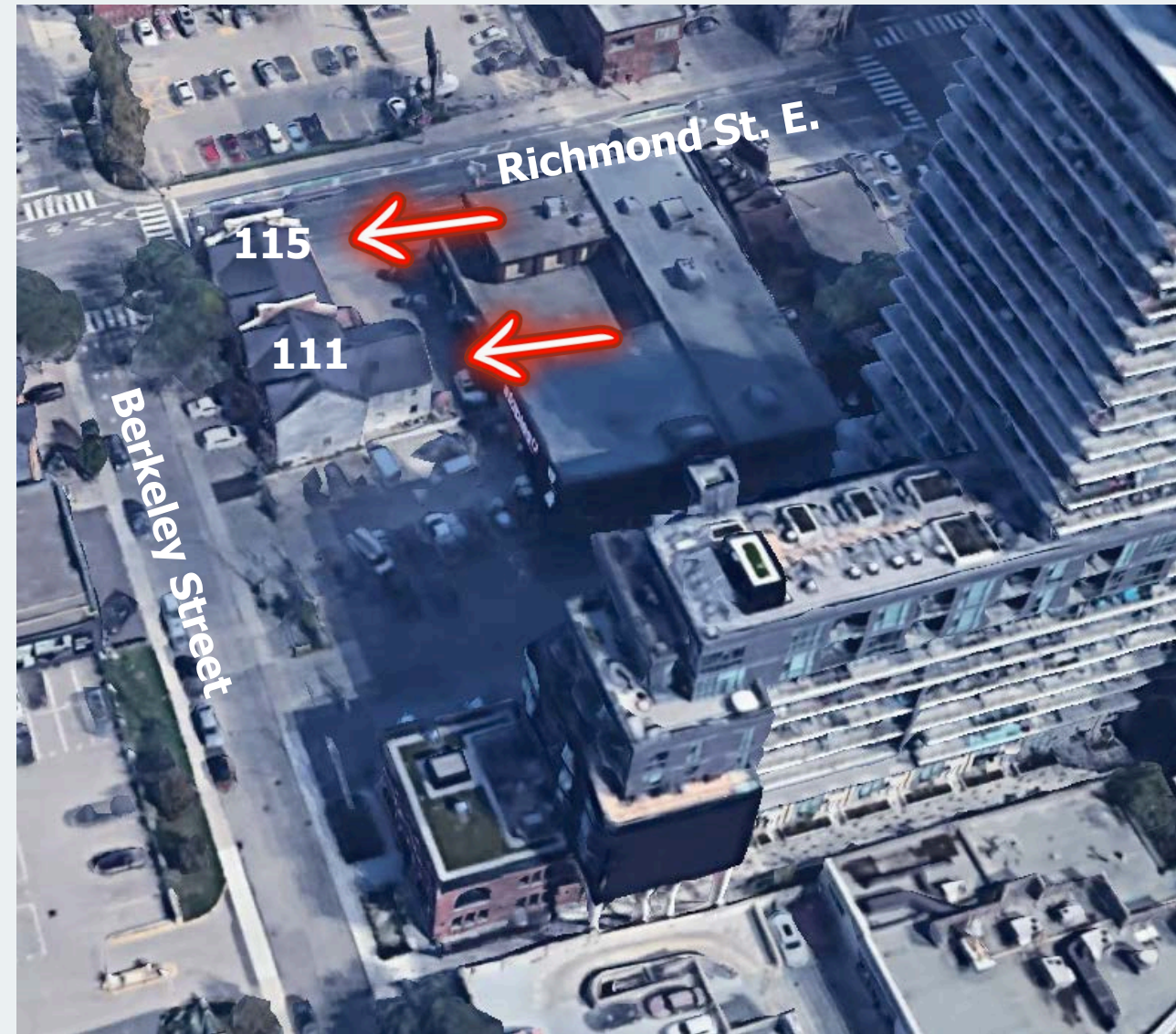
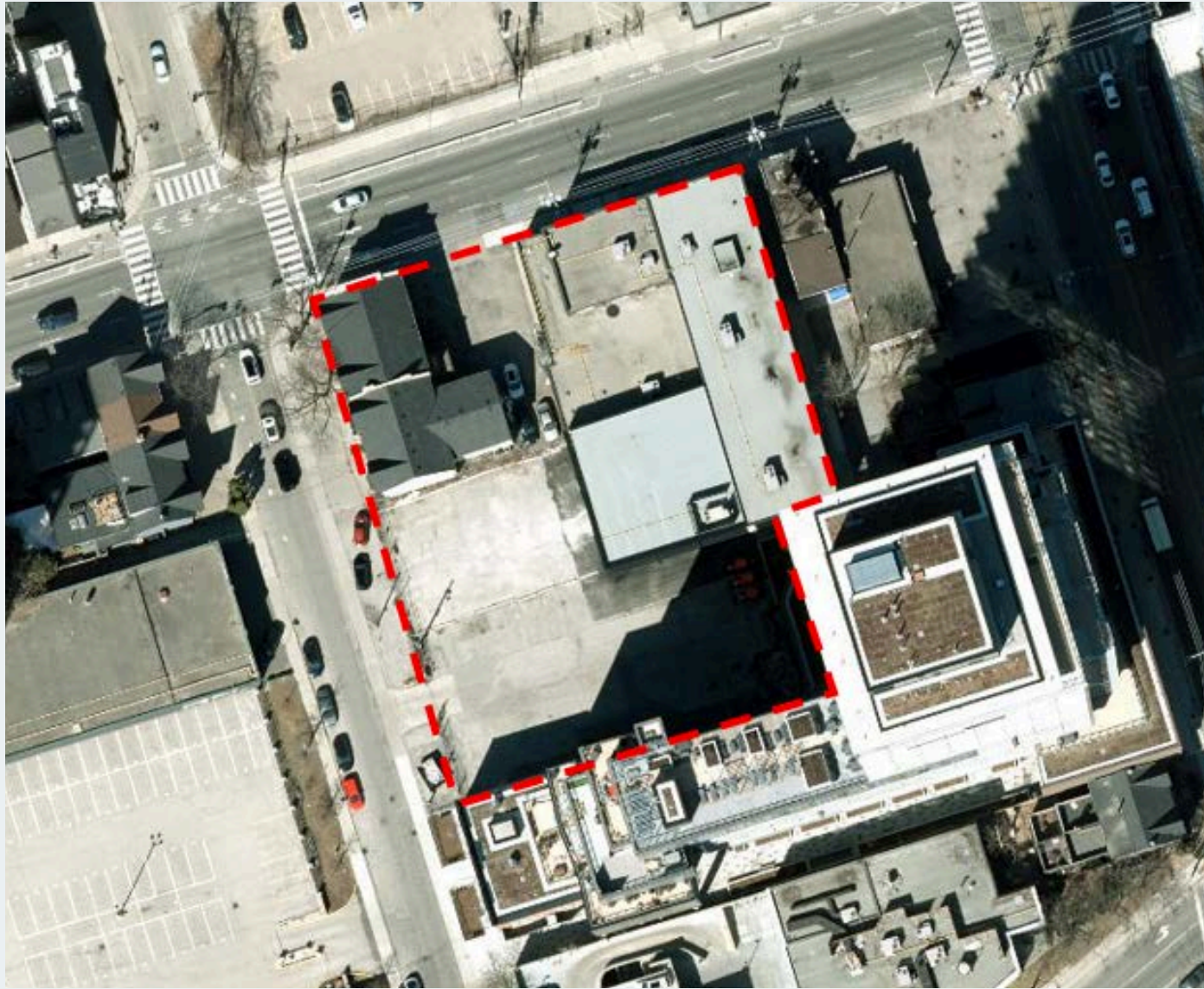




111-115 Berkeley Street, Toronto

Vanessa Hicks (MHBC) and Gabriel Didiano (Sweeny & Co. Architects)
September 20, 2024

Location & Heritage Status: 111-115 Berkeley Street



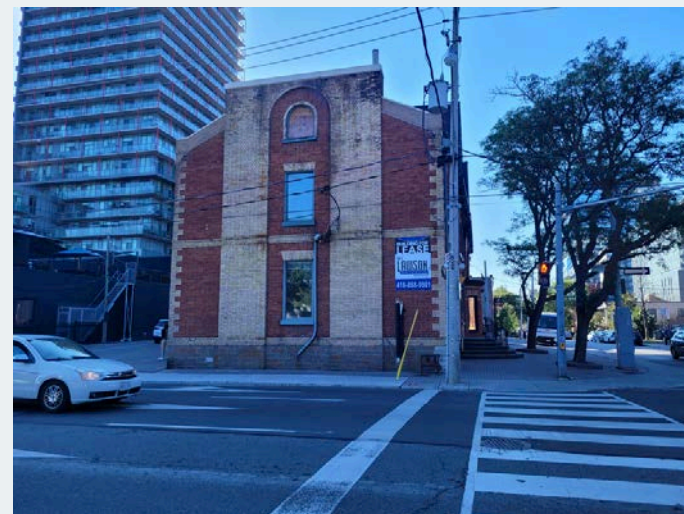
- Development Proposal of the subject lands;
- Includes 111-115 Berkeley Street (Designated Part IV) 2024

Heritage Attributes: 115 Berkeley Street



115 Berkeley Street:

- pre-Confederation era;
- Georgian/Gothic Revival;
- Heritage attributes at the front, side (north) and rear (east) elevation;
- Rear addition *not* a heritage attribute.



east (rear)

north (side)

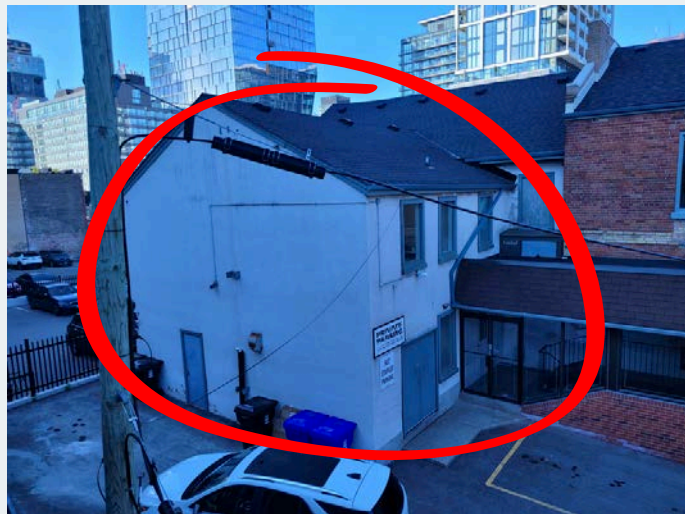
Heritage Attributes: 111 Berkeley Street



west (front)

111 Berkeley Street:

- Bay-and-Gable Gothic Revival;
- Heritage attributes at the front elevation;
- Rear addition *not* a heritage attribute.



east (rear)

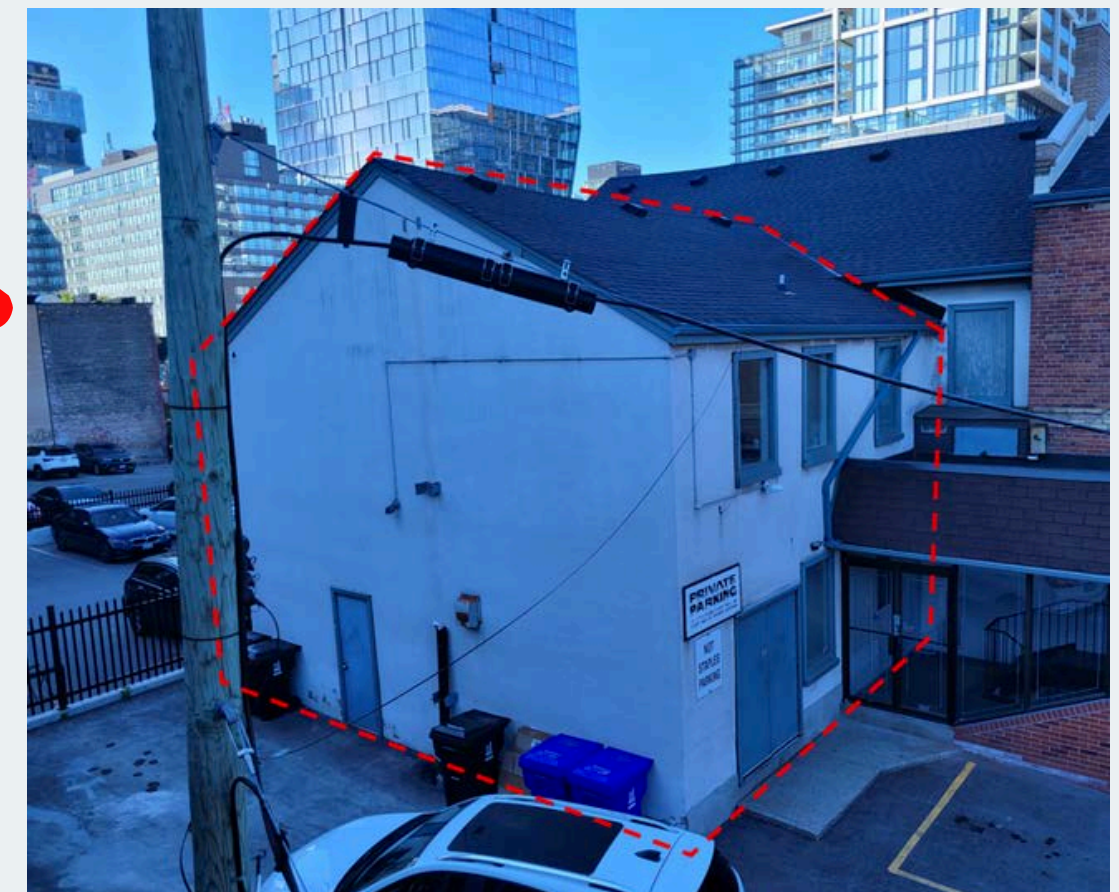
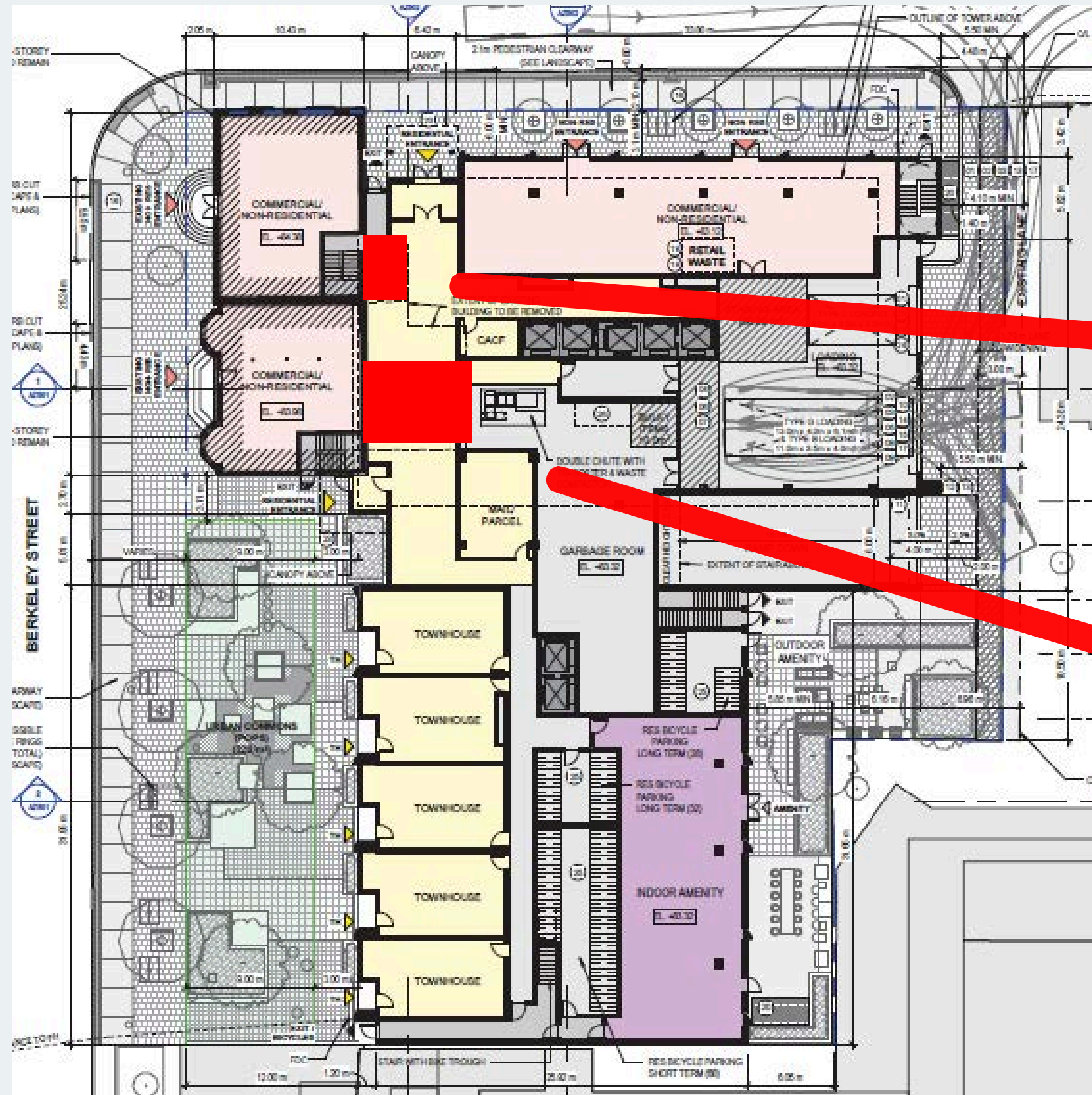


south (side)

Proposed Development: 517 Richmond Street East



Proposed Development: 517 Richmond Street East



Heritage Permit Application

Purpose:

- Retain buildings at 111-115 Berkeley;
- Alterations to permit the construction of the proposed new building on adjacent property;
- Remove rear additions which are not of CHVI/not designated heritage attributes;
- Permit the repair/conservation of the building over the long-term;



115 Berkeley Street

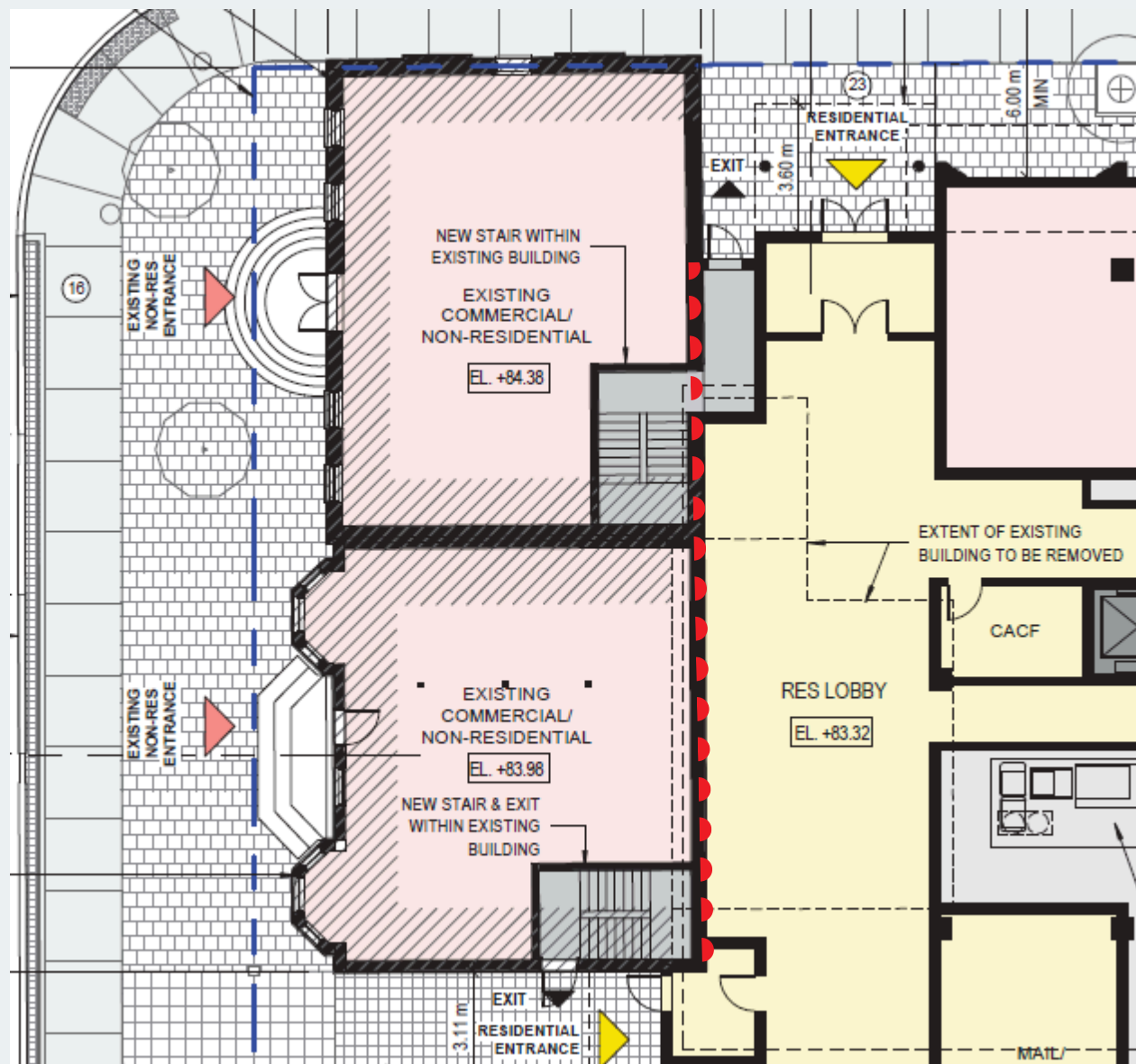


111 Berkeley Street

Heritage Permit Application

Summary of HIA:

- Conservation of 111-115 Berkeley is a beneficial impact;
- All designated heritage attributes at the front and north elevations will be retained;
- Alterations to rear elevation as a result of new building;



Conservation Strategy:

- Conservation Strategy has been vetted through City staff;
- Structural Condition Assessment:
 - Building can be retained and conserved;
 - Conservation Plan required to provide comments on repairs, structural systems, underpinning & shoring, vibration monitoring, etc.
- Details will be provided through a Conservation Plan at the time of Site Plan Approval.

Conclusions

- Proposed development can be undertaken without adverse impacts to the overall building provided that the recommendations of the structural engineering report are undertaken;
- Minor impact: portion of the rear elevation at 115 Berkeley Street would be covered by the proposed new building (lobby);

Recommendations

- Approval of Heritage Permit Application;
- Work with City staff to complete a Conservation Plan & conditions of approval.
 - Conservation Plan & details to provided at Site Plan Approval;
 - Recommendations to ensure heritage attributes are retained and conserved over the long-term.
 - Conditions related to: lighting plan, interpretation plan, signage plan.



QUESTIONS?