreements, to the satisfaction of the City Solicitor.
2. Have obtained final approval for the necessary Zoning By-law Amendment, and such Amendment has come into full force and effect.
3. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 2.b.1 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.
4. Provide a Heritage Lighting Plan that describes how the exterior of the heritage properties will be sensitively illuminated to enhance their 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.
5. 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.
6. Submit a Signage Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Planning.
7. Provide a Letter of Credit, including provision for upwards 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 and Interpretation Plan.

d. That prior to the release of the Letter of Credit required in Recommendation 2.c.7 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 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.

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 property at 111 Berkeley Street and 115 Berkeley Street.

4. City Council authorize the City Solicitor and City staff to take all necessary actions to implement City Council's decision.

FINANCIAL IMPACT

City Planning confirms there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

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

DECISION HISTORY

On June 20, 1973, Council adopted the listing of 111 Berkeley Street and 115 Berkeley Street as part of the City's inaugural collection of properties considered to have cultural heritage value.

At its meeting of December 16, 2020, City Council adopted item TE21.21: Inclusion on the City of Toronto's Heritage Register - King-Parliament Area Properties and added 257 properties to the City's Heritage Register that were identified through the Secondary Plan Study (2019), including the subject properties at 111 and 115 Berkeley Street.
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE21.21>

At its meeting of May 5, 2021, City Council adopted item TE24.11: King-Parliament Secondary Plan Review - Final Report, Secondary Plan and Zoning By-law Amendments.
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE24.11>

At its meeting of April 17 and 18, 2024, City Council stated its intention to designate the properties at 111 and 115 Berkeley Street under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value.
<https://secure.toronto.ca/council/agenda-item.do?item=2024.PH11.16>

BACKGROUND

Heritage Properties

The development site at 517 & 523 Richmond Street East and 97, 105, 111 & 115 Berkeley Street is situated on the southeast corner of the intersection of Richmond Street East and Berkeley Street in the King-Parliament neighbourhood. The subject site

contains 111 Berkeley Street and 115 Berkeley Street, two properties designated under Part IV of the OHA.

111 Berkeley Street

Constructed in 1881, the two-and-one-half storey, semi-detached house-form building at 111 Berkeley Street (formerly known municipally as 111 & 113 Berkeley Street) is valued as a fine example of the Bay-and-Gable typology. The property contains well-executed defining features of Gothic Revival styling on the principal (west) elevation, including the steeply pitched roof gables.

The property at 111 Berkeley Street is valued for its historic association with Berkeley Street as the original eastern boundary of the ten-block Town of York established in 1793, and for its association with the history and development of the broader King-Parliament area during its Urban & Industrial Expansion (1850-1914). The property contributes to the historic character of the immediate and broader physical context of the street and the neighbourhood.

A gabled, two-storey rear wing has been over-clad with stucco. The rear wing is not considered a heritage attribute.

115 Berkeley Street (Sheldon Ward House)

Completed in 1845, the Victorian two-and-one-half storey house-form building at 115 Berkeley Street (formerly known municipally as 93 Berkeley, then 115 and 117 Berkeley) represents a rare, surviving pre-Confederation era residence constructed by local brick mason, builder, and City Councilman Sheldon Ward. Flanking Richmond Street East, the property is an eclectic blend of Georgian features and late-19th century Gothic Revival detailing.

The property at 115 Berkeley Street is valued as a rare surviving example in the historic Town of York of a pre-Confederation era house-form building. The grand, early Victorian era brick dwelling incorporates Georgian elements that were still fashionable in Toronto in 1845. In 1972, the property underwent a sensitive exterior restoration to remove decades worth of over-cladding on the exterior brickwork.

The property at 115 Berkeley Street is valued for its historic association with Berkeley Street as the original eastern boundary of the ten-block Town of York established in 1793, and for its association with the history and development of the broader King-Parliament area during its Urban & Industrial Expansion (1850-1914). The property contributes to the historic character of the immediate and broader physical context of the street and the neighbourhood.

At the south end of the rear (east) elevation is a 1980s one-storey addition containing an enclosed rear entrance to both 115 Berkeley Street and the neighbouring property at 111 Berkeley Street. The rear addition is not considered a heritage attribute.

Adjacent Heritage Properties

The subject properties at 111 and 115 Berkeley Street form part of a significant, broader collection of surviving mid to late-19th century residential buildings located between King and Richmond along both sides of historic Berkeley Street. The subject site is adjacent to four properties that are listed on the City's Heritage Register: 106, 108, 110, and 112 Berkeley Street, identified through the King-Parliament Secondary Plan Review (2019). The adjacent heritage properties define, maintain, and support the historic character of the area as it represents the 19th-century residential development of the neighbourhood.

Additionally, the subject site is adjacent to 93-95 Berkeley Street (Christie, Brown & Co. Stables), a property designated under Part IV of the OHA by City Council on October 15, 2015. Constructed in 1906, the two-storey Beaux Arts Classicism commercial building has been conserved and incorporated into a residential development that includes a mid-rise tower towards the rear of the property and a high-rise tower fronting on Parliament Street to the east.

Development Proposal

On December 22, 2023, the City received a Zoning By-law Amendment Application regarding the proposed redevelopment of the subject property. A Heritage Permit was received for the site on May 31, 2024.

The rezoning application proposes to retain portions of the existing heritage buildings at 111 Berkeley Street and 115 Berkeley Street and incorporate them into the base building of a new 45-storey mixed-use building containing 656 residential units. Three levels of underground parking will be provided with a total of 161 parking spaces. Vehicular access to the tower will be provided from Richmond Street East via the existing laneway parallel to Parliament Street.

The application proposes that new construction is to be located at the rear of the heritage buildings at 111 Berkeley Street and 115 Berkeley Street. The rears of both buildings are proposed to be removed.

Heritage Planning Policy Framework

Cultural heritage resources are protected and managed as part of planning for future growth under the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). Heritage Conservation is enabled through the Ontario Heritage Act. The City of Toronto's Official Plan implements the provincial policy regime, the Planning Act, the Ontario Heritage Act and provides policies to guide decision making within the city.

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 (PPS) issued under the authority of Section 3 of the Planning Act provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. Key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. 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, use and/or management 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 of the PPS directs that "planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved."

Provincial Plans

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

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

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

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

City of 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. Relevant policies include the following:

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 as 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. 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.

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.

3.1.6.26 - 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 for Conservation of Historic Places in Canada

The Standards and Guidelines for the Conservation of Historic Places in Canada (the "Standards and Guidelines") is the official document guiding planning, stewardship and 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

An HIA has been prepared by MHBC, dated October 2023, revised May 31, 2024, that outlines a conservation strategy that proposes the in-situ retention of 111 Berkeley Street and 115 Berkeley Street and their integration into the base building of the new development. As shown in the plans and architectural drawings prepared by Sweeny&Co Architects, dated April 13, 2023, and revised October 6, 2023, February 23, 2024, and July 3, 2024, the new construction will be located at the rear of the heritage buildings. The buildings at 517-523 Richmond Street East are proposed to be demolished as part of the proposed development.

According to the conservation strategy in the HIA, the entirety of the west (primary) elevations of 111 Berkeley Street and 115 Berkeley Street and the north-east corner of the building at 115 Berkeley Street will be retained, conserving all heritage attributes in these locations. The strategy involves retaining existing window openings and door openings and, where feasible, salvaging and repairing the original windows and doors. Cleaning, repairing, and replacing masonry and stone will be undertaken where necessary.

The scale, form, and massing of 111 Berkeley Street and 115 Berkeley Street will be altered through the proposed development; however, the heritage buildings will continue to be legible as three-dimensional structures on Richmond Street East and Berkeley Street. The new construction is not proposed above the retained buildings but will be located behind them, providing visual separation and allowing the heritage buildings to be read independently in context. On the south (side) elevation of 111 Berkeley Street, the proposed new development will be set back 9.13 metres, and at the rear of 115 Berkeley Street, the proposed new construction will have approximately 5.68 metres of a return from the side elevation. The north elevation of the proposed base building is set back an additional 3.1 metres behind 115 Berkeley Street.

The proposed development proposes the removal of the rear (east) elevations of 111 Berkeley Street and 115 Berkeley Street; however, these appendage structures are not identified as heritage attributes. Additionally, the rear addition at 111 Berkeley Street was unsympathetically altered and lacks integrity. A Structural Condition Assessment Report, prepared by John G. Cooke & Associates Ltd., dated April 19, 2024, has

reviewed the structural feasibility of removing rear additions and has determined that the proposed removals can be safely implemented, subject to carrying out the recommendations for repair and stabilization contained in the report. The report provides recommendations for repair and stabilization in the immediate term, during construction and over the long-term to assist with on-going preservation.

The proposed development involves the construction of a new, masonry-clad, four-storey base building along Richmond Street East (reduced from five stories). The new base building will be clad in a compatible and subtle brick palette, reinforcing the prominence of the retained heritage buildings.

Due to Building Code requirements, the proposed new construction involves the introduction of a new exit door on the south (side) elevation of 111 Berkeley Street fronting on the proposed publicly owned private space (POPS). The applicant has confirmed that the new door will utilize the existing non-original window opening. The proposed introduction of a new door on the south elevation of 111 Berkeley Street will not impact any of the property's heritage attributes. Staff will work with the applicant during the development of the Conservation Plan regarding the materiality and treatment of the south wall. The current wall material is stucco.

The application proposes that 111 Berkeley Street and 115 Berkeley Street will continue to be used for commercial/non-residential uses. The relationship between the windows and interior spaces is critical to maintaining the building's legibility and integrity. The applicant has confirmed that the existing interior floor arrangement and ceiling heights will be maintained. Staff will continue to work with the applicant to seek opportunities to maintain interior demising walls.

Adjacent Heritage Resources

The HIA asserts that the proposed development is not anticipated to negatively impact the heritage value of the adjacent listed properties or the designated property at 93-95 Berkeley Street as the potential impacts of the proposed development have been mitigated through the design's scale, form, and massing.

By retaining 111 Berkeley Street and 115 Berkeley Street and designing a building that is located behind and is distinct from the historic structures, the new proposal conserves the contiguous row of listed Victorian Bay and Gable houseform buildings at 106-112 Berkeley Street, and the front (west), north and east elevations of 93-95 Berkeley Street will remain visible and will not be altered.

Conservation Plan

Should Council approve the proposed conservation strategy, prior to the issuance of the first permit for the development, the owner would 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 would detail all of the recommended interventions and conservation work including any recommended restoration work, a detailed plan describing how the heritage buildings at 111 Berkeley Street and 115 Berkeley Street will be protected

during construction, a schedule of short and long-term maintenance requirements and estimated costs for all conservation work.

Heritage Interpretation Plan

Should Council approve the proposed conservation strategy, prior to the introduction of the bills for the proposed Zoning By-law Amendment, the applicant would be required to submit a Heritage Interpretation Plan to the satisfaction of the Senior Manager, Heritage Planning.

Heritage Lighting Plan

Staff is recommending that the applicant would be required to provide a Heritage Lighting Plan. The lighting plan would provide details of how the heritage property will be lit so that its unique heritage character is highlighted.

Signage Plan

Should Council approve the proposed conservation strategy, prior to the issuance of Site Plan approval for the proposed development, the applicant would be required to submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Planning. The recommended Signage Plan should provide details of the signage strategy for the heritage property, including the appropriate type, scale, location, and number of signs.

Heritage Easement Agreement

Staff is recommending that the owner enter into a Heritage Easement Agreement to secure the long-term protection of 111 Berkeley Street and 115 Berkeley Street, properties designated under Part IV of the Ontario Heritage Act.

CONCLUSION

Staff are supportive of the proposal to alter the Part IV designated heritage properties at 111 Berkeley Street and 115 Berkeley Street, to allow for the construction of a new 45-storey mixed-use tower in connection with an application for Site Plan Control and a Heritage Permit application on the subject properties within the context of the proposed conservation strategy contained in the approved HIA.

Staff support the retention strategy and alterations as set out within the conservation strategy and mitigation measures proposed for the site and are of the opinion that the proposal has been designed to conserve the cultural heritage values, attributes, and character of the heritage properties. Staff recommend that Council approve the proposed alterations and grant authority to enter into one or more Heritage Easement Agreements.

Staff are satisfied the proposal meets the intent of the Planning Act, the Provincial Policy Statement, the Growth Plan (2020) and the City of Toronto's Official Plan

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

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SIGNATURE

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ATTACHMENTS

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

LOCATION MAP

ATTACHMENT 1

111 Berkeley Street and 115 Berkeley Street



Figure 1. Location Map showing the property at 517 & 523 Richmond Street East and 97, 105, 111 & 115 Berkeley Street outlined in red, located on the east side of Berkeley Street at the southwest corner of Berkeley Street and Richmond Street East. This location map is for information purposes only; the exact boundaries of the property are not shown (City of Toronto Mapping).

AERIAL PHOTOGRAPH

ATTACHMENT 2

111 Berkeley Street and 115 Berkeley Street



Figure 2. Aerial photograph showing the location 517 & 523 Richmond Street East and 97, 105, 111 & 115 Berkeley Street outlined in red, located on the east side of Berkeley Street at the southwest corner of Berkeley Street and Richmond Street East. This location map is for information purposes only; the exact boundaries of the property are not shown (City of Toronto Mapping, 2022).

111 Berkeley Street and 115 Berkeley Street



Figure 3. Principal (west) elevation of 115 Berkeley Street looking east (Heritage Planning, 2024).



Figure 4. Principal (west) elevation of 115 Berkeley Street looking east (Heritage Planning, 2024).

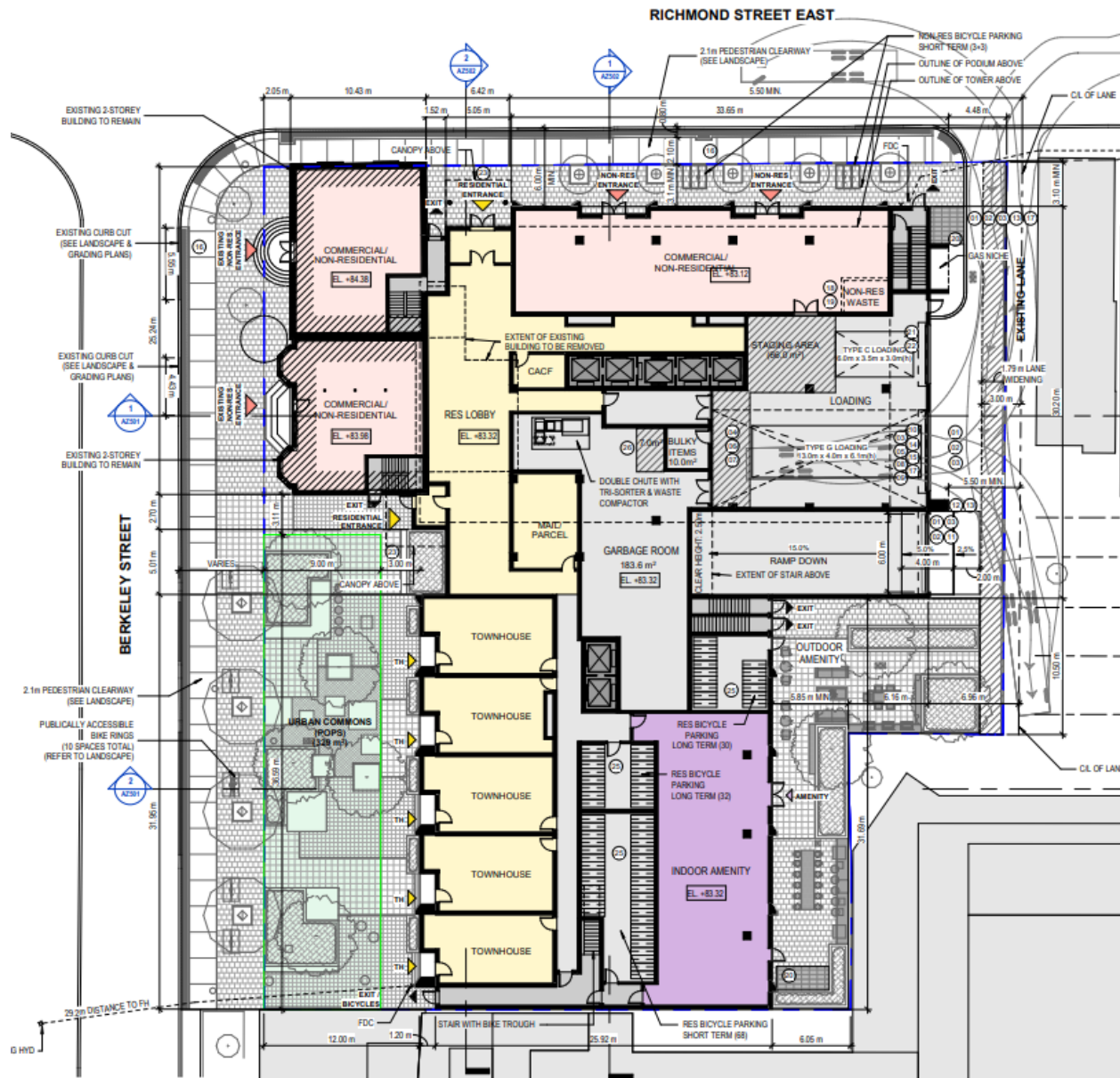


Figure 5. Principal (west) and secondary (north) elevations of 115 Berkeley Street and principal (west) elevation of 111 Berkeley Street looking southeast (Heritage Planning, 2024).

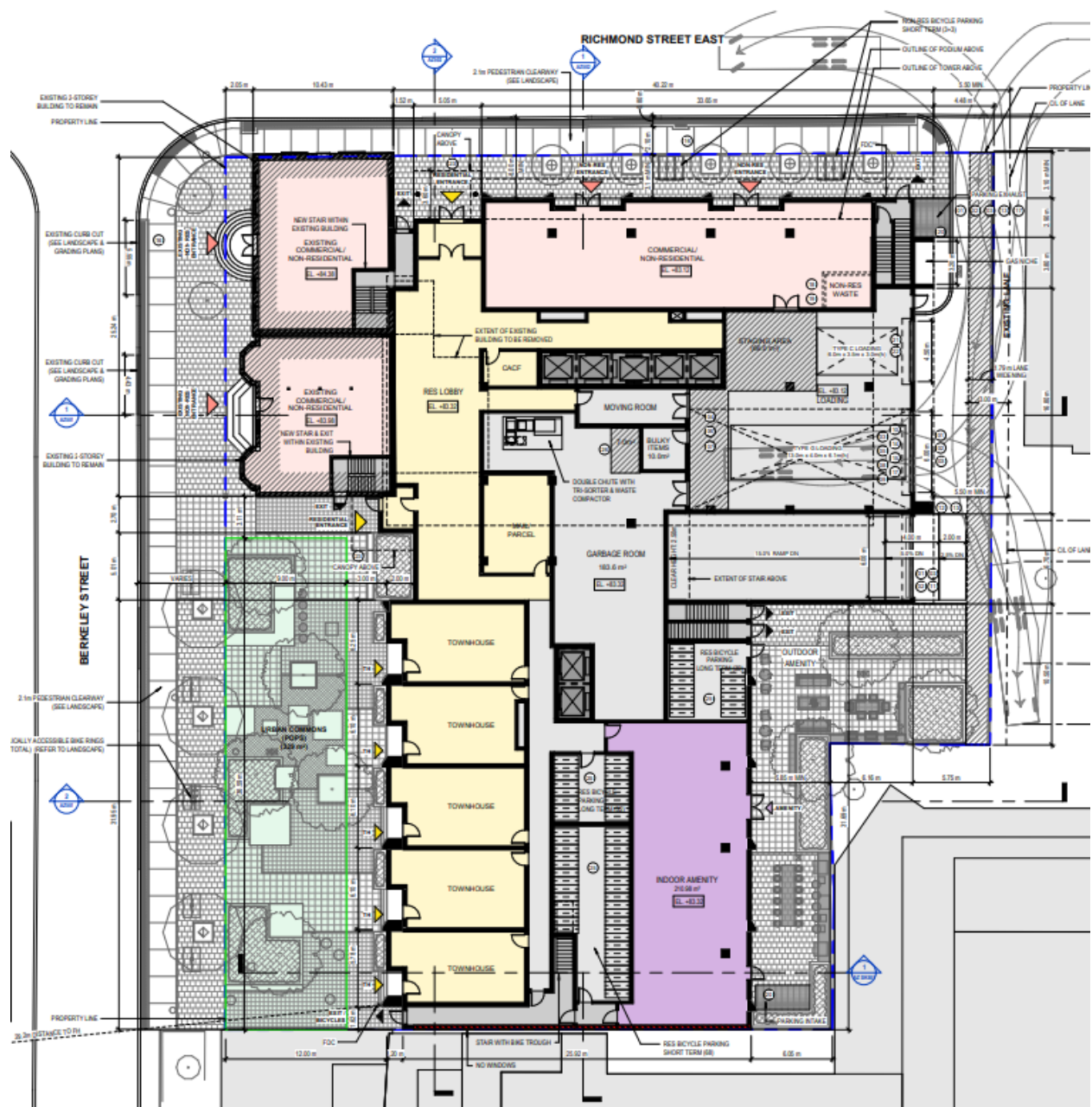
SELECTED DRAWINGS

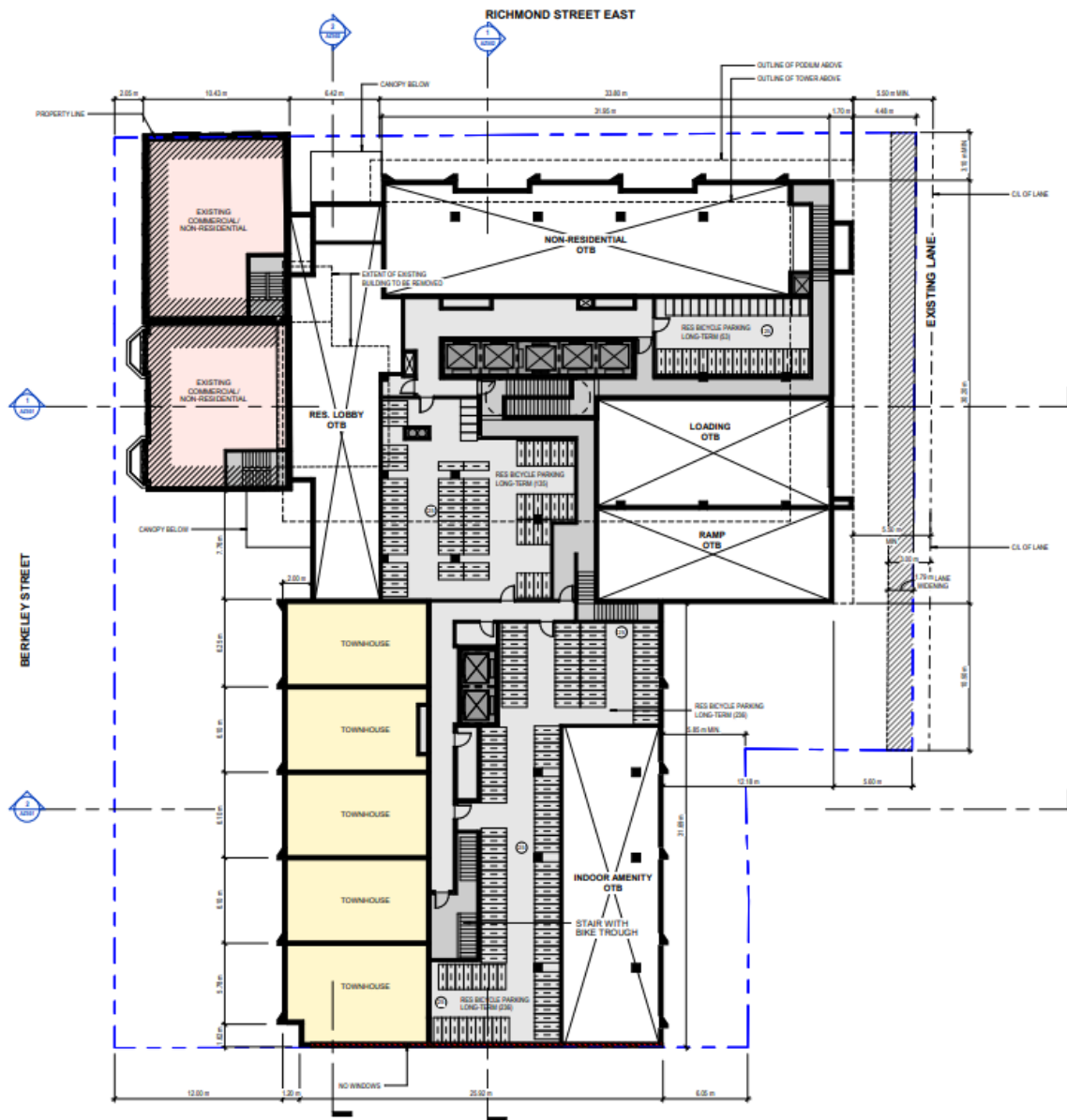
ATTACHMENT 4

111 Berkeley Street and 115 Berkeley Street

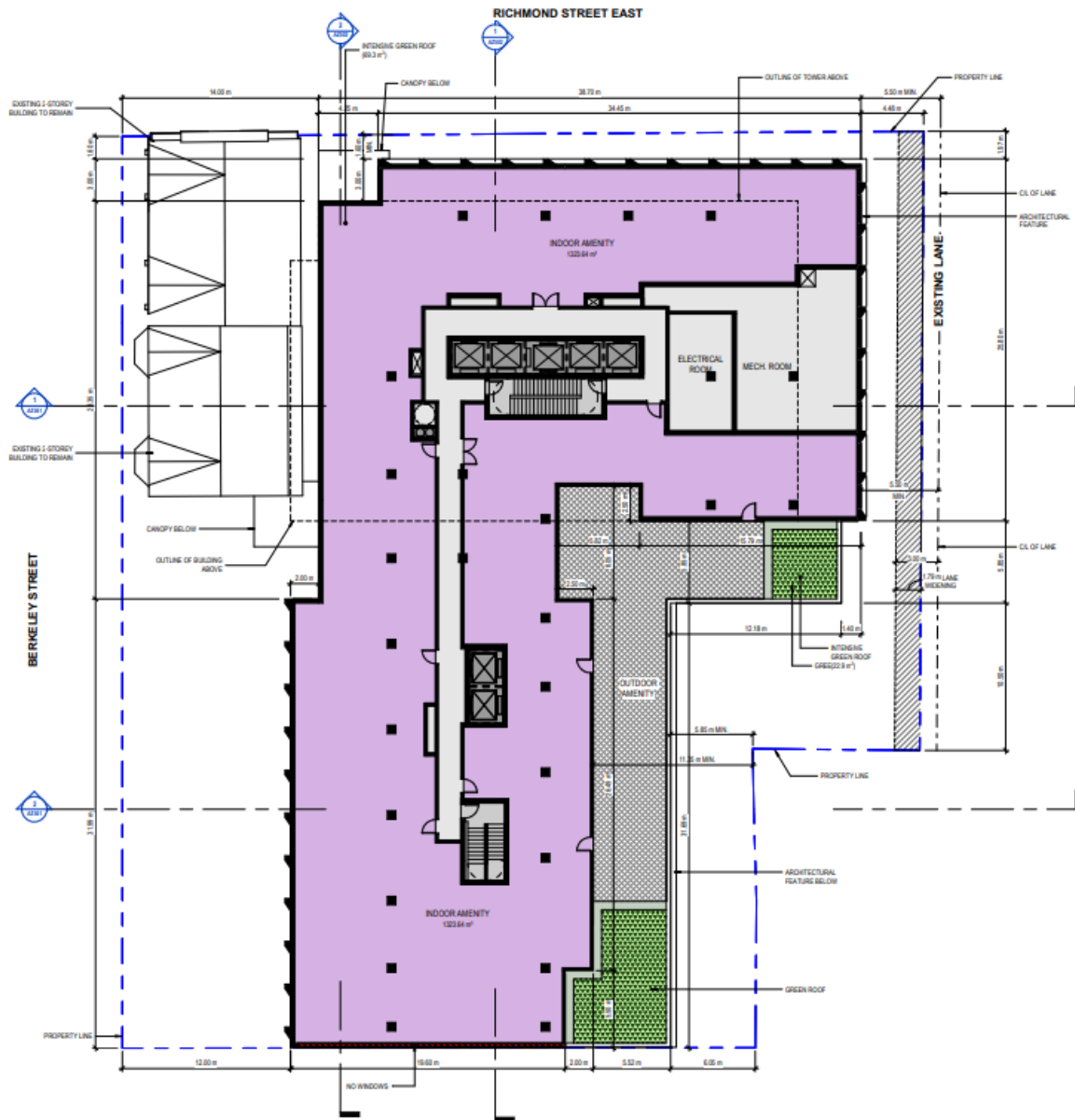


Proposed site plan for 517 & 523 Richmond Street East and 97, 105, 111 & 115 Berkeley Street included for illustration purposes (Sweeny&Co Architects, dated July 3, 2024).

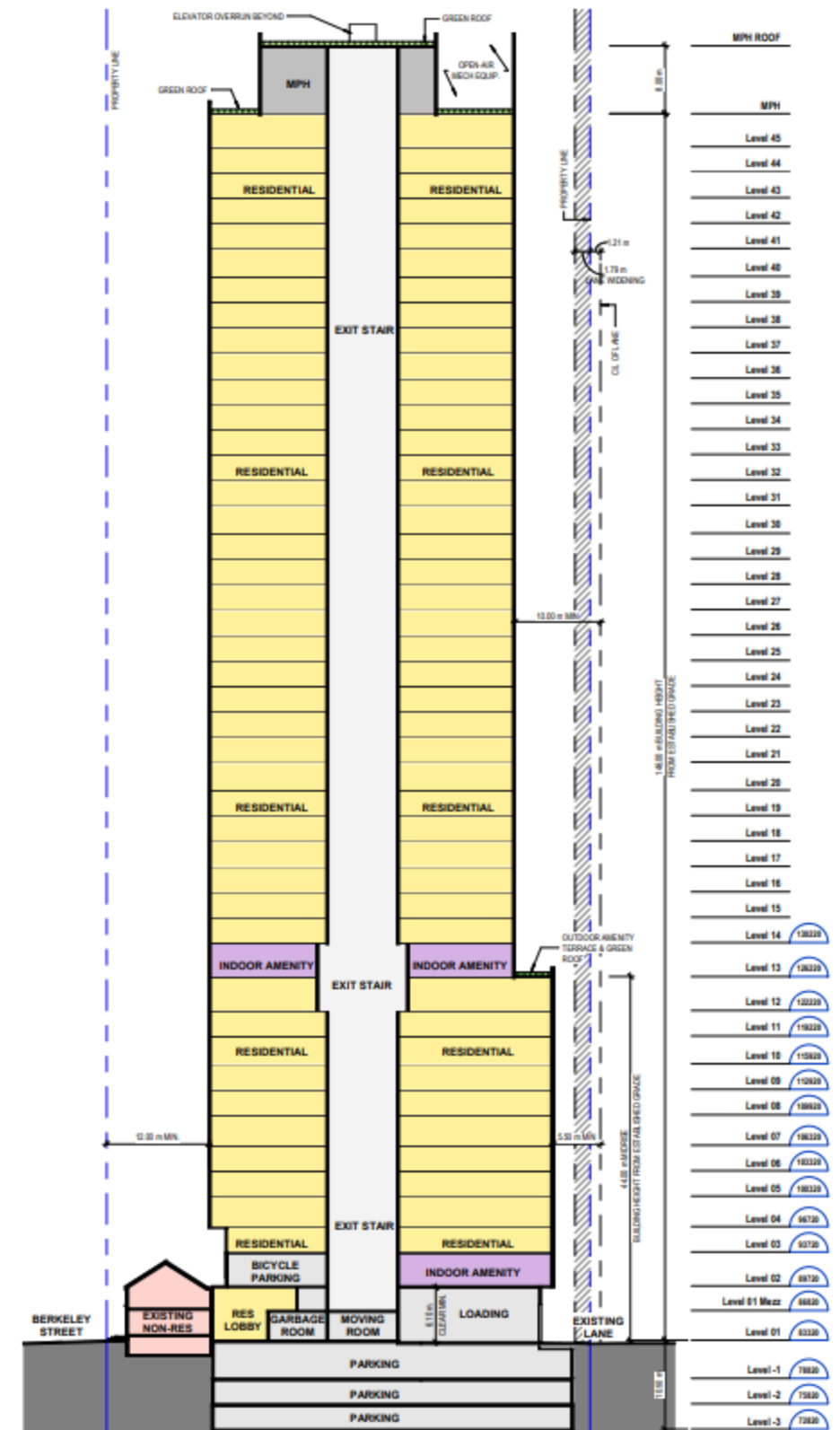




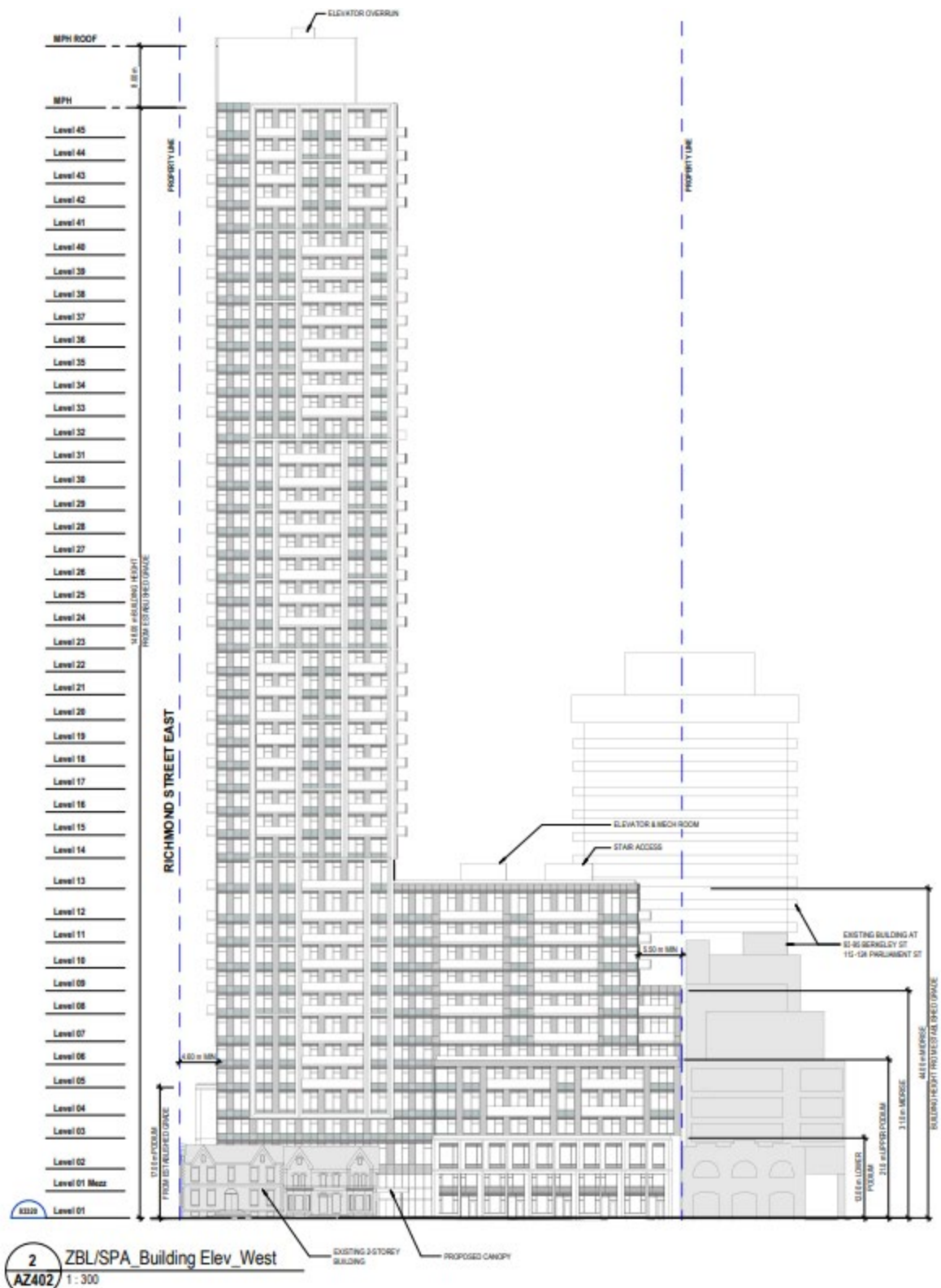
Proposed mezzanine floor plan for 517 & 523 Richmond Street East and 97, 105, 111 & 115 Berkeley Street included for illustration purposes (Sweeny&Co Architects, dated July 3, 2024).



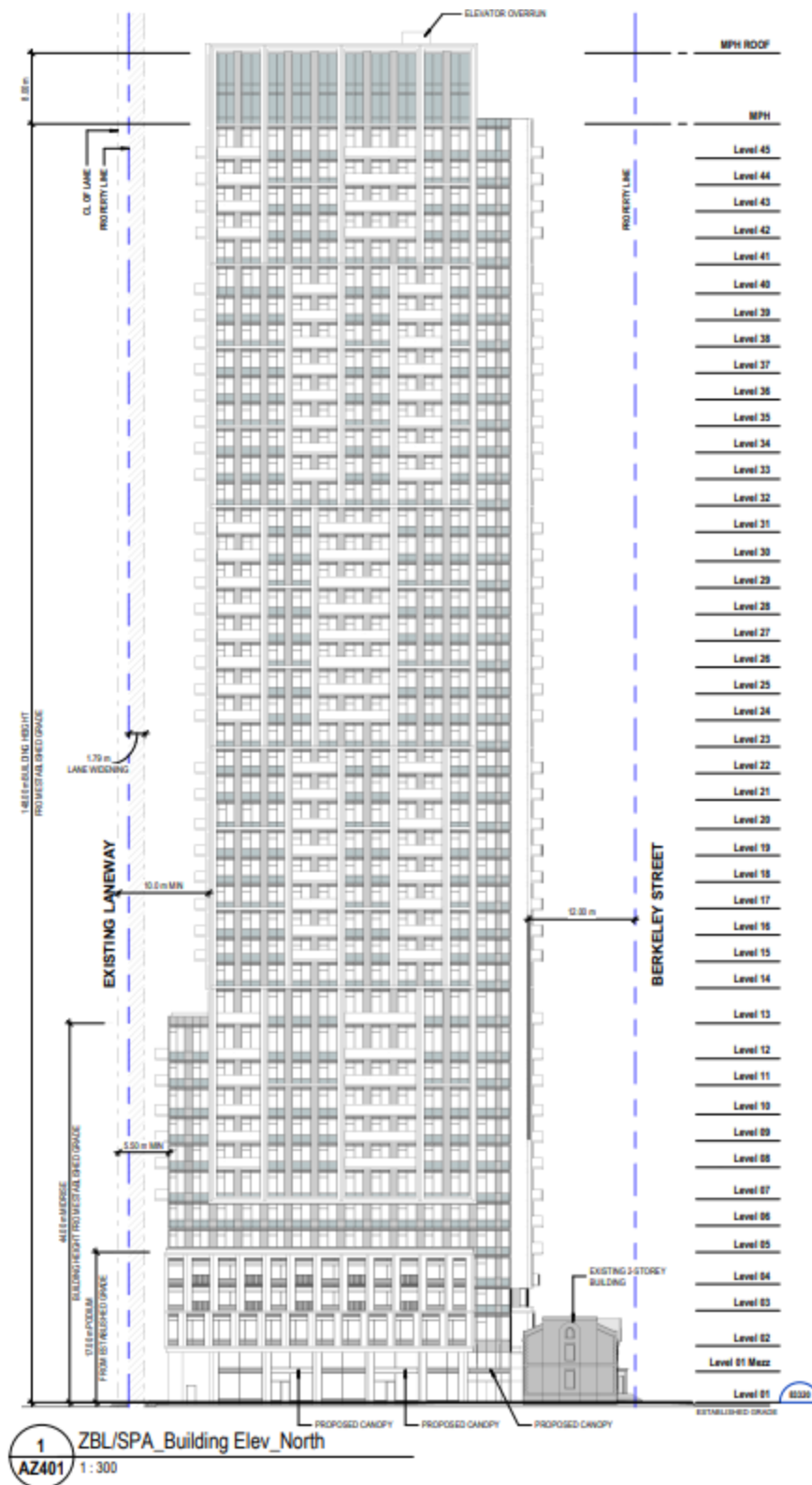
Proposed second floor plan for 517 & 523 Richmond Street East and 97, 105, 111 & 115 Berkeley Street included for illustration purposes (Sweeny&Co Architects, dated July 3, 2024).



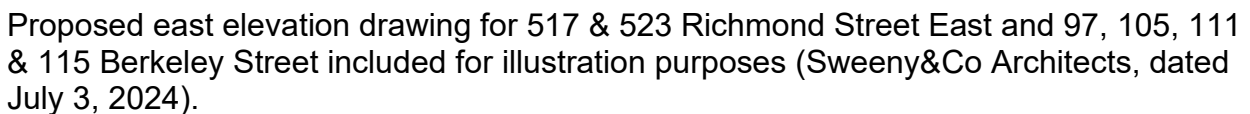
Proposed south-north cross-section drawings 517 & 523 Richmond Street East and 97, 105, 111 & 115 Berkeley Street included for illustration purposes (Sweeny&Co Architects, dated July 3, 2024).



Proposed west elevation drawing for 517 & 523 Richmond Street East and 97, 105, 111 & 115 Berkeley Street included for illustration purposes (Sweeny&Co Architects, dated July 3, 2024).



Proposed north elevation drawing for 517 & 523 Richmond Street East and 97, 105, 111 & 115 Berkeley Street included for illustration purposes (Sweeny&Co Architects, dated July 3, 2024).





Rendering of the proposed development at 517 & 523 Richmond Street East and 97, 105, 111 & 115 Berkeley Street included for illustration purposes (Sweeny&Co Architects, dated March 22, 2024).



Detail of the rendering of the proposed development at 517 & 523 Richmond Street East and 97, 105, 111 & 115 Berkeley Street included for illustration purposes (Sweeny&Co Architects, dated March 22, 2024).



Aerial photo showing the portions of 111 Berkeley Street and 115 Berkeley Street that are proposed to be removed (MHBC, 2023).