

20 GERRARD STREET EAST &
21 MCGILL STREET
Heritage Impact Assessment

March 10, 2026

E R A

Project # 19-275-08
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PREPARED FOR

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20 Gerrard Street East
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1 STATEMENT OF PROFESSIONAL QUALIFICATIONS

ERA Architects Inc. (ERA) specializes in heritage conservation, architecture, planning and landscape as they relate to historical places. This work is driven by our core interest in connecting heritage issues to wider considerations of urban design and city building, and to broader cultural values that provide perspective to our work at different scales.

In our 30 years of work, we've provided the highest level of professional services to our clients in both the public and private sector out of offices in Toronto, Montreal and Ottawa. We have a staff of more than 100, and our Principals and Associates are members of associations that include: the Ontario Association of Architects (OAA), the Canadian Association of Heritage Professionals (CAHP) and the Royal Architectural Institute of Canada (RAIC).

Graeme Stewart, OAA, AAA, NSAA, FRAIC, RPP, CAHP, MCIP is a Toronto-based architect and urban planner. Graeme is a Principal at ERA Architects and a founding director of the Centre for Urban Growth and Renewal, an interdisciplinary urban research organization supporting policy and action toward more equitable and resilient urban regions. Graeme is a member of the Toronto Community Housing Design Review Panel and a regular lecturer in Universities in Ontario and abroad. He is also the co-editor of *Concrete Toronto: A Guidebook to Concrete Architecture from the Fifties to the Seventies*, and a recipient of the Jane Jacobs Prize for his ongoing work related to Tower Renewal.

Sharon Hong, MScPl, MCIP, RPP, CAHP is a Senior Associate with the planning team at ERA. Sharon has over 15 years of professional experience in the planning and heritage sectors. Her ability to navigate the nuanced interplay between urban planning and heritage conservation demonstrates her expertise, strategic thinking, and commitment to fostering sustainable and vibrant urban environments. At ERA Architects, Sharon has been a leader in the advancement of several strategic portfolios and advancing community-based methodologies for expanding inclusivity in the practice of heritage.

Jessie Grebenc, MArch, CAHP is a Senior Associate with ERA Architects and holds a Master's degree in Architecture from the University of Toronto. With over 17 years of experience as a Lead Heritage Consultant specializing in the adaptive reuse of heritage buildings, Jessie has worked on a variety of projects at all stages in the architectural process and has a detailed understanding of building and material conservation. Her experience includes the development and implementation of the rehabilitation strategy for the award-winning Senate of Canada Building (2020 Civic Trust Award winner and 2019 Lieutenant Governor's Ontario Heritage Award for Excellence in Conservation winner).

Angela Garvey, BA, DIP. Heritage Conservation provides project management, report development, and coordination of cultural heritage evaluations and conservation plans, including large rehabilitation and master planning projects for institutional and public landscapes in Ontario. Angela brings a cultural landscape approach to the heritage planning process, and draws on holistic methods for understanding the interrelationship between the natural landscape, built environment, and the practices that heritage properties support.

Shannon Clayton, OAA, CAHP, M.ARCH, B.ARCH is an Architect at ERA. She holds a Master of Architecture and Bachelor of Architectural Science from Toronto Metropolitan University (formerly Ryerson University). At ERA, Shannon has contributed to numerous restoration projects in the City of Toronto, including early 20th century commercial buildings, art deco, and post-war modern buildings.

Erin Tito, M.Pl is an heritage planner, specializing in Toronto development projects. She holds a Master of Planning from Toronto Metropolitan University. Erin's graduate research focused on the reuse of post-industrial spaces and sustainability in the urban built environment. Prior to joining ERA, she gained experience in policy planning and development approvals in Ontario. Since joining ERA in 2022, Erin has undertaken complex research and analysis for a wide range of projects involving heritage conservation and planning.

2 EXECUTIVE SUMMARY

2.1 Background

This Heritage Impact Assessment (HIA) has been prepared by ERA Architects Inc. (ERA) to accompany an application for the proposed redevelopment of 20 Gerrard Street East and 21 McGill Street (the “Site”). This HIA is required to apply to alter the heritage property at 20 Gerrard Street East (Willard Hall). The Site is located immediately east of Yonge Street, between Gerrard Street and McGill Street, and is owned by Covenant House Toronto (CHT). It contains a four-storey Georgian-style institutional building (20 Gerrard Street, constructed 1911, with an addition in 1921), and a four-storey institutional building (21 McGill Street, originally built c. 1892, with major reconstruction after a fire in 1980). The two buildings were integrated in 2000 following the purchase of 21 McGill Street by CHT.

In accordance with the City of Toronto’s Heritage Impact Assessment Terms of Reference, a copy of the HIA Terms of Reference, including a completed Required Contents Checklist (July 7, 2021), is included in this report as Appendix A.

2.2 Heritage Status

20 Gerrard Street East is designated under Part IV of the *Ontario Heritage Act*. The designation by-law was passed by City Council on Jan. 29, 1990. (See Appendix C for a copy of the designation by-law).

21 McGill Street is not a listed or designated heritage property.

2.3 Proposed Development

The proposed development will consolidate CHT’s main facilities at 20 Gerrard Street East and 21 McGill Street into a modern, purpose-built youth services hub. The project will redevelop and expand the existing CHT complex to deliver an integrated, seven-storey facility that enhances the Site’s ongoing use as a social service facility providing shelter, housing, wellness, education, employment, and community programs.

2.4 Impact and Mitigation

The proposed redevelopment retains and rehabilitates the principal south façade of 20 Gerrard Street East, conserving all identified heritage attributes in situ while enabling necessary upgrades to accessibility, safety, and program delivery. Key interventions—including temporary removal and reinstatement of the porticos, adaptation of the east and west entrances, reinstatement of window proportions, and masonry repair—are compatible, visually recessive, and consistent with a rehabilitation approach.

Removal of rear portions including the interior court space allows for an integrated, purpose-built youth services facility. Their functional intent is reinterpreted through new interior and exterior amenity spaces that improve circulation and access to natural light. Overall, the project introduces minimal, well-mitigated change while maintaining the legibility of the retained façade.

2.5 Statement of Professional Opinion

In ERA’s professional opinion, the proposed redevelopment appropriately conserves the cultural heritage value of 20 Gerrard Street East. The conservation strategy retains and rehabilitates the principal façade of 20 Gerrard Street East, which contains the Site’s heritage attributes. Alterations for accessibility and programmatic improvement is compatible and sympathetic to the building’s historic character.

The demolition and replacement of the remainder of the complex does not diminish the property’s cultural heritage value and supports the creation of a functional, cohesive facility aligned with Covenant House Toronto’s mission. The project is consistent with municipal and provincial heritage policy and represents an appropriate, balanced approach to conservation within a vital public-interest redevelopment.

3 PROPERTY OWNER

Covenant House Toronto

20 Gerrard Street East

Toronto, ON M5B 2P3

4 OWNER'S REPRESENTATIVE OR AGENT

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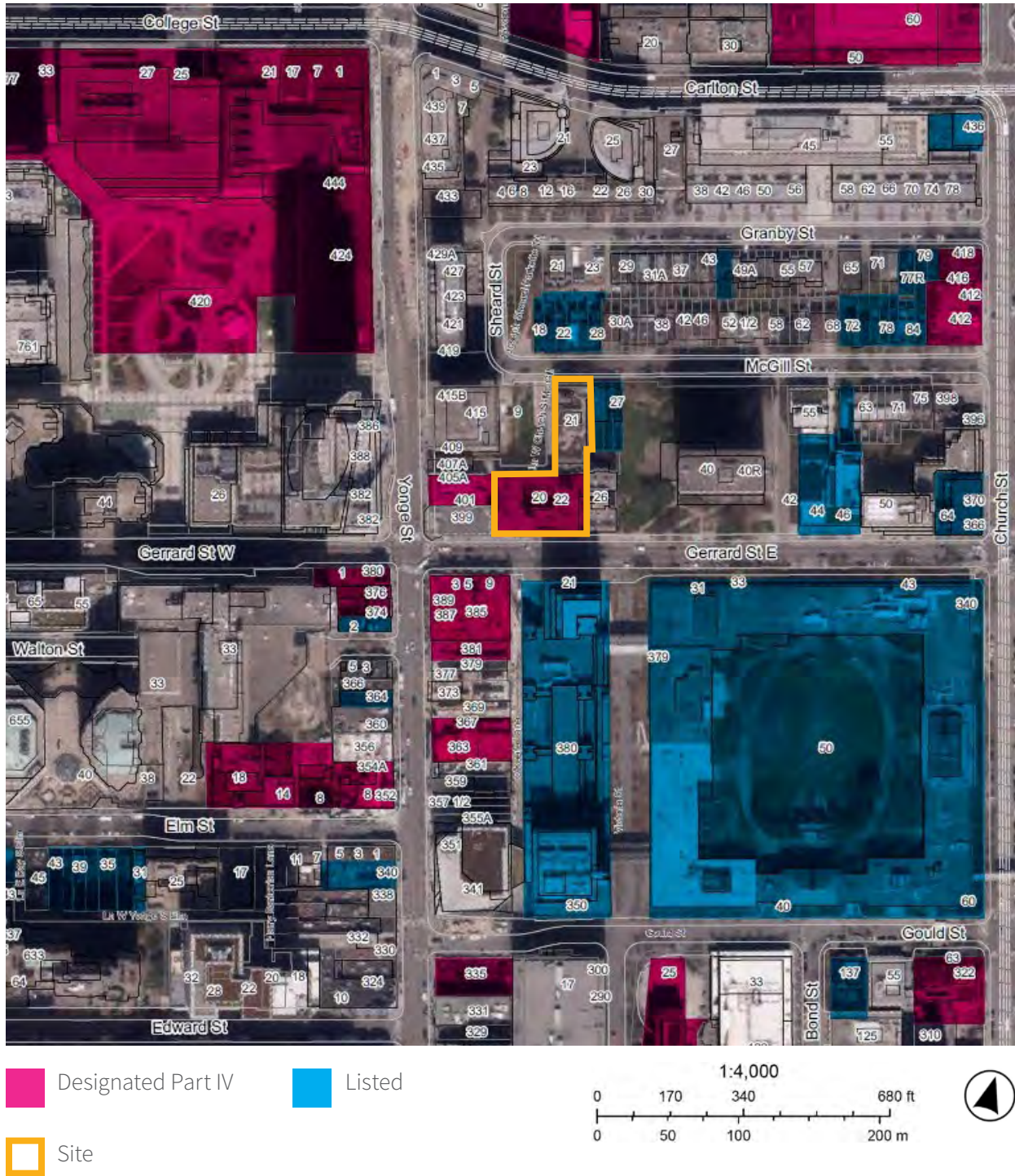
5 LOCATION PLAN

5.1 Property Data Map



Property Data Map showing the Site and nearby listed and designated heritage properties (Source: City of Toronto).

5.2 Aerial Photograph



Aerial photograph showing the Site and nearby listed and designated heritage properties (Source: City of Toronto).

6 CULTURAL HERITAGE EVALUATION

6.1 Heritage Status

20 Gerrard Street East (Willard Hall) is designated under Part IV of the *Ontario Heritage Act*. Designation By-law 80-90 was enacted on January 29, 1990, by the Council of the former City of Toronto (see Appendix C for the Designation By-law). It is ERA's opinion that the existing designation by-law provides sufficient documentation of the building's cultural heritage value and heritage attributes. The designation by-law provides reasons for designation that meet five of nine Ontario Regulation 9/06 criteria. Covenant House's continued use of the site for supporting vulnerable populations is consistent with the long-standing institutional use of the property.

21 McGill Street is part of the Site, but it is not listed or designated on the City of Toronto's Heritage Register.

20 Gerrard Street East - 9/06 CRITERION	Y/N
1) The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Y
2) The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	N
3) The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	N
4) The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Y
5) The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	N
6) The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	Y
7) The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Y
8) The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	N
9) The property has contextual value because it is a landmark.	Y*

*Although the Designation By-law describes 20 Gerrard Street East as a landmark, it is ERA's opinion that the property is integrated into the surrounding urban fabric, and its contextual value lies in its importance in defining the character of the area.

6.2 Cultural Heritage Value

This section reproduces the *Reasons for the Designation of the Property at 20 Gerrard Street East (Schedule “B”)* from Designation By-law 80-90 (see Appendix C for the complete Designation By-law). These reasons underpin the identification of heritage attributes and the assessment of potential impacts presented in this Heritage Impact Assessment.

Reasons for the Designation of the Property at 20 Gerrard Street East:

The property at 20 Gerrard Street East (Willard Hall) is designated on architectural and historical grounds. The east section of Willard Hall was built in 1911–12 for use as a residence for young women from outside the City. The prominent architectural firm of Burke, Horwood and White were commissioned to design the building and it is a very good example of their work. Ten years later the building was extended to the west and a fourth storey was added to complete the existing significant architectural form.

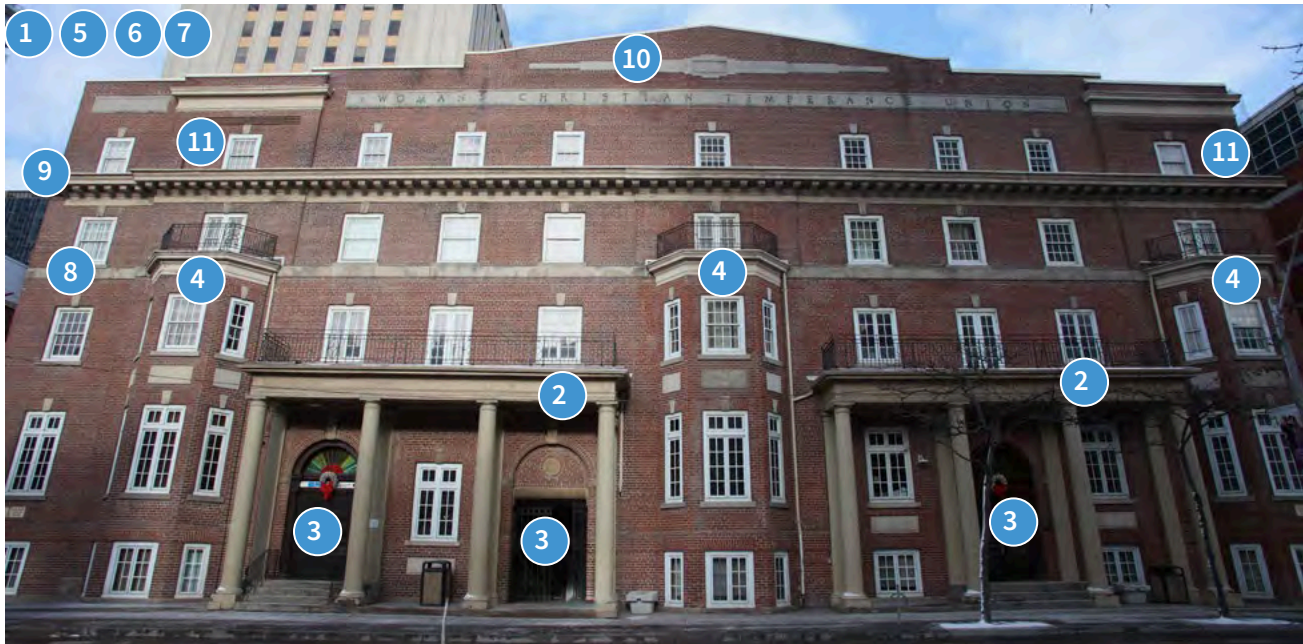
The symmetrical façade is distinctive for its two four-column porticos to emphasize the arched entrance doorways and the three, two-storey bay windows, all of which have a decorative iron railing at roof level. The overall architectural character is Georgian with regular fenestration in red brick walls with stone band courses, keystones, and sills. A continuous cornice at the third storey level acts as a base for the attic storey which has a central gabled parapet and name band which are flanked at each end by pilasters and a cornice centred above the end bay window features. The building surrounds an interior court space with the main public spaces generally in the south wing.

The Women’s Christian Temperance Union (W.C.T.U.) was founded by Frances Willard in the United States around 1874 to promote temperance and reduce alcohol abuse. The Toronto chapter was founded by Mrs. Grant McDonnell in 1893 when the first shelter was established on Elm Street. In 1911, the Gerrard Street East property was acquired. In recent years, transient and immigrant women of many nationalities have found a home in Willard Hall.

Willard Hall is an important architectural and historical landmark in downtown Toronto.

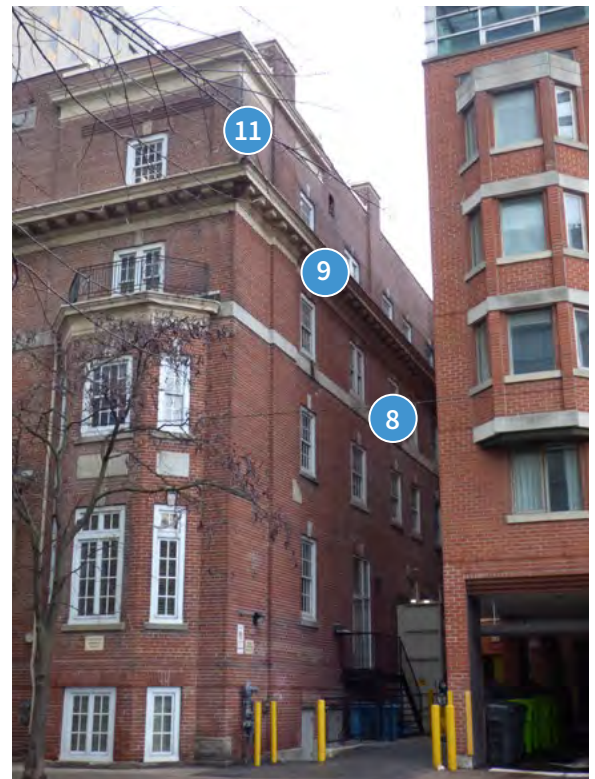
6.3 Heritage Attributes

The heritage attributes derived from Designation By-law 80-90's Reasons for Designation are listed below. These are the attributes assessed for potential impact under Section 33 of the *Ontario Heritage Act* (see Section 13). Their wording has been adjusted slightly for clarity.



South façade of 20 Gerrard Street East (Source: ERA, 2020).

- 1 The symmetrical façade
- 2 The two, four column porticos
- 3 The arched entrance doorways
- 4 The three, two-storey bay windows with decorative iron railings at roof level
- 5 The overall Georgian architectural character
- 6 The regular fenestration
- 7 The red brick walls
- 8 The stone band courses, keystones and sills
- 9 The continuous third-storey cornice
- 10 The central gabled parapet and name band
- 11 The fourth-storey pilasters and cornices centred above the end bay window features (also referred to as flat projecting bays with cornices)



Partial east façade (Source: ERA, 2025).

6.3.1 Interior Court Space & Main Public Spaces in South Wing (Clarification)

The designation by-law notes that “the building surrounds an interior court space with the main public spaces generally in the south wing.” Based on review of the original drawings, the “interior court space” is a narrow, multi-level void between the original building and the later addition (see figure p.15). At grade, it functions primarily as a service alley and to provide light and air to the adjoining interiors. Its second-floor rooftop space is not accessible and is physically disconnected from the at-grade area.

The future interior program is intended to sensitively reinterpret the interior court space through improved outdoor amenity spaces and an interior atrium-like stairwell. Regarding the “main public spaces generally in the south wing”, the future interior program is intended to provide improved amenities and purpose-designed program spaces to support the contemporary models of care for youth at risk.

6.4 Archaeological Potential

The Site is not located within an area of Archaeological Potential as identified on the City of Toronto’s Archaeological Potential Map. No further archaeological assessment is anticipated.



Interior court space of 20 Gerrard Street East (ERA, January 2026).



The Site, outlined in red, is not identified as having archaeological potential (Source: City of Toronto).

7 DESCRIPTION OF ON-SITE HERITAGE RESOURCES



Morphology of the Site (south façade). Changes in 1992 also included the replacement of 20 Gerrard’s windows with vinyl units. (Source: ERA Architects).

The Site comprises two adjoining properties: 20 Gerrard Street East and 21 McGill Street. Of these, 20 Gerrard Street East is recognized as a heritage resource, designated under Part IV of the Ontario Heritage Act (see Designation By-law Appendix X). While 21 McGill Street forms part of the overall Site, it is neither listed nor designated on the City of Toronto’s Heritage Register.

7.1 20 Gerrard Street East (Part IV Designated Property)

20 Gerrard Street East is a four-story Georgian-style institutional building located on the north side of Gerrard Street East, immediately east of Yonge Street. It is a perimeter-block building with a central service alley and light court (interior court space), a flat roof, rectilinear massing with projecting bay windows, primary entrances on Gerrard Street marked by two porticos, and an internal connection to 21 McGill Street to the north, at its east wing. The building defines the southern boundary of the McGill Parkette, and it abuts the adjacent property to the east.



1925 postcard image showing original 2-bay, 3-storey structure at 20 Gerrard Street East (Source: Toronto Public Library Digital Archive).

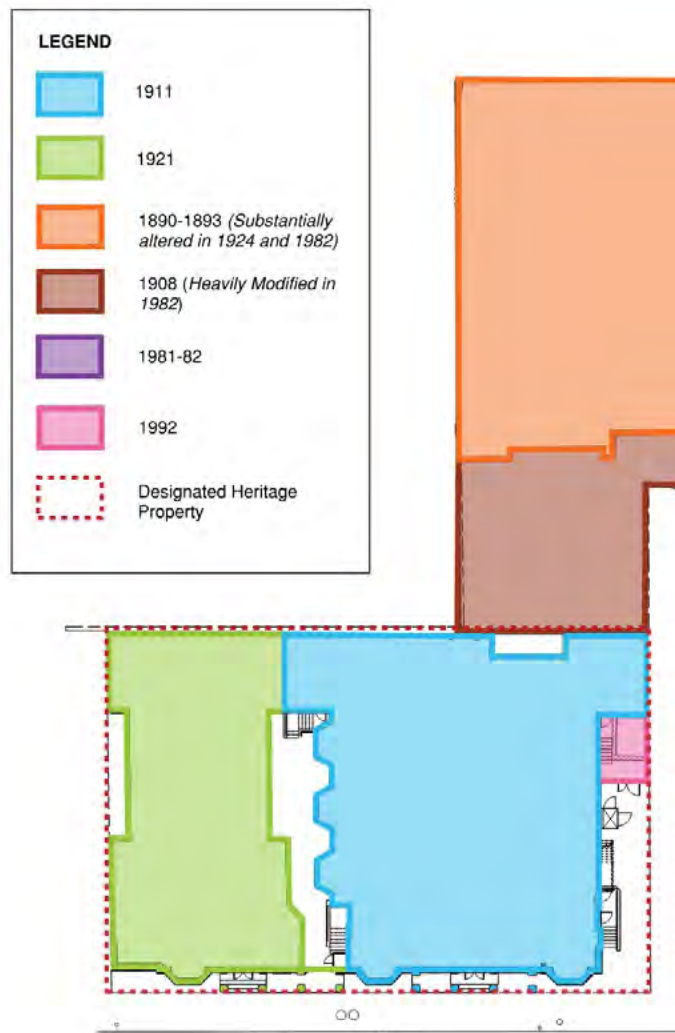
The building was constructed in two phases. In 1911, a three-storey building by Burke, Horwood, & White Architects was constructed at the east portion of the site, comprising the extant four-column east entrance portico flanked by two projecting bays. A 1921 addition, designed by Francis R. Berry, comprises the portions of the building to the west. The addition used matching materials and architectural detailing to the 1911 structure, introduced the extant four-column west portico and west projecting bay at the principal façade, added a fourth storey across the combined structure, and unified the two parts into a symmetrical composition capped by a central gabled parapet with inset stone panels.

With the 1921 expansion, the former west elevation of the 1911 building became an interior-facing wall within the interior court space. The space is a narrow, multi-level void between the original building and the 1921 addition. It functions primarily as a service alley and to provide light and air to the adjoining interiors. The second-floor rooftop space is not accessible and is physically disconnected from the at-grade area.

Institutional Design Legacy

The architectural form and organization of 20 Gerrard Street East represent a legible expression of early twentieth-century reform ideology, in which social betterment was pursued through structured environments, moral oversight, and institutional order. While effective within its original historical context, this design legacy embeds assumptions about gender, behaviour, and authority that are no longer aligned with contemporary approaches to youth services.

The building’s formal symmetry, monumental entrances, and internal program (as expressed during engagement with existing clientele) contribute to a persistent institutional character that can feel unwelcoming, inflexible, and exclusionary for today’s diverse user groups. In particular, the original design intent rooted in moral regulation and supervised communal life conflicts with contemporary trauma-informed models that prioritize autonomy, inclusivity, accessibility, and psychological safety.



Morphology of the Site (plan). (Source: ERA Architects).

Expanded Analysis of Heritage Attributes

The building's heritage attributes, as identified in Designation By-law 80-90, are principally located on the south façade with some attributes wrapping around the southeast corner. A complete list of attributes appears in Section 6.3. The descriptions below provide additional detail based on visual assessments undertaken by ERA between December 2025 – January 2026, and review of archival drawings and specifications.

The two, four-column porticos:

- Two wood porticos frame the entrances. The portico roofs feature decorative wrought iron balcony railings that visually match the original iron railings at the projecting bay roofs. These replaced original wooden balustrades with decorative turned wood balusters between 1931 and 1955, as per archival photos.

The arched entrance doorways:

- Three arched masonry openings with Indiana Limestone accents are located within the two four-column porticos. The east portico contains a single, stepped entrance reached by three risers. The west portico includes a doorway reached by four steps and a gated opening to the interior court space with a one-step threshold.
- Within the three arched masonry openings, the east and west contain decorative wood surrounds and semi-circular transom windows marking the primary entrances.

The three, two-storey bay windows with decorative iron railings at roof level:

- The projecting bays are symmetrically arranged on the principal façade. Each bay is topped by wrought iron balcony railings at roof level.

The regular fenestration:

- Fenestration includes a variety of hung windows and casement windows with sashes divided by muntin bars.
- Current windows are vinyl replacements of the original windows.

The red brick walls and the stone band courses, keystones and sills:

- The exterior is clad in red brick, with decorative stone accents including stone band courses, keystones, and window sills, as well as cornices and inset stone panels.
- Grey Berea stone appears at grade
- Carved natural stone date stones are located at the southeast corner and near the southwest corner.
- Indiana Limestone is used for stone accents on the façade areas underneath the porticos.
- Artificial (cast) stone is used for other accent elements.

The continuous third storey cornice:

- A continuous galvanized iron cornice extends across the façade.

The central gabled parapet and name band

- A horizontal band of artificial stone panels forms the name band with pinned bronze lettering.
- Above the name band, a symmetrical arrangement of artificial stone units forms a geometric motif.

The fourth-storey pilasters and cornices centred above the end bay window features:

- We understand the “pilasters” and “end bay window features” to be, simply, the two flat projecting bays with cornices above the bay windows.

Overview of Secondary Elevations

The east elevation presents a red brick and stone material palette consistent with the principal (south) façade, with continuity of the galvanized iron cornice and artificial stone band course wrapping around the south-east corner. While the original architectural expression extended to this elevation, the integrity of the lower floors has been reduced by various modifications supporting service and loading functions. These alterations include new door openings, stairs, and lifts. A four-storey elevator addition (1992) within the east service yard conceals the setback portion of the south elevation and resulted in the removal of the secondary east entrance and its suspended canopy.

The north elevation is characterized by simpler, utilitarian detailing. The elevation is partially concealed by the adjacent building at 21 McGill Street. The two buildings currently function as an internally connected complex through ground- and fourth-floor openings introduced in 2005.

The west elevation generally exhibits limited ornamentation and utilitarian brickwork. An artificial (cast) stone sign panel from the original 1911 south parapet design is located at the top of the elevation.

7.2 20 Gerrard Street East Condition Assessment

A visual condition assessment of the building was conducted by ERA on December 18, 2025 and January 28, 2026. The review was conducted from grade. The assessment focused on the building envelope. The operability of doors and windows was not checked. The roofs were not assessed. The condition assessment was prepared in tandem with review of archival drawings to confirm materials and evaluate integrity of original design features.

The existing building is generally in fair condition, with select areas of deterioration. Refer to the Condition Assessment in Appendix H for an overview of the existing physical conditions of 20 Gerrard Street East, including the masonry, openings, metalwork, walls and interior court space (light court/service alley).

8 CURRENT PHOTOGRAPHS

The following photographs were taken during a site visit on January 28, 2026.



South (primary) façade of 20 Gerrard Street East (Source: ERA, January 2026).



Partial west elevation of 20 Gerrard Street East (Source: ERA, January 2026).



Partial north elevation of 20 Gerrard Street East (Source: ERA, January 2026).



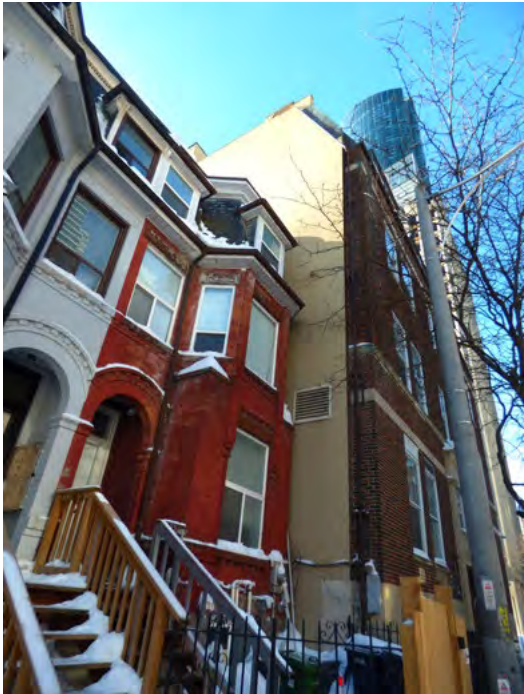
Partial east elevation of 20 Gerrard Street East (Source: ERA, January 2026).



Interior court space of 20 Gerrard Street East (ERA, January 2026).



North (primary) façade of 21 McGill Street (ERA, January 2026).



Partial east elevation of 21 McGill Street (ERA, January 2026).



West elevation of 21 McGill Street (ERA, January 2026).

9 DESCRIPTION OF ADJACENT HERITAGE PROPERTIES

The Site includes two properties with distinct heritage contexts. 20 Gerrard Street East is adjacent to three heritage resources along Yonge Street and Gerrard Street, including: the relocated remnant façade of the Normal School, originally at 21, 31-33 Gerrard Street East; the Gerrard Building at 385 Yonge Street, located to the south of the Site; and the Joseph Bickerstaff Block at 401-405A Yonge Street located to the west of the Site. 21 McGill Street has no heritage status, however it is adjacent to three rows of housing, listed in 1974, located to the north and east of the Site along McGill Street, including 23-27 McGill Street which abut 21 McGill directly. Refer to Appendix D for the designation by-laws for the adjacent heritage resources.



Adjacent “means those lands adjoining a property on the Heritage Register or lands that are directly across from and near to a property on the Heritage Register and separated by land used as a private or public road, highway, street, lane, trail, right-of-way, walkway, green space, park and/or easement, or an intersection of any of these; 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 adopted by by-law.” (Official Plan, Chapter 3, Subsection 3.1.6)

Map of adjacent heritage properties as defined in the Official Plan (City of Toronto, annotated by ERA).

Address	Heritage Status	Date Listed / Designated	Description
18-22 McGill St.	Listed	March 15, 1974	Row housing, 1910; designed by George Sheard
24-28 McGill St.	Listed	March 15, 1974	Row housing, 1893-1894; architect unknown
23-27 McGill St.	Listed	March 15, 1974	Row housing, 1891; architect unknown
21, 31-33 Gerrard St. East	Listed	November 21, 1973	Remnant of Normal School, 1851; designed by Cumberland & Ridout. Portion of façade salvaged and relocated to 50 Gould Street
385 Yonge St.	Part IV	May 15, 2019 By-law 800-2019	Gerrard Building, 1924; designed by Sproatt & Rolph
401-405A Yonge St.	Part IV	May 15, 2023 By-law 452-2023	Joseph Bickerstaff Block, 1873; designed by William Stewart

Current Photographs of Adjacent Heritage Resources

The following photographs were taken during a site visit on January 28, 2026.



18-22 McGill Street, south façade (Source: ERA, 2026).



24-28 McGill Street, south façade (Source: ERA, 2026).



23-27 McGill Street, north façade (Source: ERA, 2026).



Remnant façade from the Normal School. The school was constructed at 21, 31-33 Gerrard Street East, then relocated in the 1940s and demolished in 1963. The remaining portion of the façade is located within the Kerr Hall quadrangle at 50 Gould Street (Source: ERA, 2026).



385 Yonge Street, north-west corner (Source: ERA, 2026).



401-405A Yonge Street, west façade (Source: ERA, 2026).

10 DESCRIPTION OF SURROUNDING NEIGHBOURHOOD

The Site is located on the north side of Gerrard Street East, mid-block between Yonge Street and Church Street. The Site also has frontage on McGill Street. The surrounding built-form context includes mid- and high-rise institutional and residential properties along Gerrard Street East, and predominantly low-rise residential properties along McGill Street. Nearby, to the west, is College Park, a mixed-use complex located at the southwest corner of Yonge and College Streets. It features a 1930s-era Art Deco building now home to an event venue and offices, surrounded by high-rise residential towers and a 0.75-hectare public park. To the

The Site's immediate surrounding context includes:

- To the north, on the north side of McGill Street, are rows of townhouses from different eras of development;
- To the east of 20 Gerrard Street East is the Saint James Hotel, a 6-storey brick building located at 26 Gerrard Street East. To the east of 21 McGill Street is a row of Listed townhouses at 23-27 McGill Street;
- To the south, on the opposite side of Gerrard Street East, is Toronto Metropolitan University (TMU). Comprising a large downtown campus, it is characterized by low and mid-rise institutional buildings; and
- To the west of the Site is a Part IV Designated parcel located at 401-405A Yonge Street. A 75-storey tower has been approved for this parcel.

The surrounding area also includes a variety of public parks and green spaces, including the McGill Parkette directly to the north and west of the Site, the Joseph Sheard Parkette on the north side of McGill Street, College Park to the west, the Kerr Hall Quadrangle to the south of the Site, and Allan Gardens to the east.

The broader area surrounding the Site has undergone significant institutional and cultural reinterpretation, including changes to long-standing place names associated with prominent public spaces and educational institutions. In 2022, the former Ryerson University was formally renamed Toronto Metropolitan University,

reflecting reassessment of historical legacies associated with the institution's namesake.

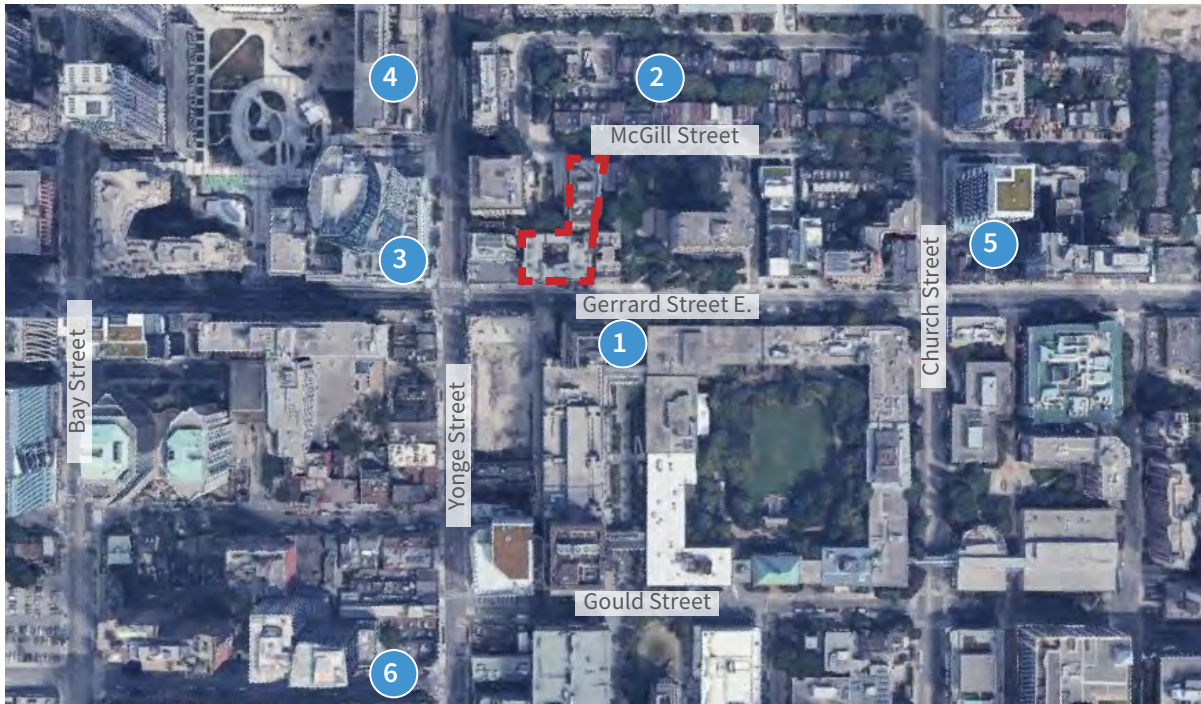
Similarly, the area previously known as Dundas Square, located in close proximity to the Site, was renamed Sankofa Square in 2023, marking another reassessment of namesake and a shift toward recognizing more inclusive and culturally representative narratives within the downtown core.

These changes reflect a broader pattern of adaptation and recontextualization within the neighbourhood, in which historic sites and institutions are increasingly interpreted through contemporary social values while continuing to serve public and community-oriented functions.

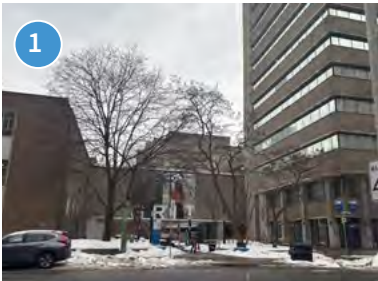


Context view looking west along Gerrard Street (ERA, February 2026).

Surrounding Context Map



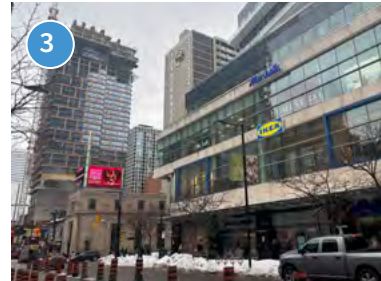
Aerial image showing the Site (outlined in red) and surrounding context (Google Earth; annotated by ERA).



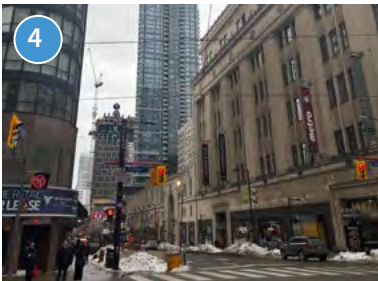
1
Toronto Metropolitan University (TMU) campus (ERA, 2026).



2
Row housing characterizes both sides of McGill Street (ERA, 2026).



3
The Site is surrounded by retail and residential uses (ERA, 2026).



4
Mixed-use complex at College Park (ERA, 2026).



5
There is a juxtaposition of low-rise and high-rise built form (ERA, 2026).



6
To the south, pedestrian activity and retail uses intensify (ERA, 2026).

11 DESCRIPTION OF PROPOSED DEVELOPMENT



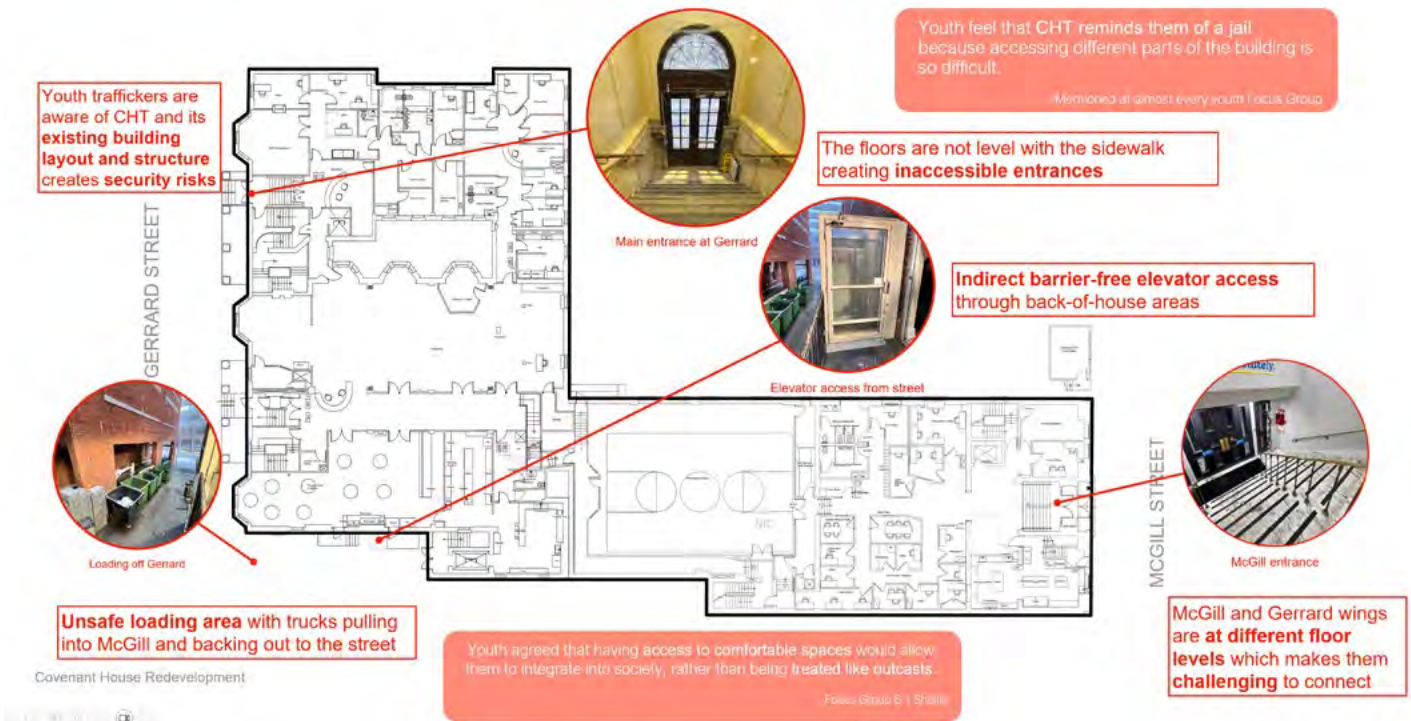
Rendering of the proposed development looking north, with 20 Gerrard Street East in the foreground (ERA, 2026)

The proposed development will consolidate Covenant House Toronto's (CHT) main facilities at 20 Gerrard Street East and 21 McGill Street into a modern, purpose-built youth services hub. The project will redevelop and expand the existing CHT complex to deliver an integrated, seven-storey facility that enhances the Site's ongoing use as a social service facility providing transitional housing, wellness, education, employment, and community programs. As a public-interest project that supports equitable access to critical services, the redevelopment advances City of Toronto priorities related to housing, shelter capacity, and youth well-being. The redevelopment will allow Covenant House to double the number of youth served to approximately 5,000 individuals annually, within a coordinated and purpose-built site.

As part of the block-planning framework established under Site and Area Specific Policy (SASP) 865 (see Appendix F), the adjacent mixed-use tall building to the west (399–405 Yonge Street) will include a

social-housing program operated by Covenant House Toronto, providing additional dedicated, transitional housing units for youth.

The project responds to significant limitations of the existing interconnected buildings, which have served as CHT's home for decades but no longer adequately support contemporary programming or trauma-informed models of care. Key challenges include: floor levels above sidewalk grade, resulting in non-inclusive entry sequences; fragmented and difficult internal circulation between the Gerrard and McGill wings; indirect barrier-free routes through back-of-house areas; and security vulnerabilities associated with the current layout. Youth have expressed that these conditions feel institutional and isolating, with the difficulty of moving through the building reinforcing the impression of being confined. Additional operational concerns include an unsafe loading condition on McGill Street, where trucks must reverse into the street to exit.



Overview of site accessibility and security challenges, including direct feedback from youth clients. (ERA, 2026).

Informed by CHT’s vision and extensive engagement with staff and youth, the redevelopment adopts design principles centred on dignity, safety, and belonging. The proposed facility is intended to be:

- a welcoming and bright space for youth;
- grounded in trauma-informed design approaches;
- accessible, energy-efficient, and green;
- technologically enabled;
- designed to increase safety and comfort;
- thoughtfully designed to meet the lived experience of its users; and
- adaptive and flexible for evolving needs.

These principles guide both architectural form and interior programming. They also align with municipal goals to expand access to supportive housing and integrated social services.

The development proposes the demolition of 21 McGill Street and the rear portion of 20 Gerrard Street East, and their replacement with a new seven-storey structure that incorporates façade retention at 20 Gerrard Street East. The principal façade and its east corner return will be conserved, with three new storeys visible above

and set back approximately 4 metres to maintain the visual prominence of the façade. The massing strategy balances heritage conservation with the delivery of urgently needed new housing capacity. Full architectural and engineering services will guide the project from feasibility and schematic design through construction administration and close-out.

Overall, the expansion of the existing 9,515 m² facility to approximately 14,386 m² provides space for consolidated and expanded program areas that support CHT’s long-term objectives.

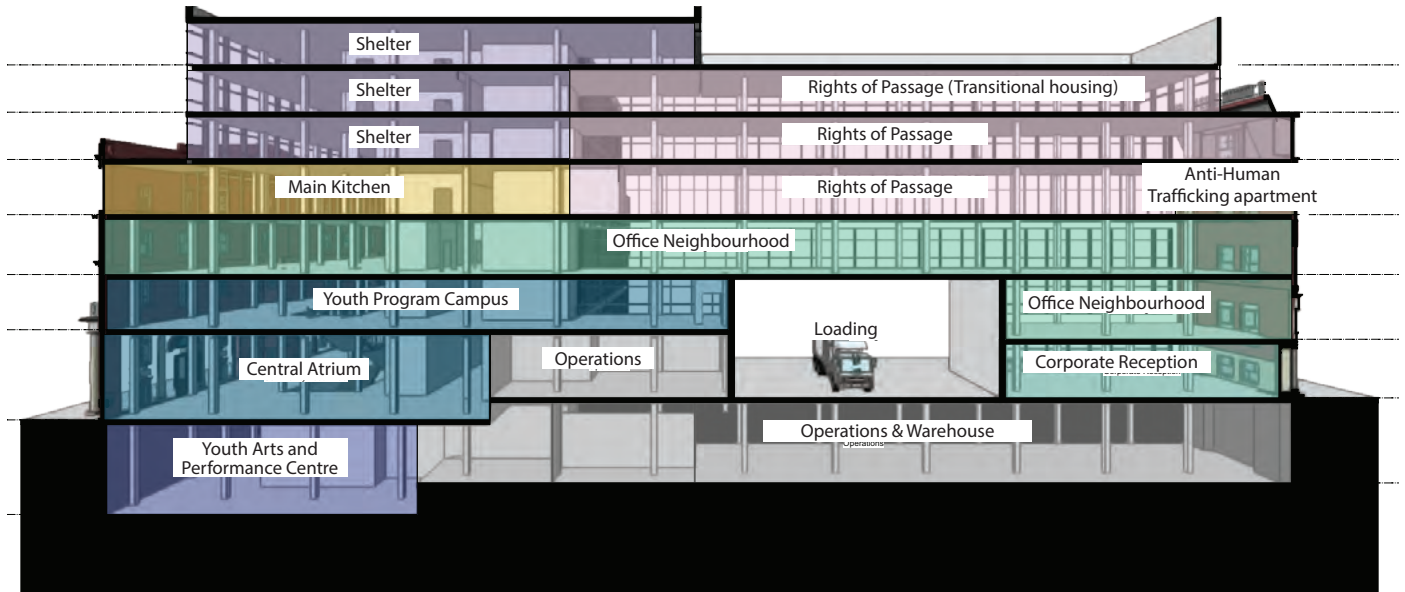
The new complex will accommodate a coordinated suite of youth-support functions, including shelter and transitional housing, crisis and intake services, anti-human-trafficking safe beds, a youth wellness hub, and consolidated spaces for employment, education, training, and social enterprise. It will also provide community support and drop-in services, along with purpose-built staff areas and shared workspaces. In total, the redevelopment will significantly expand CHT’s capacity, providing approximately 173 high- and low-support beds configured to respond to fluctuating needs. Collectively, these functions strengthen CHT’s

full spectrum of care and contribute to broader housing and homelessness response efforts.

The redevelopment aims to create an environment that enhances safety and dignity for youth while enabling modern service delivery. Welcoming outdoor amenity spaces will replace existing incidental and constrained outdoor spaces. Bright, open circulation routes will replace the existing fragmented pathways between the Gerrard and McGill wings. New program areas - including an Indigenous circle space, a youth arts centre, and expanded educational and life-skills training rooms - will offer spaces for healing, learning, and community connection. The design also seeks to improve site operations, including safer loading and service access.



Precedents illustrating the proposed concepts for new outdoor amenity spaces (ERA/HAI, 2026)



North-South section of the proposed redevelopment design concept (ERA/HAI, 2024)

12 ALTERATIONS AND DEMOLITION

The proposed development involves alterations and demolitions in accordance with the definitions provided in the City of Toronto Official Plan (Chapter 3.1.6):

“Alteration: is any change to a property on the Heritage Register in any manner including its restoration, renovation, repair or disturbance, or a change, demolition or removal of an adjacent property that may result in any change to a property on the Heritage Register.”

“Demolition: The complete destruction of a heritage structure or property on its site, including the disassembly of structures and properties on the Heritage Register for the purpose of reassembly at a later date.”

“Removal: The complete and permanent dislocation of a heritage resource from its site, including relocation of structures to another property.”

Refer to Section 12.3 for demolition and alteration diagrams.

12.1 Alterations

The full south façade of 20 Gerrard Street East is proposed to be retained-in-place. The return portion of the east façade will be retained to a depth of approximately 6.7 meters. The remainder of the building will be removed to accommodate the proposed new seven-storey building. The return portion of the west façade will be reconstructed with new masonry to a depth of approximately 2.4 meters. Heritage attributes are concentrated on the south façade. The retained façade will continue to define the street frontage.

The retained façade is proposed to be altered in order to meet project objectives such as providing barrier-free access to the building, creating a more welcoming entry sequence, adding outdoor amenity space, and accommodating the privacy requirements of interior programming. Alterations will include the replacement of window units and entrance doors, temporary dismantling of both porticos during construction followed by reconstruction, and removal of the WCTU lettering from the parapet name band. A more detailed description and analysis of the façade alterations can be found in Section 13.

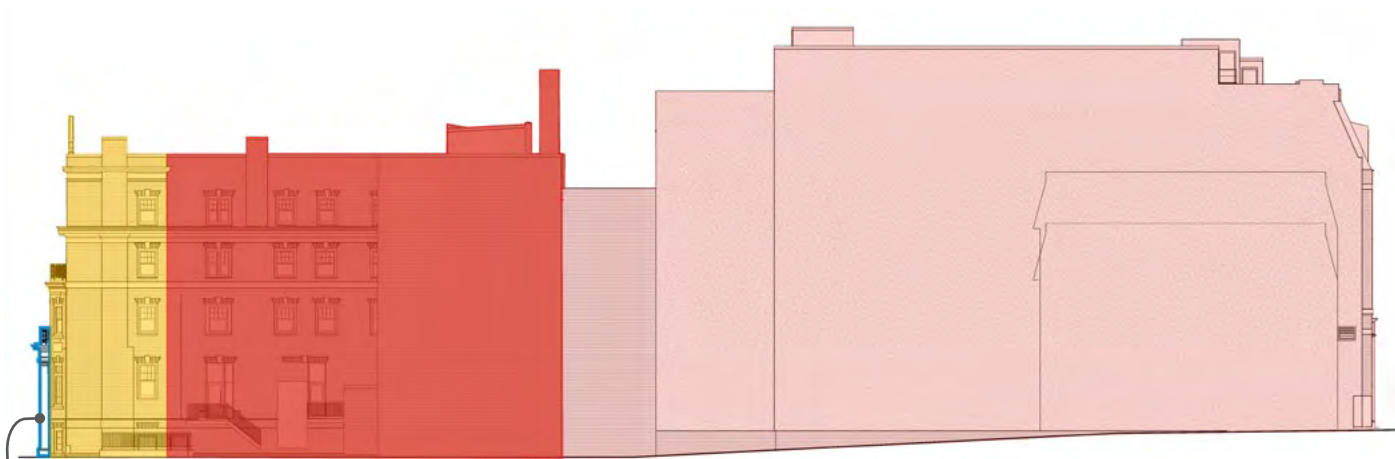
12.2 Demolition

The “interior court space” of 20 Gerrard Street East is proposed to be demolished. While included in Designation By-law 80-90’s Reasons for Designation, the space is a narrow, multi-level void between the original building and the later addition, which functioned primarily as a service alley and to provide light and air to the adjoining interiors. Today, it poses a security and personal safety risk for youth due to its unsecured street access.

A triple-height interior volume that fulfills the function of a light well is proposed to reinterpret the interior court space, and contemporary building systems will more effectively provide light and ventilation to the proposed building. Secure, fully-integrated outdoor amenity areas are also proposed, to sensitively reinterpret the interior court space while providing a more intentional location for community gathering.

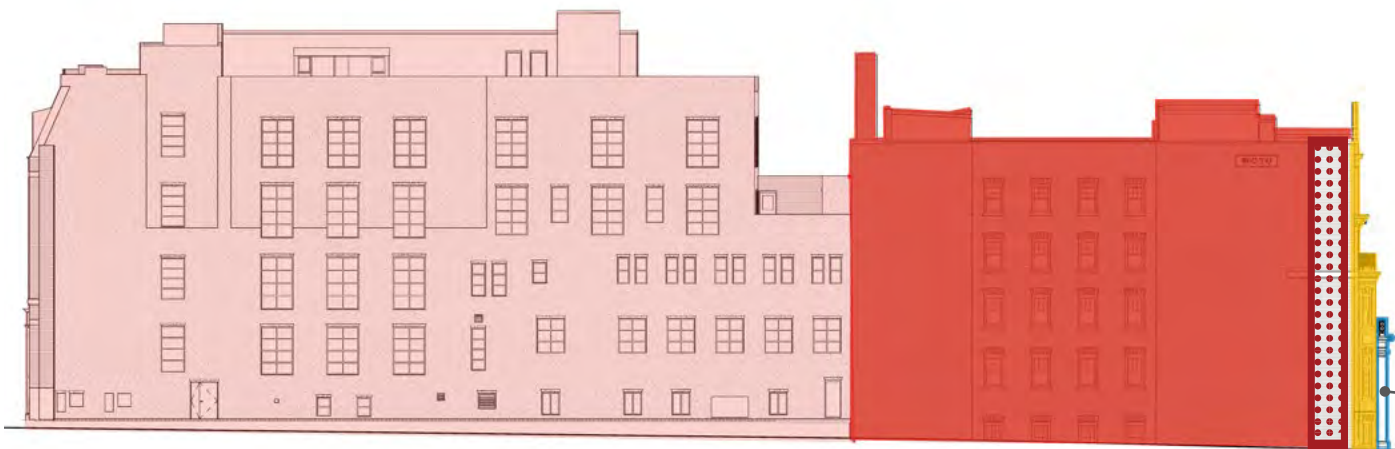
12.3 Proposed Site Alterations and Demolitions Diagrams





Existing East Elevation (ERA, 2026).

Temporary removal of portico and columns

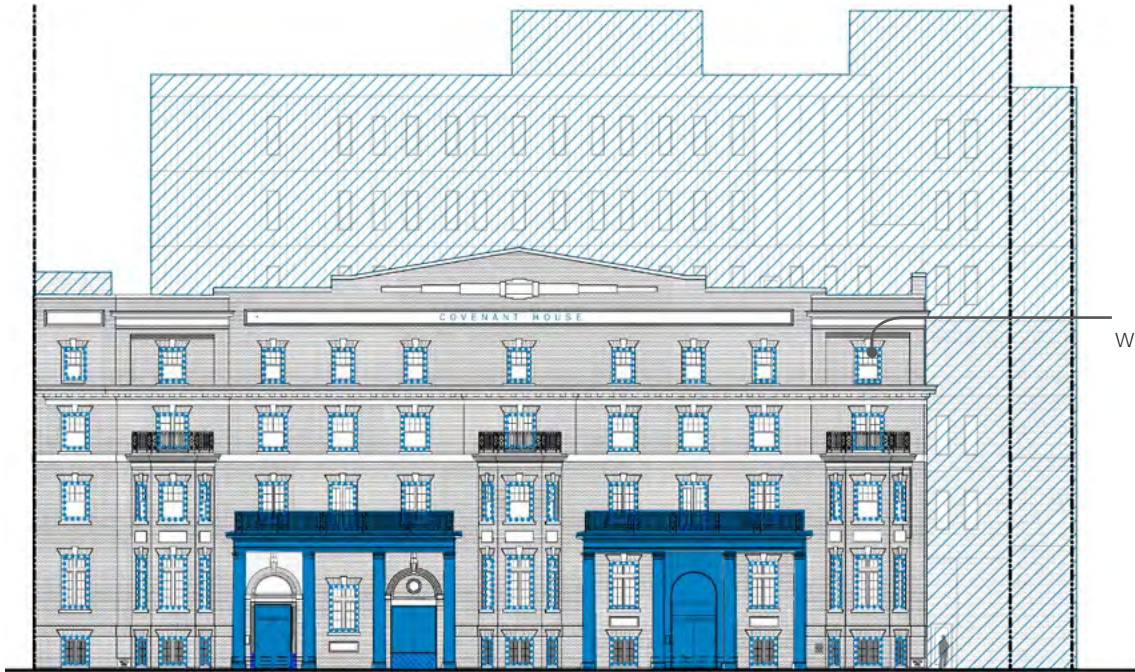


West Elevation (ERA, 2026).

Temporary removal of portico and columns

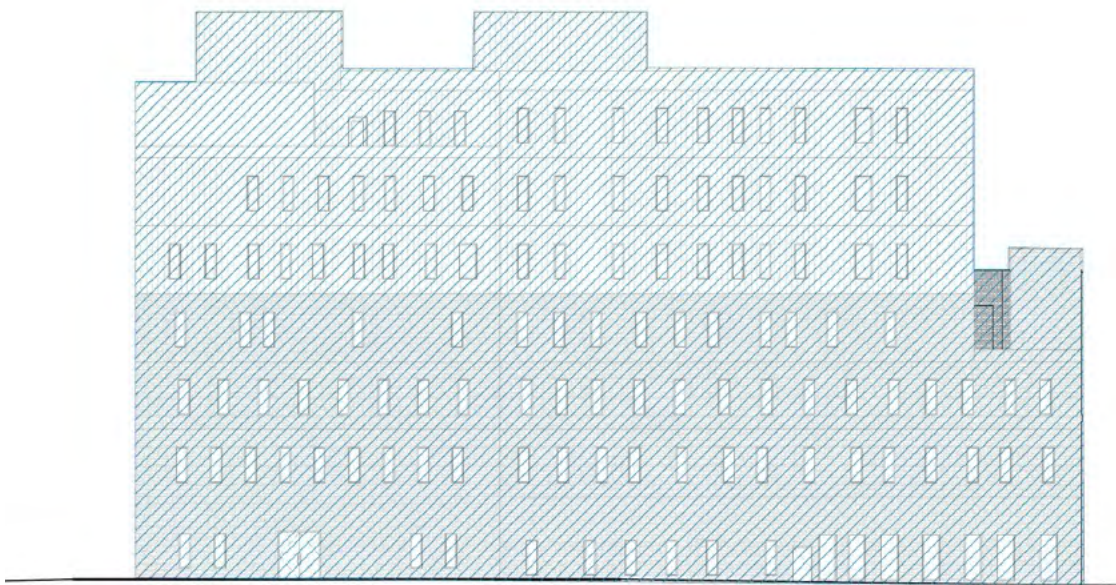
Legend

- Demolition
- Demolition: non-heritage
- Reconstruction
- Alteration
- Retention





Replacement of vinyl windows with new historic reproduction windows

Proposed South Elevation (ERA, 2026).

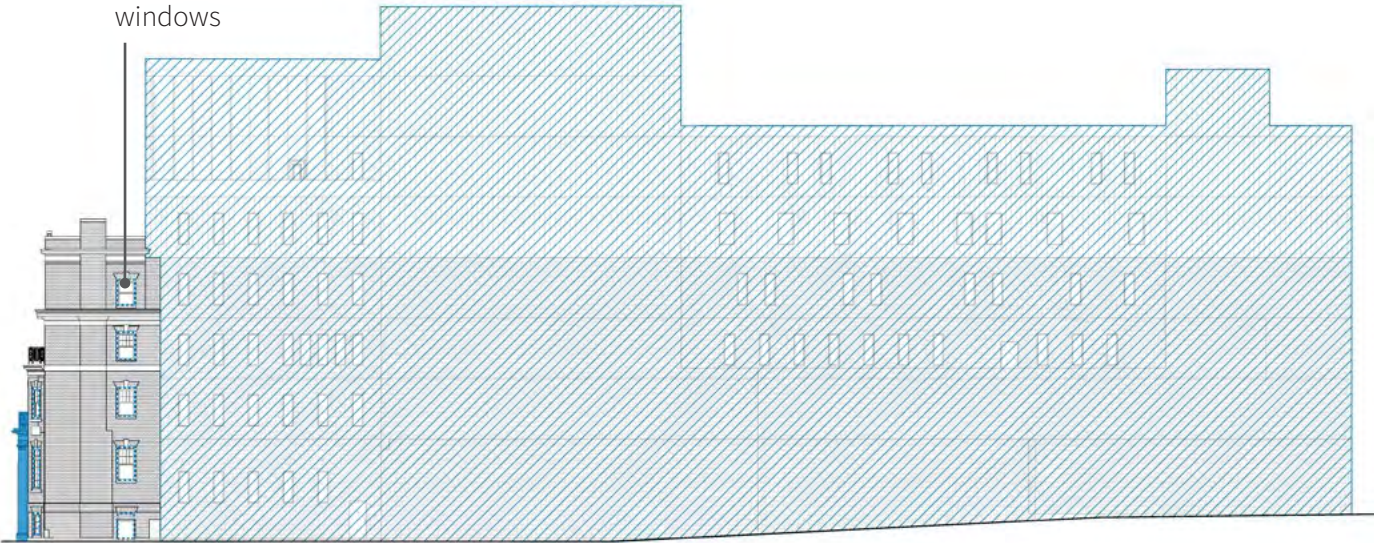


Proposed North Elevation (ERA, 2026).

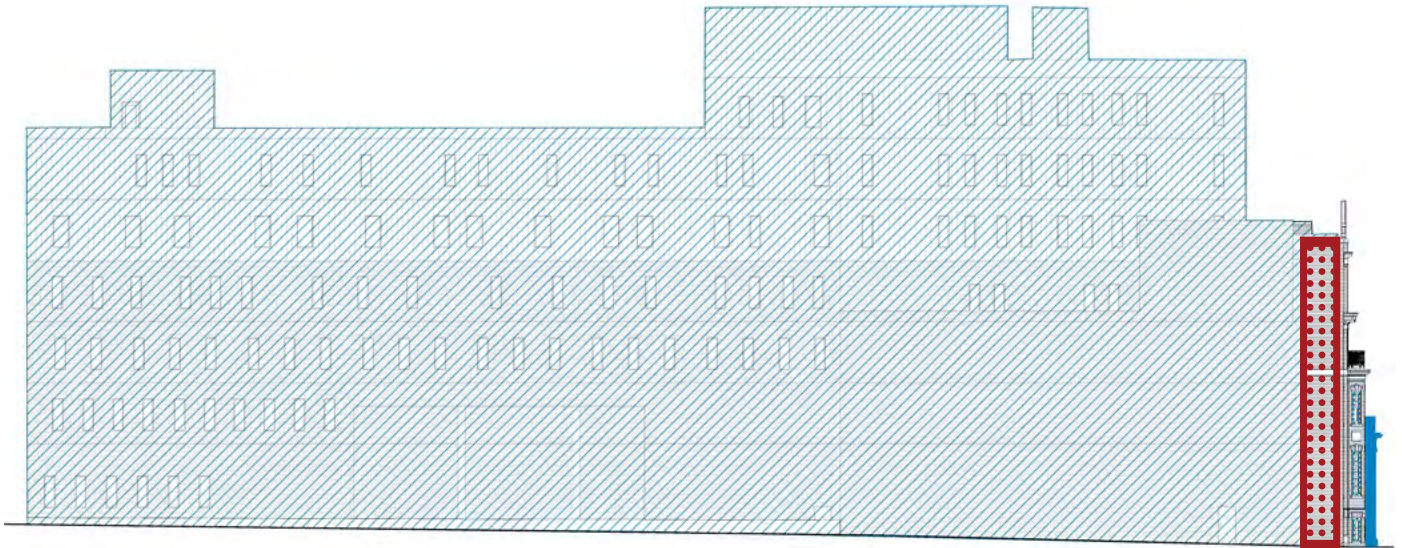
Legend

-  New Construction
-  Alteration

Replacement of vinyl windows
with new historic reproduction
windows





Proposed East Elevation (ERA, 2026).



Proposed West Elevation (ERA, 2026).

Legend

-  New Construction
-  Alteration
-  Reconstruction

13 ANALYSIS OF THE IMPACT OF DEVELOPMENT

The following section evaluates the impacts of the proposed development on the cultural heritage value and attributes of the Site and adjacent heritage resources.

13.1 Legislation, Policies and Guidelines

Relevant legislation, policies and guidelines have been applied when considering the impact and mitigation for the proposed development. The following were among the sources reviewed in preparing this HIA:

- The *Ontario Heritage Act* (R.S.O. 1990);
- The *Planning Act* (R.S.O. 1990);
- The Provincial Planning Statement (2024);
- The City of Toronto Official Plan (consolidated June 2024);
- Toronto Heritage Register; and
- Parks Canada’s *Standards and Guidelines for the Conservation of Historic Places in Canada*.

A review of the above-noted policies can be found in Appendix F.

13.2 Response to Parks Canada’s *Standards and Guidelines for the Conservation of Historic Places in Canada*

This section evaluates the impacts and mitigation of the proposed development on the cultural heritage value of the designated building on the Site, and on adjacent heritage resources. The heritage attributes of the designated building at 20 Gerrard Street East will be conserved and maintained in a manner consistent with Parks Canada’s *Standards and Guidelines for the Conservation of Historic Places in Canada* (the S&Gs). The proposed conservation treatment for 20 Gerrard Street East is rehabilitation, defined by Parks Canada as:

“...the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.”

The rehabilitation approach will conserve the cultural heritage value of the property while enabling the following opportunities:

- Sustain the Site’s long-standing role as a critical social-service facility, supporting the ongoing delivery of shelter, housing, and youth programming.
- Consolidate CHT’s programs into a coordinated, purpose-built hub that expands housing capacity in alignment with City priorities.
- Provide accessible, trauma-informed environments that support contemporary models of care, improving circulation and entry sequences while offering moments of calm within the dense downtown context.
- Accommodate new and enhanced program areas including Indigenous circle space, youth arts space, wellness services, and expanded education and employment supports.
- Conserve the principal façade of 20 Gerrard Street East while strengthening its interface with the public realm.

13.3 On-Site Heritage Attributes

The following table lists the identified heritage attributes of the Property and the impact of the proposed development on them.

Attribute	Impact/Conservation Treatment
The symmetrical façade	The façade will be altered, but overall symmetry is conserved.
The two, four-column porticos	The two, four-column porticos will be altered through the temporary removal of the porticos during construction, to enable the façade retention. The wooden columns will be restored with new bases required to align with the lowered entrance thresholds. The intent is for this change to be largely imperceptible.
The arched entrance doorways	<p><u>Within west portico:</u></p> <p>The existing west entrance door will be replaced with a new glazed contemporary door. The doorway components, including wood door surround, columns, and arched transom, will be conserved. The doorway will be altered through its extension downward to meet grade, involving installation of new bases at door columns, removal of existing concrete steps, and installation of an accessible threshold.</p> <p>The existing gate opening will be altered through its conversion into a fully glazed curtain wall window to serve the proposed interior program. The masonry arch detail above the opening will be conserved.</p> <p><u>Within east portico:</u></p> <p>To enable the installation of a contemporary, barrier-free primary entrance, the east arched entrance doorway will be altered through the removal of the doorway and all material between the adjacent pilasters, including masonry, door, wood surround, fanlight with iron grille, and existing steps and threshold (discussed in further detail below).</p>
The three, two-storey bay windows with decorative iron railings at roof level	Conserved.
The overall Georgian architectural character	Conserved.

Attribute	Impact/Conservation Treatment
The regular fenestration	<p>Existing windows, which are currently vinyl units that do not accurately reflect the original fenestration character and proportions, will be replaced with new historic reproduction windows based on archival drawings and photographs.</p> <p>Basement window glazing will be frosted to accommodate interior program (privacy) needs.</p> <p>Seven of the <u>fourth floor window units</u> will be replaced with full-height glazed guards placed in existing openings and designed to complement the character of the new historic reproduction windows proposed elsewhere on the façade. The intent is for these treatments to read as consistent window openings from the public realm.</p> <p>These changes are intended to be visually recessive and largely imperceptible, and the overall fenestration pattern will be conserved.</p>
<p>The red brick walls</p> <p>The stone band courses, key-stones and sills</p>	<p>The red brick walls and associated masonry detailing will be altered through the removal of existing masonry elements between the east entrance’s flanking pilasters, to accommodate the contemporary, barrier-free primary entrance design.</p> <p>All masonry will be rehabilitated throughout the principal façade, including cleaning, repointing, and localized brick and stone repairs.</p>
The continuous third storey cornice	Conserved.
The central gabled parapet and name band	The parapet name band will be altered through the removal of the existing bronze lettering to support a broader identity that is inclusive of all genders and backgrounds. The masonry will be cleaned and repaired, and the remainder of the central gabled parapet will be conserved.
The fourth-storey pilasters and cornices centred above the end bay window features	Conserved.
The interior court space with the main public spaces located in the south wing	The interior court space will be removed with the rear portion of the building. The proposed interior program is intended to provide improved amenities and purpose-designed program spaces to support contemporary models of care for youth at risk.

13.4 Impact Assessment and Mitigation

The following sections describe potential impacts to the identified cultural heritage value of the Property and provides rationale and mitigation strategies for each.

13.4.1 Accessibility Interventions

Impact:

- The entrances, including doors, steps, and columns, will be altered through interventions required to provide barrier-free access from Gerrard Street.
- At the west portico, the arched doorway will be extended to meet new accessible thresholds, including removal of existing concrete steps and installation of compliant doors and thresholds.
- New column bases will be installed to align with the new accessible thresholds.
- Basement window glazing will be frosted to accommodate interior privacy needs, due to the relationship with the new floor level.
- At the east portico, accessibility work is coordinated with the contemporary primary entrance (see section 13.4.2: Contemporary Primary Entrance at East Portico).

Rationale:

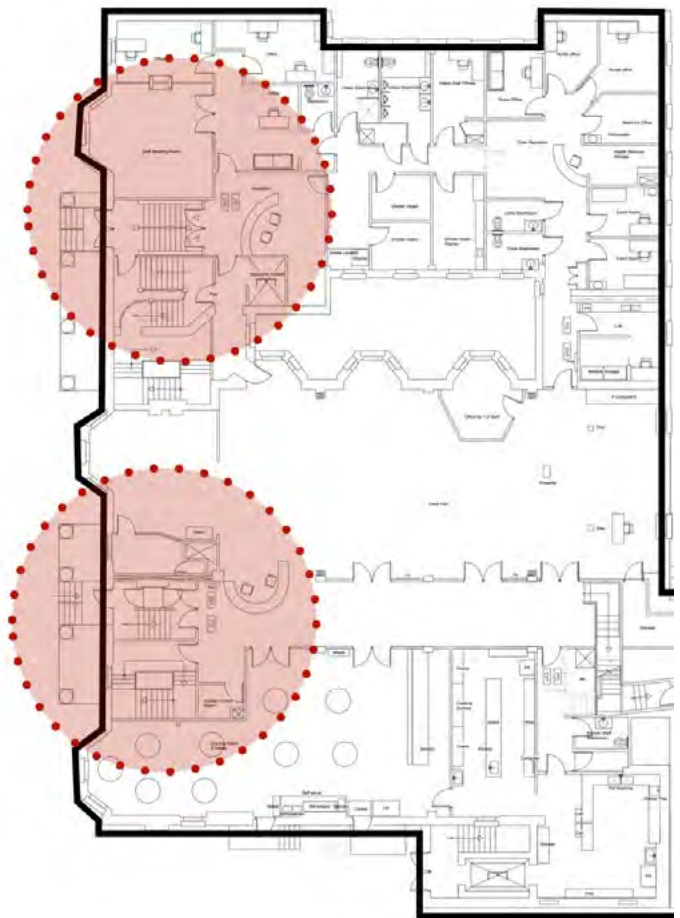
The existing floors are not level with the sidewalk at Gerrard Street East, creating inaccessible entrances and requiring indirect access via elevators accessed from entrances at the laneway and side of the building, which are cumbersome and unwelcoming options. Realigning interior floor levels and providing clear, at-grade doors is required to meet accessibility objectives and to deliver a more dignified, trauma-informed arrival experience.

The development of accessibility strategies has generally been a consultative process, with 105 youth clients engaged through 14 focus groups to understand their lived experience and priorities. The experience of having a wheelchair carried up the stairs was highlighted as an undignified and distressing aspect of entering the existing building, underscoring the necessity for direct, universally accessible, and dignified access at the primary entrances.

Ramps cannot be accommodated at the exterior or interior given the 0% lot line, limited sidewalk width, and the current ~17 risers from grade to the main floor.



Current inaccessible condition at Gerrard entrances. (ERA, 2025).



Plan view highlighting inaccessible Gerrard Street entrances. (ERA, 2025).

Mitigation:

Within the west portico, masonry arches, the wood door surround, and transom will be retained. The proportions of the doorway columns will be conserved through the introduction of new bases to meet the accessible threshold. The glazed contemporary door will support the transfer of natural light and be deferential to the historic materials.

Basement windows will maintain the overall fenestration pattern while meeting interior program and security needs.



Proposed accessible doorway design at west portico, 20 Gerrard Street East (ERA, 2026).

13.4.2 Contemporary Primary Entrance at East Portico

Impact:

Existing masonry and doorway components between the doorway-flanking pilasters at the east portico will be replaced by a contemporary, barrier-free primary entrance.

Rationale:

Current conditions create security risks, including trafficker awareness of entrapment opportunities within the layout. A dedicated, open, and barrier free primary entry point supports security with localized effect on the façade’s composition.

The existing building reads as institutional and difficult to navigate. Youth have identified the institutional aesthetic, steep stairwells, and poor daylight as re-traumatizing aspects of the existing building. CHT “reminds them of a jail because accessing different parts of the building is so difficult.” A transparent, legible, and barrier-free primary entrance signals openness rather than control, supporting a calmer, welcoming experience upon arrival.

Softer, curved forms and a light, compatible material palette will counter the institutional cues of the retained façade while keeping heritage character legible.

Mitigation:

The intent is to sensitively evolve the façade’s expression while respecting its overall symmetry and Georgian composition. The proposed contemporary entrance design is symmetrically located within the east portico and scaled for minimal impact to the surrounding heritage fabric. While the east entrance’s arched doorway is proposed to be removed, similar architectural detailing will be conserved at the west entrance. The glazed contemporary door will support the transfer of natural light and be deferential to the historic materials.



Current inaccessible entrance at east portico, 20 Gerrard Street East (GoogleMaps, 2024).



Proposed primary entrance design at east portico, 20 Gerrard Street East (ERA, 2026).



Proposed visually recessive alterations to the primary façade include the introduction of glazed guards placed in seven fourth-floor window openings, removal of WCTU lettering from the name band, and replacement of the gated opening with a curtain wall window (ERA, 2026).

13.4.3 Visually Recessive Alterations

To realize the project’s programmatic upgrades, the design introduces additional visually recessive interventions at the retained façade. These consist of glazed guards placed in existing openings at a proposed new fourth-floor terrace; removal of lettering at the parapet name band; and a window at the existing gated opening. Each is designed to read as imperceptible or visually recessive within the façade’s established composition. The approach to these alterations emphasizes material compatibility and maintenance of the overall architectural composition of the retained façade.

Fourth Floor Terrace

Impact

A fourth-floor terrace will occupy the setback between the retained façade of 20 Gerrard and the new seven-storey volume behind. To serve the terrace, seven of the ten fourth floor window units will be replaced with

full-height glazed guards designed to complement the character of the new historic reproduction windows. The guards will be placed in the masonry window openings to maintain the wall and opening rhythm.

Rationale

The terrace forms part of a suite of enhanced outdoor community amenities supporting access to daylight, fresh air, and moments of calm within the dense downtown context. Safety rated glazed guard systems are required where the terrace edge meets the retained façade.

Mitigation

Glazed guards will be detailed to match the character of adjacent heritage reproduction windows.

Openings will continue to read as windows and the intervention is largely imperceptible within the overall fenestration pattern.



Current (L) and proposed (R) views of 20 Gerrard Street East’s south (primary) façade (ERA, 2026).

Parapet Name Band Lettering

Impact

The existing “Woman’s Christian Temperance Union” lettering is proposed to be removed from the name band. The name band will be cleaned and repaired.

Rationale

Removing the WCTU’s brand from the parapet name band will clarify the building’s current role and support a broader identity that is inclusive of all genders and backgrounds, while conserving the masonry band as part of the façade’s architectural composition. Within its evolving downtown context, the Site’s transition from early twentieth-century women’s accommodation to its current role as a youth-focused social service facility aligns with the broader context of adaptation in response to present-day community needs.

Mitigation

The bronze ‘Women’s Christian Temperance Union’ lettering will be carefully removed, documented, conserved, and stored for potential future reuse, subject to review during the Signage Plan process. The original masonry name band will receive conservation-grade cleaning, repointing, and repairs.

Gated Opening - Window Conversion

Impact

The existing gated opening to the interior court space will be converted to a glazed curtain wall window with red brick kneewall, to serve the proposed interior program.

Rationale

Changes to the interior program, including the replacement of the “interior court space” with a triple-height atrium stair and light well (see 13.4.4 for further discussion), mean the existing gated opening at grade is no longer required.

Mitigation

The masonry arch above the new window will be conserved, and the discrete glazed curtain wall will support the transfer of natural light and be deferential to the historic materials.

13.4.4 Interior Program and Integrated Outdoor Amenities

Impact

The “interior court space” (service alley and light court) will be removed with the rear portion of 20 Gerrard. The space, while cited in the reasons for designation, functioned historically as a narrow light/service void between the original building and a later addition and does not perform effectively as an amenity.

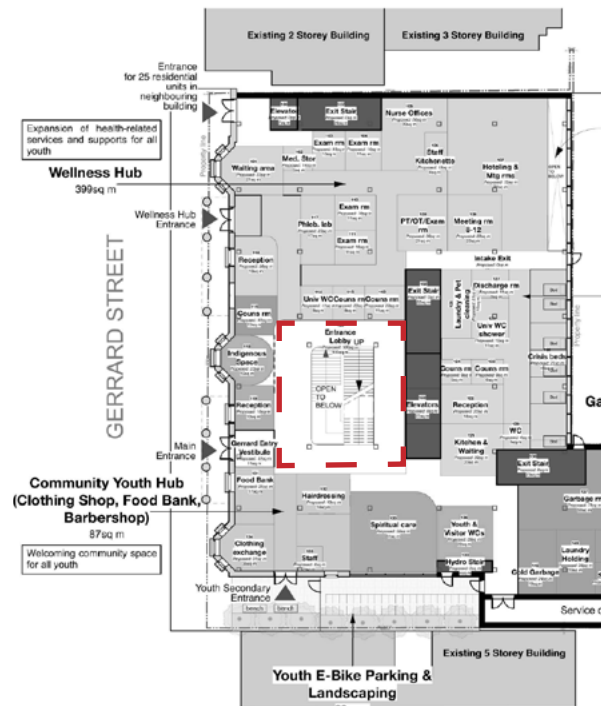
Rationale

The “interior court space” will be replaced with a triple-height atrium space comprising an interconnected stair and light well to serve sleeping floors within the new development. The redevelopment provides a series of integrated, intentional, and welcoming outdoor amenity areas to effectively serve contemporary programming.

Mitigation

The intent is to sensitively reinterpret the “interior court space” in the new design, most notably via the triple-height atrium stairwell and the enhanced outdoor amenities, including the primary dining terrace. Together, these interconnected elements serve as contemporary expressions of the former court space, providing light, orientation, and moments of relief within the dense urban context.

New outdoor amenity spaces are designed to offer accessible, trauma-informed environments that support contemporary models of care, ensuring that the light, air, and respite functions of the former court space are enhanced within a more intentional and effective layout.



Ground floor plan of the 20 Gerrard portion of the proposed redevelopment, with location of triple-height atrium space indicated by red dashed line (ERA, 2026).



Fourth floor plan of the 20 Gerrard portion of the proposed redevelopment, showing the proposed dining terrace in green (ERA, 2026).

13.5 Integrity Analysis

The following section provides an overall assessment of the impact of the proposed development on the integrity of the Site, as defined in Chapter 3.1.6 of the City of Toronto Official Plan.

The integrity of 20 Gerrard Street East should be understood in relation to its incremental architectural evolution. The building is a product of program-driven expansion: the original 1911 east wing established the first institutional block, and the 1921 addition extended the structure westward, completing the architectural composition seen today. A third major phase of change occurred after Covenant House's acquisition of 21 McGill Street in 2000, when the two buildings were internally connected to form an integrated complex. These phases illustrate an ongoing pattern of evolution, each responding to the social mandates and priorities of its time.

The proposed redevelopment represents the fourth major building era on the Site. Like previous phases, it responds to a significant need for expanded services and a response to evolving philosophies of care. The existing building presents an inherently inaccessible early 20th century design, with elevated floor levels, steep stairways, and circulation patterns that diminish ease of movement. It also reflects that era's principles of reform, gendered protection, and order, which shaped the building from its interior layout to its monumental, regimented, and formal public-facing exterior. Today, Covenant House's mission is grounded in dignity, safety, and choice, with a trauma-informed approach that prioritizes the lived experiences of youth.

The proposed redevelopment interprets and extends the Site's ongoing pattern of socially-oriented institutional evolution, which is integral to the Site's historical and associative value as a socially-oriented complex. It retains the public-facing portion of 20 Gerrard Street where the building's heritage attributes are concentrated, while introducing a contemporary design layer that expresses transparency, welcome, and accessibility – values that are consistent with the Site's long-standing role as a place of refuge and support.

The integrity of the Site is maintained and enhanced through:

- Retention of the primary façade and the principal heritage attributes of 20 Gerrard Street East (its defining symmetrical composition, projecting bays, continuous cornice, porticos, and characteristic Georgian detailing).
- Reinforcement of the legibility of the original building, including the unified 1911 and 1921 phases, with the contemporary massing clearly readable as a new architectural layer.
- Clear differentiation between old and new, with the design of the new structure set back from the historic façade while remaining subordinate in both scale and material expression.
- Reinforcement of the Site's historic and associative value through enabling its ongoing use as a socially-oriented complex, while also supporting a shift to better reflect its contemporary role in providing trauma-informed, youth-centred care.

Overall, the design of the proposed redevelopment maintains the integrity of the heritage resource while adapting the Site to support a contemporary model of shelter and community services.



Rendering of the proposed development looking north, with 20 Gerrard Street East in the foreground (ERA, 2026)

13.6 Visual Impact

ERA has reviewed materials prepared by ERA/HAI and evaluated the visual impacts of the proposed development on the heritage resource at 20 Gerrard Street East and its three-dimensional legibility within the broader streetscape.

13.6.1 Façade retention and legibility:

The primary façade of 20 Gerrard Street East will be retained in situ. This retention strategy maintains the building’s established architectural presence, ensuring that the historic façade continues to define the street-wall at this portion of the Gerrard streetscape.

The following retention measures maintain the clear three-dimensional legibility of the heritage resource when viewed from Gerrard Street East.

- The east return wall (to 6.7 metres) will be retained in situ, conserving the continuity of heritage attributes that wrap-around the corner from the primary façade to the east elevation.

- The more utilitarian west return wall (to approximately 2.4 metres) will be reconstructed with new masonry to maintain the volumetric reading of the heritage resource.

13.6.2 Visibility and massing:

The massing of the proposed seven-storey addition is informed by the surrounding neighbourhood context and the established built form character of McGill and Gerrard Streets. The new volume is set back approximately four metres from the retained façade, with three additional storeys rising above the original four-storey structure. This creates a modest, visually recessive upper addition that avoids overwhelming or competing with the retained façade while reinforcing its three-dimensional form.

At a broader scale, the overall height and massing provide an appropriate mid-rise transition between the low-rise condition established by the heritage buildings along McGill Street and the surrounding context of high-rise towers near Gerrard and Yonge streets. This transition is consistent with the intended “in-between” character of the area identified in the Downtown



Proposed primary entrance design at east portico, 20 Gerrard Street East (ERA, 2026).

Secondary Plan's Mixed Use Area 2 designation, which anticipates built form that mediates between taller towers and predominantly mid-rise streetscapes.

13.6.3 East Portico and Primary Entrance Expression:

The redevelopment introduces a contemporary, barrier-free primary entrance within the retained façade's east portico. This is an intentional visual intervention that uses trauma-informed design principles to introduce light, curved forms, and warm, compatible materials to establish a welcoming arrival sequence, soften the existing institutional language, and remain sympathetic in scale and composition.

The contemporary entrance design improves transparency and legibility of the primary entrance from Gerrard Street East. It creates an accessible, and therefore inclusive, front-door identity at CHT, while retaining the framing effect of the portico and its columned structure. The design of the new primary entrance is visually cohesive with materials used in the new addition, supporting

and continuing the establishment of an integrated overall composition.

Consistent with Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*, General Standard 4, the proposed new design is contemporary and of its time, while presenting a complementary contrast to the existing CHT complex. Together, the façade retention, return-wall strategy, setback massing, and sympathetic entrance design result in a visually coherent composition. The retained façade continues to anchor the Site's Gerrard Street frontage, while the compact, stepped back, and materially restrained addition forms a contemporary backdrop expressing Covenant House's current role and identity in Toronto.

13.7 Adjacent Heritage Properties

The proposed redevelopment is designed to strengthen the Site's relationship with the adjacent heritage properties along McGill Street through a coordinated approach to massing, materiality, façade rhythm, and transitional strategies. The following summarizes key measures that reinforce compatibility with the surrounding heritage context:

- The redevelopment's new frontage along McGill Street adopts a warm brick palette across the first four storeys, directly reflecting the predominantly masonry character of adjacent heritage properties. This material continuity helps visually embed the new building within the existing streetscape.
- Above the masonry base, the architectural language established on Gerrard Street is carried across to the upper McGill Street massing, ensuring a cohesive expression. This approach mediates between the low-rise heritage fabric and the high-rise forms surrounding Gerrard and Yonge Streets.
- The proposed new building massing responds sensitively to the low-rise scale of adjacent heritage properties along McGill Street. The lower four-storey brick volume reinforces the established street-wall height, while the upper storeys are set back and articulated to provide a mid-rise transition toward the taller building heights characteristic of the surrounding area.
- The McGill Street elevation incorporates a rhythm of openings and proportions that echo the established pattern of the street without imitating it. The design references contextual heritage characteristics such as fine-grained fenestration patterns and arched entrances. The recessed, arched entry further contributes to the active and human-scaled streetscape, reinforcing the pattern of articulated and visually prominent entrances.
- Where the redevelopment interfaces with the east elevation of the heritage property at 21 McGill, adjacent construction will be managed in accordance with conservation best practices.



Axio view of the McGill Street portion of the proposed redevelopment, showing the proposed massing, materiality, façade rhythm, and transition from the low-rise adjacent heritage properties to the high-rise forms along Yonge Street. (ERA, 2026).



Rendering of the proposed McGill Street entrance. (ERA, 2026).

14 ENGINEERING CONSIDERATIONS

As a component of this HIA, Entuitive has been retained to prepare a structural feasibility assessment for the temporary retention and permanent integration of the heritage façade at 20 Gerrard Street East. Their assessment addresses the following engineering considerations related to the development proposal:

- Feasibility of retaining the existing south-facing masonry façade, including the east return wall, which contains 20 Gerrard Street East's identified heritage attributes.
- Design of a temporary façade-retention system to provide support throughout construction.
- Coordination of permanent structural integration, in which the heritage façade will be connected to the new building structure, with reconstruction of the façade's west return wall.

Please see Appendix G for the associated documentation prepared for the above engineering considerations.

15 MITIGATION

The proposed development incorporates several design measures and considerations intended to mitigate potential impacts on on-site and adjacent heritage resources. Please see Section 13.4 of this report (Impact Assessment and Mitigation Measures) for a description of these strategies.

16 CONSERVATION STRATEGY

The primary conservation strategy for 20 Gerrard Street East is rehabilitation, while conserving the identified heritage attributes of the principal façade in accordance with Parks Canada’s *Standards and Guidelines for the Conservation of Historic Places in Canada*. This approach allows the Site to continue its long-standing social-service role while conserving the cultural heritage value of 20 Gerrard Street East. Rehabilitation supports barrier-free access, trauma-informed design principles, and program expansion, while retaining the building’s primary heritage attributes located on the principal (south) façade.

The selected conservation treatments consist of the following measures, to be developed in further detail through a Conservation Plan.

16.1 Façade Retention and Material Conservation

- The principal façade and its corner returns will be retained, maintaining the symmetrical Georgian composition, projecting bay windows, continuous cornice, and central parapet.
- Masonry will be cleaned, repaired, and repointed
- Vinyl windows will be replaced with historic reproductions based on archival documentation, to restore the intended fenestration character while accommodating necessary accessibility, security, and life-safety related changes.
- The porticos will be temporarily dismantled and reinstated with restored wooden columns and new bases aligned with revised accessible thresholds.

16.2 Contemporary Interventions

- Alterations required for accessibility, including lowering entrance thresholds, removing interior steps, and realigning floor levels, will occur within the retained structural form of the primary façade.
- Two of the three arched openings will be conserved, with contemporary doors installed to provide barrier-free access.
- Select removals behind the east portico will enable a new trauma-informed primary entrance.
- The removal of the WCTU bronze lettering will conserve the parapet name band while supporting a more inclusive identity; salvaged elements will be stored for potential future reuse.

16.3 New massing and McGill Street Interface

- The new seven-storey volume will be set back and differentiated from the retained principal façade.
- The façade retention strategy will preserve 20 Gerrard’s three-dimensional legibility from Gerrard Street.
- Along McGill Street, new infill will use compatible masonry materials and a four-storey lower volume to sensitively respond to the adjacent context of house-form heritage properties.
- The massing of the new building responds to the low-rise scale of adjacent heritage properties on McGill Street, providing a mid-rise transition to the surrounding context of high-rise towers at Gerrard and Yonge Streets.

16.4 Continuation of Use

- Integration of contemporary, trauma-informed and accessible design will ensure that the Site continues to evolve in a manner consistent with its long-standing social service role, while addressing the limitations and inaccessibility inherent in the original early twentieth-century institutional design.

17 STATEMENT OF PROFESSIONAL OPINION

Based on our review of the existing conditions, applicable heritage policies and guidelines, and the proposed development plans, it is ERA's professional opinion that the redevelopment of 20 Gerrard Street East and 21 McGill Street appropriately conserves the cultural heritage value of the designated property at 20 Gerrard Street East and is consistent with all relevant municipal and provincial heritage policies.

The conservation approach retains and rehabilitates the principal façade of 20 Gerrard Street East including its symmetrical Georgian composition, projecting bays, porticos, continuous cornice, central parapet, and characteristic materials, which collectively represent the property's cultural heritage value. The proposed interventions are consistent with the conservation treatment of rehabilitation and constitute a carefully considered level of intervention required to achieve universal accessibility, safety, and contemporary programming needs.

Where façade alterations are required, they have been designed to be visually recessive, compatible in materiality and proportion, and respectful of the façade's architectural composition. The temporary removal and reinstatement of the porticos, the introduction of barrier-free entrances, the reinstatement of historically accurate window patterns, and the cleaning and repair of the masonry all support the long-term conservation of the building's heritage attributes.

The demolition of the interior court space does not diminish the integrity of the heritage property. Its functional role will be reinterpreted through contemporary design measures that provide enhanced light, connection, and amenity.

The proposed development maintains compatibility with adjacent heritage properties through sensitive massing, material selection, articulation, and step-backs. The design mediates between the low-rise heritage context and the emerging high-rise environment and meets the expectations of the City's Official Plan, Downtown Secondary Plan, and Mid-Rise Design Guidelines.

In ERA's professional opinion, the redevelopment:

- Conserves the identified cultural heritage value and attributes of 20 Gerrard Street East
- Meets the intent and requirements of Section 3.1.6 of the City of Toronto Official Plan.
- Satisfies provincial heritage policy, including the Provincial Planning Statement (2024).
- Is consistent with Parks Canada's Standards and Guidelines for rehabilitation.
- Appropriately balances conservation with the delivery of essential, contemporary youth-support services within a purpose-built environment.

Accordingly, the proposed development is appropriate from a heritage conservation perspective.

APPENDIX A HIA TERMS OF REFERENCE AND REQUIRED CONTENTS CHECKLIST (2021)



Heritage Impact Assessment Terms of Reference and Checklist

City Planning, Heritage Planning, Urban Design

Revised July 7, 2021

A. PURPOSE

The conservation of the City of Toronto's cultural heritage resources is a matter of public, municipal and provincial interest.

A Heritage Impact Assessment ("HIA") is an independent professional and objective study undertaken at the earliest stage of project planning, design, construction and development activity necessary to inform a project's design with the goal of conservation.

The purpose of the HIA is to assist in the understanding of the cultural heritage value of each existing or potential heritage resource on a site, adjacent to a site or within a Heritage Conservation District ("HCD"), and apply relevant heritage conservation policies and standards in the analysis of the impact of development on its cultural heritage value, and develop mitigation measures to protect it. Within the City of Toronto's application process and complete application requirements, the purpose of the HIA is also to inform decisions of City staff and City Council and to guide the creation of a Conservation Plan or any other Council approved condition.

B. POLICY CONTEXT

- The Provincial Policy Statement; Section 2.6 Cultural Heritage and Archaeology
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe; Section 4.2.7 Cultural Heritage Resources
- City of Toronto Official Plan

C. DESCRIPTION

The HIA will demonstrate an understanding of the cultural heritage values and attributes of existing and potential onsite heritage resources, adjacent heritage properties and within or adjacent to Heritage Conservation Districts. It is strongly recommended that a **Cultural Heritage Evaluation Report ("CHER")** be prepared by the applicant at a project's inception to ensure a rigorous inventory and understanding of the site's values and attributes early in the design process. The City of Toronto has developed a Terms of Reference to assist with the purpose and content of a CHER. It is also strongly recommended that the results of the CHER be shared with the City for discussion at the earliest opportunity to avoid unnecessary delays.

Where City Council has previously adopted a Statement of Significance through municipal designation, using criteria set out in Ontario Regulation 9/06, the HIA must be based on the Council approved statement of cultural heritage values and attributes. Properties designated prior to 2005 will be subject to review and by-law amendment as necessary.

The HIA will also demonstrate, in its analysis and conservation strategy, an understanding of all applicable provincial and municipal policies, HCD plans and recognized professional heritage conservation standards in Canada including, but not limited to, the *Standards and Guidelines for Conservation of Historic Places in Canada*. **In keeping with the *Standards and Guidelines*, minimal intervention will be the guiding principle for all work.**

The study will, using both written and graphic formats, provide a description of the proposed development or site alteration, a detailed review of the impact of the proposed work on the cultural heritage values and attributes of the existing, potential and adjacent heritage properties (cultural heritage values and attributes that have already been determined by the City or, when unavailable, identified within a Cultural Heritage Evaluation Report) from a conservation perspective. The HIA will also recommend alternative development options and mitigation measures to ensure the best possible conservation outcomes.

The HIA, which must be prepared by a qualified heritage conservation professional as demonstrated through membership in the Canadian Association of Heritage Professionals, will address "existing and potential heritage properties" which are those properties that are:

- designated under Parts IV and V of the Ontario Heritage Act ("OHA")
- added to the Register by City Council, known as "listed" properties
- identified as having cultural heritage value or interest through a preliminary site assessment or planning study
- identified by the community, City staff or local Councillor

In addition, it is recommended that applicants pre-screen any building 40 years of age or older on the development site as a routine part of pre-application due diligence, especially if demolition will be proposed.

The required conservation strategy will be presented in detail to inform the decisions of City staff and City Council and to guide the creation of a Conservation Plan and/or any other Council approved conditions. Conservation strategies will take into account the existing condition of cultural heritage resource(s) and the constructability of the proposal. It is expected the project team will have undertaken sufficient investigation to confirm the capacity of the heritage resource to withstand the proposed intervention.

Where there is the potential to affect known or potential archaeological resources an Archaeological Assessment will be undertaken as an additional study prepared by a licensed archaeologist.

D. STANDARDS AND PRACTICES

The HIA must be impartial and objective, thorough, complete and sound in its methodology and application of Ontario Heritage Act evaluation criteria, the City of Toronto Official Plan Heritage Policies and the *Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada* and be consistent with recognized professional standards and best practices in the field of heritage conservation in Canada and the CAHP Code of Conduct.

The HIA must be prepared by qualified professional members in good standing with the Canadian Association of Heritage Professionals (CAHP) who possess applied and demonstrated knowledge of

accepted standards of heritage conservation, historical research, identification and evaluation of cultural heritage value or interest, analysis and mitigation.

The HIA must include all required information and be completed to the satisfaction of the City as determined by the Senior Manager, Heritage Planning or it will be considered incomplete for application or other purposes.

The HIA may be subject to a peer review if deemed appropriate by the Senior Manager.

E. WHEN REQUIRED

An HIA is required as a part of a Complete Application for the following application types, if the development site contains one or more properties that are listed and/or designated on the City of Toronto's Heritage Register:

- Official Plan Amendment
- Zoning By-law Amendment
- Plans of Subdivision
- Site Plan Control

Note: Site Plan Control applications that have been subject to a recent and/or concurrent OPA/ZBA application will not require an HIA.

An HIA may be required for the following additional application types:

- Consent and/or Minor Variance applications for any property on the Heritage Register
- Official Plan Amendment, Zoning By-law Amendment, Plans of Subdivision, Site Plan Control and/or Consent and/or Minor Variance applications adjacent to a property on the Heritage Register. Adjacency is defined in the Official plan and may go beyond contiguous properties
- Heritage Permit applications for any property designated under Part IV (individual) or Part V (Heritage Conservation District) of the OHA.

F. CULTURAL HERITAGE EVALUATION REPORT (CHER)

A Cultural Heritage Evaluation **is required** within the HIA for the following properties, where applicable:

- Designated under Part IV, Section 29 of the OHA prior to 2006
- Listed on the City's Heritage Register under Section 27 of the OHA

A CHER is strongly encouraged to be prepared for properties of potential heritage value:

- Not on the City's Heritage Register but identified as having cultural heritage value through professional site assessments or planning studies
- Believed to have cultural heritage value as identified by the community, City staff or local Councillor
- Buildings and/or structures that are 40 years or older

A Cultural Heritage Evaluation within an HIA, or as part of a CHER is **not required** for properties that are:

- Subject to a Notice of Intention to Designate under Section 29 of the OHA
- Designated under Part IV, Section 29 of the OHA after 2006
- Designated under Part V, Section 42 of the OHA

The City's Terms of Reference for a CHER is available as a separate document. It is recommended that applicants contact Heritage Planning to discuss heritage potential on the subject property prior to application submission. **Evaluation of cultural heritage resources prior to project planning is strongly encouraged.**

With regard to Part IV, Section 29 properties, the HIA should append the Notice of Intention to Designate or the designation by-law, where applicable. With regard to Part V, Section 42 Districts, identification of the Heritage Conservation District and its associated Heritage Conservation District Plan (if applicable) should be identified, but is not required to be appended to the HIA.

An HIA that does not use the Council adopted statement of significance as the basis to assess impact will be deemed incomplete.

Evaluations may be subject to Peer Review where deemed appropriate by the Senior Manager, Heritage Planning

G. REQUIRED CONTENTS AND CHECKLIST

To confirm application requirements it is advisable to discuss your project in advance with Heritage Planning staff during preliminary consultation meetings and consult the City of Toronto's Municipal Code.

Where conditional approval has already been granted under the OHA, document requirements should be discussed with heritage planning staff.

The HIA will be submitted in hard copy and PDF format along with any other required application material and will include (at minimum):

1. Required Contents Checklist



A copy of this HIA Terms of Reference with a completed Required Contents Checklist

2. Statement of Professional Qualifications

A Heritage Professional is a person who has specialized knowledge in the conservation and stewardship of cultural heritage and is supported by formal training and/or work experience. The professional must be a registered member of the Canadian Association of Heritage Professionals and in good standing. The background and qualifications of the professional(s) completing the HIA must be included in the report.



By checking this field, the Professional conforms to accepted technical and ethical standards and works in accordance with the regulations and guidelines of their specialty heritage fields and

jurisdictions of practice and confirms the information included in the HIA or CHER is accurate and reflects their professional opinion.

3. Executive Summary

- This section includes a summary of the project as a whole; a summary of the property's determined heritage values and attributes, including conclusions related to the evaluation of properties undertaken through the CHER; a summary of the proposed conservation strategy and a summary assessment of the impact of the proposed development or site alteration on the cultural heritage values and attributes of all on-site and adjacent heritage properties, including properties on the site that are not on the heritage register but which have been subject to evaluation either within the HIA or as the subject of a CHER.

The Executive Summary will also outline proposed mitigation measures and will include a clear statement of opinion about the appropriateness of the work as proposed, with specific reference to all applicable policies and guidelines.

4. Property Owner

- Owner name and full contact information, including e-mail address(es)

5. Owner's Representative or Agent

- Name and full contact information, including e-mail address(es), for any representative or agent acting on behalf of the owner accompanied by proof of owner consent

6. Location Plan

Location of the development site and the subject heritage property/properties shown on:

- City's property data map
- Aerial photograph

Maps and photographs must depict the site boundary within a 300 metre radius, or as appropriate, in order to demonstrate the existing area context and identify adjacent heritage resources. Maps to be to a metric scale (i.e. 1:100, 1:200, 1:500).

7. Cultural Heritage Evaluation Report (CHER)

Following the City of Toronto's Cultural Heritage Evaluation Report (CHER) Terms of Reference, this section will include the identification and evaluation of existing and potential properties on the development site, as required.

Where a property is subject to a notice of intention to designate under Section 29 of the OHA, designated under Part IV of the OHA after 2006 or designated under Part V of the OHA, the HIA must rely on the heritage values and attributes of the property which have already been determined by City Council.

It is expected the CHER will be prepared in the early stages of the design and development process, prior to determining what changes may be appropriate. It is recommended that the CHER be submitted as a separate document prior to its incorporation into the HIA and prior to the submission of a development application so that the heritage values can be confirmed.

Check all that apply:

- Evaluation of a property designated under Part IV, Section 29, of the Ontario Heritage Act prior to 2006 and date evaluation was completed.
- Evaluation of a property listed on the City's Heritage Register under Section 27 of the Ontario Heritage Act and date evaluation was completed.
- Evaluation of a property previously identified as having cultural heritage value through professional site assessments or planning studies and date evaluation was completed.
- Evaluation of a property believed to have cultural heritage value as identified by the community, City staff or local Councillor and date evaluation was completed.
- Evaluation of a property over 40 years old and date evaluation was completed.

8. Description of On-site Heritage Resources

This section will include a description of existing and potential cultural heritage resources within the development site, and shall include:

- Description of each property in its location on the site and any associated buildings, structures and/or landscapes. The description needs to include reference to all structures; buildings; age, location, type of construction, heritage attributes, building elements, features and / or remains; building materials; architectural style, type or expression and finishes; floor plan; natural heritage features; landscaping and archaeological resources as applicable.
- For each listed property, the existing Statement of Significance, Reasons for Listing and/or Reasons for Identification as adopted by City Council describing each property's cultural heritage value. Include the City Council inclusion dates and relevant details. This information can be obtained from the Heritage Planning office or online.
- For each Part IV or Part V designated property on the site, the existing Statement of Significance, Reasons for Designation describing each property's cultural heritage value and heritage attributes and/or the established cultural heritage value or contribution as described in the relevant HCD Plan. Include the associated designation by-laws and City Council inclusion dates and details. This information can be obtained from the Heritage Planning office or online.

9. Historic Photographs

- Historic photographs should be provided where available. If historic photographs cannot be located, it must be confirmed that the noted sources below have been checked and historic photographs were not present.

At minimum, the resources that must be consulted include:

- Toronto Archives
- Toronto Public Library
- Historical society archives

10. Current Photographs/Images

- Current photographs/images taken within 3 months of the application submission date showing the existing condition, context, attributes and other features of existing and potential heritage resources on the property that are unobstructed by landscaping, vegetation, vehicles, etc. The context includes other buildings and existing landscaping (mature trees, fences, walls, driveways) on the subject property. Photographs will include the following:

- Each building elevation
- Each heritage attribute or draft (CHER) heritage attribute affected by the proposed works
- Existing context including other buildings on and adjacent to the site and existing landscaping
- Interior heritage attributes described in the Part IV designation by-law or the CHE, where applicable
- Photographs of the property as seen from the public realm around the property including each public right of way, lane, or shared driveway, park and publicly accessible open space, as appropriate to the site
- Photographs showing the relationship of the site to the adjacent properties

11. Description of Surrounding Neighbourhood Keyed to a Context Map

- Provide a detailed narrative of the surroundings of the site with particular attention to subject street frontages or block faces, subject property and opposite side of the street frontage(s). Be sure to reference architectural styles, profiles and ages of buildings and describe the existing "sense of place" where discernible and key to a context map.

12. Description of Adjacent Heritage Properties (if applicable)

Using the definition of "adjacency" in the City's Official Plan, this section must provide a description of each heritage property/resource adjacent to the development site, including:

- Description of the property in its location adjacent to the site, including any buildings, structures and/or landscapes or landscape features.
- Part IV or V designation dates and details.

✓ Existing Statement of Significance or Reasons for Designation describing the property's cultural heritage value. This information can be obtained from the Heritage Planning office.

✓ Photographs to include:

- Photographs taken within 3 months of the application submission date of each elevation of the resource on the adjacent heritage property.
- Aerial photographs showing the relationship of the adjacent properties to the development site.
- Available historic photographs that show the adjacent buildings in relation to the application site, or confirmation that none were available from the noted sources.

13. Condition Assessment

The condition assessment should not rely solely on a visual inspection. Recommended methods for determining the condition of the resource(s) include a structural engineering analysis, a geotechnical study, non-destructive and destructive testing where underlying conditions might be obscured by architectural elements, signage or other physical barriers.

Destructive testing may be subject to approval. Please consult the heritage planner assigned to your application to confirm testing requirements needing a preliminary review.

✓ Written description and high quality colour photographic documentation of each existing and potential heritage resources on the development site in its current condition and a detailed visual and written description of the physical condition of the resources including, but not limited to:

- The roof (including chimneys, roofing materials, etc.)
- Each building elevation including windows, doors, porches and decorative elements
- Foundations
- Each heritage attribute identified in an existing Statement of Significance or a CHE including landscape features where applicable
- Structural stability of the building
- Other aspects of the site as appropriate

14. Description of Proposed Development or Site Alteration

In this section, the plans, drawings, specifications and a description of the site alteration must include all new development on and alterations and interventions to each designated and/or listed and/or potential heritage property on the development site.

The drawings and specifications should also show any internal heritage attributes described in the designation by-law and show any proposed changes to them.

If no changes are being proposed to a specific building, structure or heritage attribute on the subject property a written confirmation of this and confirmation of its proposed conservation

- can be provided instead of including proposed plans, sections and elevations of that specific building, structure or heritage attribute.
- A written itemized and detailed description of all alterations and interventions affecting the cultural heritage value and attributes of each onsite existing and potential heritage property and adjacent heritage property with a clear narrative of what is proposed to be conserved, altered, visually or physically impacted or demolished and/or removed.
- Existing plans, sections and elevations showing the current condition of each property with any buildings, structures and attributes proposed to be demolished or removed identified in RED and/or altered in BLUE.
- Proposed plans, sections and elevations showing any attributes proposed to be demolished, removed or reconstructed in RED and new construction and alterations in BLUE.

15. Demolition

Separate approval under the Ontario Heritage Act is required for any property designated under Part IV or V where the demolition or removal of a building, structure and/or attribute is proposed.

60 days' written notice of intention to demolish a building or structure on a listed property must be submitted to the Chief Planner, consistent with the Toronto Municipal Code, Chapter 103.

- Check if NO demolition or removal is proposed.
- Where the demolition and/or removal of a building, structure and/or heritage attribute is proposed on an existing Part IV heritage property, a written description will explain the reason for the proposed demolition and/or removal and how it conserves the cultural heritage value and attributes of the property as described in the designation by-law or the CHER and how it conserves the integrity of the property.
- Where the demolition and/or removal of a building, structure and/or heritage attribute is proposed on a Part V designated property within a Part V designated district, a written description will explain the reason for the proposed demolition and/or removal and how such demolition and/or removal conserves the cultural heritage values and heritage attributes of the relevant Heritage Conservation District and describe how the proposal is not contrary to the objectives of that HCD Plan and how the proposal does not conflict with that HCD Plan.
- Where the demolition and/or removal of a building or structure on a listed heritage property is proposed, a written description will explain the reason for the proposed demolition and/or removal and how it conserves the cultural heritage value of the property as described in the reasons for listing or the CHER and conserves the integrity of the property.
- Where the demolition and/or removal of a building or structure on a potential heritage property is proposed, a written description will explain the reason for the proposed demolition and/or removal.

16. Analysis of the Impact of Development or Site Alteration

In this section, a clear and objective analysis of the impact of all alterations and interventions, (direct and indirect), that affect the cultural heritage value and attributes as described in the designation by-law or approved CHER of each existing, potential and adjacent heritage property or HCD is required.

- ✓ An itemized and detailed analysis of the impact of and rationale for all alterations and interventions proposed affecting the cultural heritage value and attributes of each existing, potential and adjacent heritage property applying all relevant policies including the City of Toronto Official Plan, the Provincial Policy Statement and A Place to Grow: Growth Plan for the Greater Golden Horseshoe.
- ✓ A description of and rationale for the primary conservation treatment(s) based on the *Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada*.
- ✓ An itemized and detailed analysis of and rationale for all alterations and interventions proposed affecting the cultural heritage value and attributes of each existing, potential and adjacent heritage property using all applicable guidelines in the *Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada*.
- ✓ Using the definition of "integrity" in the City of Toronto Official Plan, provide a description and analysis of the impact of the development/site alteration on the integrity of each existing, potential and adjacent heritage property.
- ✓ An analysis of the visual impact of the design of the new development on, and a description of the efforts to ensure mitigate the impact and ensure its compatibility with, the heritage value, attributes and character of each existing, potential and adjacent heritage property or HCD.

17. Engineering Considerations

In the case of partial *in situ* or façade-only retention, temporary removal or relocation of a building or structure of an onsite existing or potential heritage resource, or when a compromised structure is part of the reason for the proposed works, an engineering study must be undertaken by a Professional Engineer that confirms the feasibility of the proposed strategy in the context of the development/site alteration. An engineering study may also be requested in other circumstances.

A vibration or other site management related study may be requested to assess any potential impacts to adjacent heritage resources.

The study should consider (at minimum) overall site alterations, construction access, buried utilities, right-of-way management and construction/conservation methodologies. Recommendations must be based on a detailed understanding of the current condition of the resource(s) being conserved as described in Section 12.

Limited invasive testing of existing heritage fabric and other forms of ground investigation are strongly recommended at the earliest stages of the project. Purely visual inspection will not be an acceptable basis for decision-making.

- A statement from a professional engineer confirming feasibility of a strategy that involves façade retention, temporary removal or relocation. Conservation strategies with engineering considerations must include this statement or the HIA will be deemed incomplete.

18. Mitigation

Mitigation measures and/or alternative options are important components of the HIA as they describe ways to avoid or reduce negative impacts on the cultural heritage resources. Mitigation might also be achieved through modifications to the design of project as a whole, for example exploring alternative parking arrangement the modification of supporting caisson walls and other shoring and bracing strategies that supports greater retention of built fabric, exterior walls, interior attributes and *in situ* preservation etc.

- A detailed and itemized description of recommended mitigation measures that will best conserve the cultural heritage values and attributes of each existing, potential and adjacent heritage resource. Note: Potential heritage resources are defined in Section F above. Adjacent properties are defined in Section 3.1.5 of the City of Toronto Official Plan.
- If mitigation measures and/or alternative development options are not warranted because the cultural heritage values and attributes are being conserved, describe and provide a rationale for no recommendation.
- Where significant interventions occur, describe and provide a rationale for the alternative development approaches and mitigation measures that were explored but not recommended in this HIA.

19. Conservation Strategy/Summary

- Itemized summary of the conservation strategy detailed in the previous relevant sections.

20. Statement of Professional Opinion

- A conclusive and objective statement of professional opinion about the compliance of the project with all relevant municipal and provincial policies and respect for recognized professional standards and best practices in the field of heritage conservation in Canada.
- If, in the opinion of the heritage consultant, a development proposal does not comply with all applicable policies or respect recognized professional standards and best practices in the field of heritage conservation as reflected in all applicable guiding documents, a full analysis will be provided explaining the reasons for why this conclusion has been drawn.

APPENDIX B HISTORICAL RESEARCH

Historical Research

Note: The focus of this research is on the evolution of the area and Site and the construction and alteration of the 1910-1921 building to the extent necessary to inform the conservation and mitigation strategy. The research is not representative of Indigenous presence and perspectives within the area.

Early Land Development and Urban Context

The Site is located on Park Lot 8, part of the original survey by John Graves Simcoe in 1793. The lot was granted to George Playter on September 4, 1793, and was bound by present-day Queen Street West to the south, Yonge Street to the west, Bloor Street to the north, and Bond Street to the east.

Early cartographic sources, including the 1842 Cane Topographical Plan of the City and Liberties of Toronto, illustrate the emergence of a street grid that closely resembles the present layout, with Yonge Street and Gerrard Street East laid out by this time. No buildings are shown on the Site in this period, indicating that it remained largely undeveloped through the early nineteenth century.

By the mid-nineteenth century, the area surrounding the Site began to urbanize. The 1858 Boulton Atlas shows McGill Street laid out, with residential and institutional development emerging along McGill Street and Gerrard Street East.

In 1887, a significant institutional presence was introduced with the construction of the Young Man's Christian Association (YMCA) at the southeast corner of McGill Street and Yonge Street, and in 1892, the Young Women's Christian Guild (YWCG, later YWCA) constructed a purpose-built facility at 21 McGill Street serving as an important social and recreational hub for women and establishing the area as a centre for socially oriented organizations.

Early Women's Institutional Uses

During the early twentieth century, the Site became more closely associated with organizations dedicated to the welfare and advancement of women. The era saw a dramatic increase in the number of working women in Toronto, influenced by the suffrage movement and the introduction of mother's allowances. In this context, women-only boarding houses emerged as an essential form of safe and affordable accommodation, providing social support for unmarried women living away from home at a time when such arrangements were considered socially precarious. These facilities were shaped by contemporary reform philosophies that framed women's independence as requiring moral guidance, supervision, and protection.

In this context, the Women's Christian Temperance Union (WCTU), one of Canada's earliest and most prominent women's rights organizations, provided room and board for young working women at 56 Elm Street. The WCTU boasted an active membership of some 16,000 women across the country in the early twentieth-century, 9000 of which were located in Ontario, built largely around the fight for prohibition in Canada. Its social mission combined advocacy for women's rights with a strongly moralized vision of reform grounded in Protestant Christian values, temperance, and social order.

In 1910, with financial support from Mrs. Massey Treble, the WCTU purchased property fronting Gerrard Street East and commissioned the architectural firm Burke, Horwood & White to design an expanded, purpose-built facility to meet growing demand. Construction began in 1911.

The resulting building, named Willard Hall after Frances Willard, the first president of the WCTU, was designed in the Georgian style. The adoption of a formal Georgian idiom, commonly associated at the time with educational, religious, and charitable institutions, projected stability, respectability, and moral authority, reinforcing the building's institutional role within the reform landscape of the city.

The facility provided programming and accommodation, including a basement gymnasium, a dining and a large assembly hall on the main floor that could be subdivided into smaller lodge rooms, and residential rooms for approximately 100 women on the upper floors. This spatial hierarchy supported supervised social interaction and collective programming, reflecting assumptions about appropriate forms of care, conduct, and communal life for women.

Continued demand for women's accommodation led the WCTU to expand the complex in 1921 through a westward, four-storey addition and a vertical expansion. The addition was commissioned to Francis R. Berry, Architect, a former draftsman at Burke, Horwood & White, and was designed to match the 1911 building, integrating the new work into a unified architectural composition. The decision to replicate the original architectural language reinforced the building's institutional identity and reform-oriented purpose.

Site Evolution and Ongoing Patterns of Use

Architectural evolution continued across the Site throughout the twentieth century. In 1924, the firm of Molesworth, West and Secord substantially altered the primary façade of 21 McGill Street, removing its original projecting frontispiece, ornate dormers, and bay elements in favour of a more restrained, modern aesthetic characterized by stone banding, rectangular dormers, and a simplified entrance.

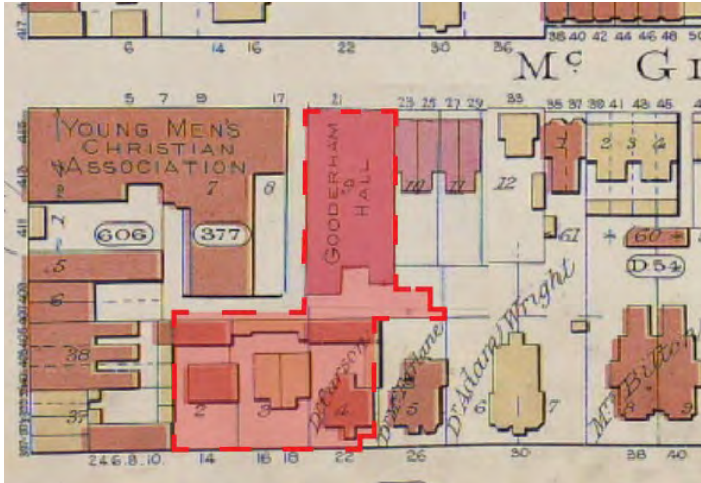
As the temperance movement and prohibition lost momentum in the 1920s, the social presence and relevance of the WCTU declined, although Willard Hall continued to operate as a women's boarding residence well into the late twentieth century. It was later used briefly as a women's residence for Toronto Metropolitan University (then Ryerson Polytechnical Institute), until the 1990s. Meanwhile, following the departure of the YWCA in 1973, the building at 21 McGill Street was purchased by Isabel Beveridge and the property entered a new phase as the Twenty-One McGill Club, a private women's members club offering recreational, childcare, and social facilities. A major arson fire in 1980 caused significant damage requiring reconstruction, and despite reopening in 1982, financial challenges led to the club's closure in the 1990s.

Contemporary Role and Urban Context

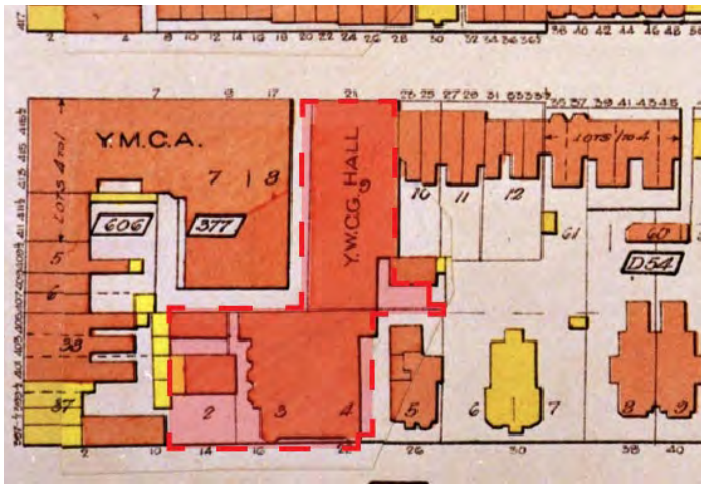
By the late twentieth century, the Site transitioned toward youth-focused social services. In 1994, Covenant House Toronto purchased Willard Hall and renovated it to provide shelter and support services for vulnerable youth. In 2000, Covenant House also acquired 21 McGill Street, integrating the two buildings into a single, integrated complex that reopened the same year. Modifications enabled the site to function as a comprehensive youth services facility, including a 96-bed shelter, on-site school, employment centre, and health and counselling clinic.

Today, Covenant House Toronto serves an average of 94 youth daily (2025) and provides educational, health, counselling, and employment services to individuals experiencing homelessness, trafficking, unemployment, and transitions from child welfare. Since its establishment in 1982, as a subsidiary of the privately funded Covenant House agency serving youth across North America, Covenant House Toronto reports having supported more than 100,000 young people, continuing the Site's long-standing association with social welfare and community support.

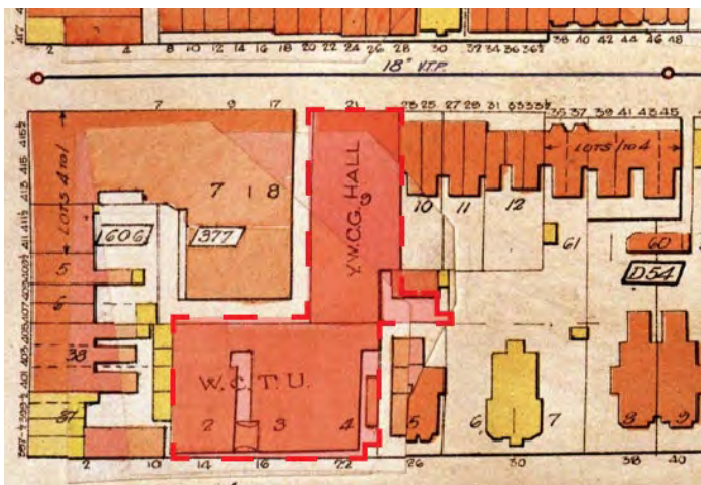
ARCHIVAL MAPS AND PHOTOGRAPHS



1893 Goad's Fire Insurance Map showing the approximate location of the Site in red. Note the construction of 21 McGill Street, then known as Gooderham Hall. (Source: Toronto Public Library, annotated by ERA Architects).



1913 Goad's Fire Insurance Map showing the approximate location of the Site in red. Note the construction of the eastern portion of 20 Gerrard Street East (Source: Toronto Public Library, annotated by ERA Architects).



1924 Goad's Fire Insurance Map showing the approximate location of the Site in red. Note the completion of 20 Gerrard Street East (Source: Toronto Public Library, annotated by ERA Architects).



1948 aerial photograph showing the location of the Site in red. (Source: Toronto Public Library, annotated by ERA Architects).



1968 aerial photograph showing the location of the Site in red. Note the removal and replacement of the YMCA building to the northwest of the Site with a surface parking lot. (Source: Toronto Public Library, annotated by ERA Architects).



1992 aerial photograph showing the location of the Site in red. Note the construction of new buildings to the northwest and east of the Site. (Source: Toronto Public Library, annotated by ERA Architects).



1912 photograph of 20 Gerrard Street East (Source: City of Toronto Archives).



1925 postcard image of 20 Gerrard Street East (Source: Toronto Public Library Digital Archive).



1965 photograph of 20 Gerrard Street East (Source: City of Toronto Archives).



1965 photograph of 20 Gerrard Street East (Source: City of Toronto Archives).



1923 photograph of the northeast corner of the YWCA at 21 McGill Street (Source: City of Toronto Archives).



1980 photograph of Fire Department responding to fire at 21 McGill Street (Source: Toronto Public Library).

Historic Photographs of Adjacent Heritage Resources

The following photographs were retrieved from the City of Toronto Archives and Toronto Public Library Digital Archive.



View of 18 to 28 McGill Street row housing c. 1986-1992 (Source: City of Toronto Archives).



1980 photograph of the row housing at 23-27 McGill Street (at left) following a fire at 21 McGill Street (at right) (Source: Toronto Star via Toronto Public Library).



Normal School at 21, 31-33 Gerrard Street East in the 1890s (Source: Toronto Public Library Digital Archive).



Remnant façade of the Normal School in 1975, within Kerr Hall quadrangle (Source: Toronto Public Library Digital Archive).



The Gerrard Building at 385 Yonge Street in 1950 (Source: City of Toronto Archives).



401 Yonge Street in 1950 (Source: City of Toronto Archives).



South-west corner 401 Yonge Street in 1950 (Source: City of Toronto Archives).



401 Yonge Street in 1950 (Source: City of Toronto Archives).

APPENDIX C 20 GERRARD STREET DESIGNATION BY-LAW



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act e-Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre électronique, tenu aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.

FEB 27 1990
Harvey

IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1980, CHAPTER 337 AND
20 GERRARD STREET EAST, CITY OF TORONTO
PROVINCE OF ONTARIO

NOTICE OF PASSING OF BY-LAW

■ [REDACTED] [REDACTED]

✓ Ontario Heritage Foundation

Take notice that the Council of the Corporation of the City of Toronto has passed By-law No. 80-90 to designate the above-mentioned property.

Dated at Toronto this 20th day of February, 1990.

BCaplan
Barbara G. Caplan
City Clerk

✓

No. 80-90. A BY-LAW

*To designate the Property at 20 Gerrard Street East (Willard Hall)
of architectural and historical value or interest.*

(Passed January 29, 1990.)

Whereas by Clause 14 of Neighbourhoods Committee Report No. 2 adopted by Council at its meeting held on January 29, 1990, authority was granted to designate the property at 20 Gerrard Street East architectural value or interest; and

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

Whereas the Council of The Corporation of the City of Toronto has caused to be served upon the owners of the lands and premises known as 20 Gerrard Street East and upon the Ontario Heritage Foundation notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having a general circulation in the municipality once for each of three consecutive weeks; and

Whereas the reasons for designation are set out in Schedule "B" hereto; and

Whereas no notice of objection to the said proposed designation has been served upon the clerk of the municipality;

Therefore the Council of The Corporation of the City of Toronto enacts as follows:

1. There is designated as being of architectural and historical value or interest the real property more particularly described in Schedule "A" hereto, known as 20 Gerrard Street East.
2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" hereto in the proper land registry office.
3. The City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto.

ARTHUR C. EGGLETON,
Mayor.

BARBARA G. CAPLAN
City Clerk.

Council Chamber,
Toronto, January 29, 1990.
(L.S.)

SCHEDULE "A"

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of Lots 2, 3, 4 and part of Lot 5 on the north side of Gerrard Street, now Gerrard Street East, according to Plan 22A registered in the Land Registry Office for the Registry Division of Toronto (No. 63), the boundaries of the said land being described as follows:

COMMENCING at the south-westerly angle of the said Lot 2, at present defined by the intersection of the westerly face of a brick wall with the northerly limit of Gerrard Street East, said point being distant 33.83 metres measured easterly on said limit from the easterly limit of Yonge Street;

THENCE easterly along the northerly limit of Gerrard Street East, 45.82 metres;

THENCE northerly to and along the east face of a brick garage and thence still northerly to and along the east face of the Willard Hall Building situate on the herein described land, in all, 30.50 metres to the northerly face of said building;

THENCE westerly along the northerly limits of the said Lots 5, 4, 3 and 2, being along the northerly face of said Willard Hall Building 46.09 metres to the north-westerly angle of Lot 2 aforesaid, said point being distant 33.86 metres measured easterly on a line parallel with Gerrard Street East from the easterly limit of Yonge Street;

THENCE southerly along the westerly limit of Lot 2 aforesaid 30.68 metres to the point of commencement.

SUBJECT to an Easement on that part of the said Lot 2, more particularly described as follows:

PREMISING that the northerly limit of Gerrard Street East as shown on Plan BA-790 registered in the said Land Registry Office as Instrument CT157879 has an astronomic bearing of North 73 degrees 18 minutes and 15 seconds East and relating all bearings herein thereto, then;

COMMENCING at a point which may be located as follows;

BEGINNING at the intersection of the easterly limit of Yonge Street, with the northerly limit of Gerrard Street East;

THENCE North 73 degrees 18 minutes and 15 seconds East along the northerly limit of Gerrard Street East aforesaid, 33.83 metres to its intersection with the westerly face of a brick wall defining the existing westerly limit of the said Lot 2;

THENCE North 17 degrees 33 minutes and 30 seconds West along the existing westerly limit of the said Lot 2, a distance of 13.24 feet, more or less, to the south-westerly corner of a low brick wall, said corner being the point of commencement of the herein described land;

THENCE North 17 degrees 29 minutes and 15 seconds West continuing along the existing westerly limit of the said Lot 2, a distance of 2.02 metres, more or less, to the northerly face of the said low brick wall;

THENCE North 73 degrees 55 minutes and 00 seconds East along the said northerly face of wall, 0.20 metres, more or less, to the south-easterly corner thereof;

THENCE South 74 degrees 40 minutes and 35 seconds West along the southerly face of the said low brick wall 0.20 metres, more or less, to the point of commencement.

The easterly limit of Yonge Street and the northerly limit of Gerrard Street East as confirmed under the Boundaries Act by Plan BA-790 registered on December 30, 1975, as CT157879.

The said land being most recently described in Instrument CT945983.

SCHEDULE "B"

Reasons for the designation of the property at 20 Gerrard Street East:

The property at 20 Gerrard Street East (Willard Hall) is designated on architectural and historical grounds. The east section of Willard Hall was built in 1911-12 for use as a residence for young women from outside the City. The prominent architectural firm of Burke, Horwood and White were commissioned to design the building and it is a very good example of their work. Ten years later the building was extended to the west and a fourth storey was added to complete the existing significant architectural form.

The symmetrical facade is distinctive for its two, four-column porticos to emphasize the arched entrance doorways and the three, two-storey bay windows, all of which have a decorative iron railing at roof level. The overall architectural character is Georgian with regular fenestration in red brick walls with stone band courses, keystones and sills. A continuous cornice at the third storey level acts as a base for the attic storey which has a central gabled parapet and name band which are flanked at each end by pilasters and a cornice centred above the end bay window features. The building surrounds an interior court space with the main public spaces generally in the south wing.

The Women's Christian Temperance Union (W.C.T.U.) was founded by Frances Willard in the United States about 1874 to promote temperance and reduce alcohol abuse. The Toronto chapter was founded by Mrs. Grant McDonnell in 1893 when the first shelter was established on Elm Street. In 1911 the Gerrard St. East property was acquired. In recent years transient and immigrant women of many nationalities have found a home in Willard Hall.

Willard Hall is an important architectural and historical landmark in downtown Toronto.

APPENDIX D DESIGNATION BY- LAWS FOR ADJACENT HERITAGE RESOURCES



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.



City Clerk's Office

Secretariat
Ellen Devlin
Toronto and East York Community Council
City Hall, 2nd Floor, West
100 Queen Street West
Toronto, Ontario M5H 2N2

Ulli S. Watkiss
City Clerk

Tel: 416-392-7033
Fax: 416-397-0111
e-mail: teyco@toronto.ca
Web: www.toronto.ca

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND**

385-391 YONGE STREET

CITY OF TORONTO, PROVINCE OF ONTARIO

NOTICE OF PASSING OF BY-LAW 800-2019

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Take notice that the Council of the City of Toronto has passed By-law 800-2019 to designate 385-391 Yonge Street (Toronto Centre, Ward 13) as being of cultural heritage value or interest.

Dated at Toronto this 7th day of June, 2019.

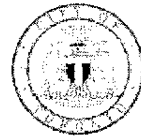
Ulli S. Watkiss
City Clerk

ONTARIO HERITAGE TRUST

JUN 12 2019

RECEIVED

Authority: Toronto and East York Community Council
Item TE3.13, as adopted by City of Toronto Council on
February 26, 2019



CERTIFIED TRUE COPY
Ulli S. Watkiss, City Clerk
Digitally signed document
Use PDF reader to verify
2019-05-28

CITY OF TORONTO

BY-LAW 800-2019

To designate the property at 385-391 Yonge Street 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 385-391 Yonge Street 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 385-391 Yonge Street 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 web site 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; 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 385-391 Yonge Street, 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 385-391 Yonge Street and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site 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 May 15, 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION

The Gerrard Building 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 all three categories of design, associative and contextual value.

Description

Located on the southeast corner of Yonge Street and Gerrard Street East, the Gerrard Building (1924) is a three-storey commercial and office building. The property was included on the City of Toronto's Heritage Register in 1990.

Statement of Cultural Heritage Value

The Gerrard Building has design value as a fine representative, and rare example along Yonge Street, of the Modern Gothic style adapted to a commercial building. It is distinguished by its contemporary updating of a historical style with its sleek sandstone cladding and tripartite division of window openings in a variation of the Chicago Style along with stylized octagonal piers and wall buttresses.

The Gerrard Building has historic value for its association with the prolific architects, Sproatt & Rolph, and is recognized amongst the numerous fine commercial buildings the firm designed in Toronto during the early-twentieth century including the Royal York Hotel on Front Street. The site is also associated with The Forum, a grand High Victorian commercial block that formerly anchored this corner and contributes to an understanding of the evolution of the intersection at Yonge and Gerrard Streets.

Situated prominently on the southeast corner of Yonge Street and Gerrard Street East the Gerrard Building has contextual value as it anchors and maintains the low-rise commercial building character that defined the historic built form of the area from the mid-nineteenth century through the mid-twentieth century. With its position on a corner lot and grand presence, the Gerrard Building stands as a reminder of the grandeur of Yonge Street as it developed in the early twentieth century.

Heritage Attributes

The heritage attributes of the Gerrard Building are:

- The setback, placement and orientation of the building on the southeast corner of Yonge Street and Gerrard Street East
 - The scale, form and massing of the three-storey commercial and office building built on a rectangular plan with a flat roof
 - On the Yonge Street (west) and Gerrard Street East (north) elevations, the sandstone cladding with stone trim
-

- On the Yonge Street (west) elevation, the location and stone detailing of the entry at the south end of the building
- The organization of the flat-headed openings and their detailing on the Yonge Street (west) and Gerrard Street East (north) elevations, which are divided vertically into four bays and six bays, respectively
- The arrangement of the fenestration in the upper floors on the west and north elevations including its tripartite division by secondary piers, and with the central opening containing
- Above each window pane on the second and third floors of the west and north elevations, the transom lights (currently opaque spandrels) with their four-over-four arrangement (as seen in the original architectural drawings and 1950 archival photographs)
- On the west and north elevations, the stone detailing including the octagonal piers with their faux compound piers and pointed finials at the first floor, and the decorative carved stone band surmounted by a continuous stone cornice directly above the third floor opening

SCHEDULE B
LEGAL DESCRIPTION

385-391 Yonge Street, Toronto

PIN: 21101-0042 (LT)

LOT 35 E/S YONGE ST, LOT 36 E/S YONGE ST PL 22A TORONTO; TORONTO
CITY OF TORONTO

Authority: Planning and Housing Committee Item PH2.15,
as adopted by City of Toronto Council on March 29, 30 and
31, 2023
City Council voted in favour of this by-law on May 12,
2023

CITY OF TORONTO

BY-LAW 452-2023

To designate the property at 401 Yonge Street (including entrance addresses at 403 and 405A Yonge Street) 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 401 Yonge Street (including entrance addresses at 403 and 405A Yonge Street) 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 401 Yonge Street (including entrance addresses at 403 and 405A Yonge Street) 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 401 Yonge Street (including entrance addresses at 403 and 405A Yonge Street), 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 401 Yonge Street (including entrance addresses at 403 and 405A Yonge Street), 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 May 15, 2023.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION

401 YONGE STREET (including entrance addresses at 403 and 405A Yonge Street)

Reasons for Designation

The property at 401 Yonge Street (including the entrance addresses of 403 and 405A Yonge Street) 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 all three categories of design, associative and contextual value.

Description

The property at 401 Yonge Street (including the entrance addresses of 403 and 405A Yonge Street) is located midblock, slightly north of the northeast corner of Yonge and Gerrard Streets. It contains a three-storey, commercial building which is designed in the Italianate style, and was constructed in 1873. Constructed for Toronto grocer and merchant Joseph Bickerstaff (1832-1896), the property served a combined commercial and residential purpose comprising retail stores and living quarters on the ground floor with residential and manufacturing space on the floors above.

In recognition of its architectural significance, the building was amongst some of the earliest included on the City of Toronto's Inventory of Heritage Properties (now known as the Heritage Register) in March 1974.

Some of the nearby properties which have been recognized for the cultural heritage value and designated under Part IV, Section 29 of the Ontario Heritage Act include 363-365 Yonge Street (1890), 367 Yonge Street (1869), 381 Yonge Street (1953), 385-391 Yonge Street (1924); and 380 Yonge Street (1930) and 400 Yonge Street (1928-30) on the opposite side of the street; 20 Gerrard Street East (1911) is adjacent and behind the subject site. Additionally, several other buildings in the immediate vicinity on Yonge Street are listed the City's Heritage Register including 372 Yonge Street (1864), 374 Yonge Street (1862) and 376 Yonge Street (1865).

Statement of Cultural Heritage Value

The property at 401 Yonge Street has design value as a rare, fine and early example of the Italianate style adapted to a mixed-use commercial and residential block. Characteristic of the style, the building features a symmetrical façade divided into three bays, each with a ground-level storefronts. Above, polychromatic brick cladding, narrow, arched windows with hoods, and an ornate roofline cornice defines the rest of the exterior. Buff brick detailing forming the building corners and piers, with occasional recessed courses, emulates the rustication of masonry found in more substantial examples of Italianate design.

The property has historic value for its association with William Stewart (1832-1907), a significant architect who practiced in the city c. 1872-1885, after an earlier career in the

Cincinnati area. During this time, Stewart's commissions included substantial commercial, manufacturing and institutional buildings. In partnership with Walter Stickland, he also designed residences for some of the city's wealthiest and most prominent citizens, such as the 1876 home for James Worts, an important Toronto distiller. Subsequently, he became a leading and prolific architect in Hamilton, Ontario with his designs including the 1887 Victoria Hall, a National Historic Site. The building located 401 Yonge Street survives as a rare example of his commercial work in Toronto.

The property has contextual value as it contains a three-storey, mixed-use, brick Italianate-style building dating from 1873 which contributes to and supports the late nineteenth and early twentieth century character of this historic portion of Yonge Street and provides an understanding of the development, evolution, and character of Yonge Street in the latter half of the 19th century. Prior to the 1860s and 1870s Yonge Street, north of Gerrard Street, remained sparsely developed, with buildings such as the subject property representing the earliest phase of substantial and permanent development.

The physical form, materials and stylistic appearance of the building, combined with its historic commercial and residential use visually and historically link the building to its Yonge Street context. The property lies in close proximity to numerous sites on Yonge Street which are designated or listed on the Toronto's heritage register

Heritage Attributes

Design or Physical Value

The following heritage attributes contribute to the cultural heritage value of the property at 401 Yonge Street as a representative example of an Italianate-style mixed-use retail and commercial building:

- The scale, form, and massing of the property as a three-storey mixed-use residential and commercial building
- The flat roof profile of the building and its ornate metal roofline cornice
- The symmetrical façade divided into three vertical bays,
- The polychromatic cladding of red brick with buff-coloured brick detailing comprising rusticated corners and piers and window hoods
- The symmetrical fenestration with narrow, segmental- and rounded-arch windows with one-over-one and two-over-two sashes
- The continuous metal sill course below the third storey windows
- Ground level storefronts with large display windows framed with secondary cornice and outer frames (piers) incised with ornamental motifs

Historical or Associative Value

The following heritage attributes contribute to the cultural heritage value of the property associated with the design of renowned architect, William Stewart:

- The materials and Italianate-style finish detailing of the building

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the property at 401 Yonge Street as supporting the historical character, of Yonge Street and visually and historically linking it to its context for 150 years:

- The placement, setback and orientation of the building at 401 Yonge Street on the east side of Yonge Street between Gerrard and Carlton (McGill) Streets
- The scale, form, and massing of the property as a three-storey mixed-use commercial and residential building.

SCHEDULE B
LEGAL DESCRIPTION

PIN 21102-0206 (LT)

PART OF LOT 38, E/S YONGE STREET, REGISTERED PLAN 22A AS IN CT881810,
EXCEPT THE EASEMENT THEREIN (SECONDLY DESCRIBED IN FIRSTLY LAND)
(SECONDLY DESCRIBED IN SECONDLY LAND) (FIRSTLY DESCRIBED IN THIRDLY
LAND)

City of Toronto and Province of Ontario

Land Titles Division of the Toronto Registry Office (No. 66)

APPENDIX E ARCHITECTURAL DRAWINGS



Covenant House

20 Gerrard St. E & 21 McGill St.

19-275

Issued For

Zoning Applicable Law Certificate

2026-03-02

ERA

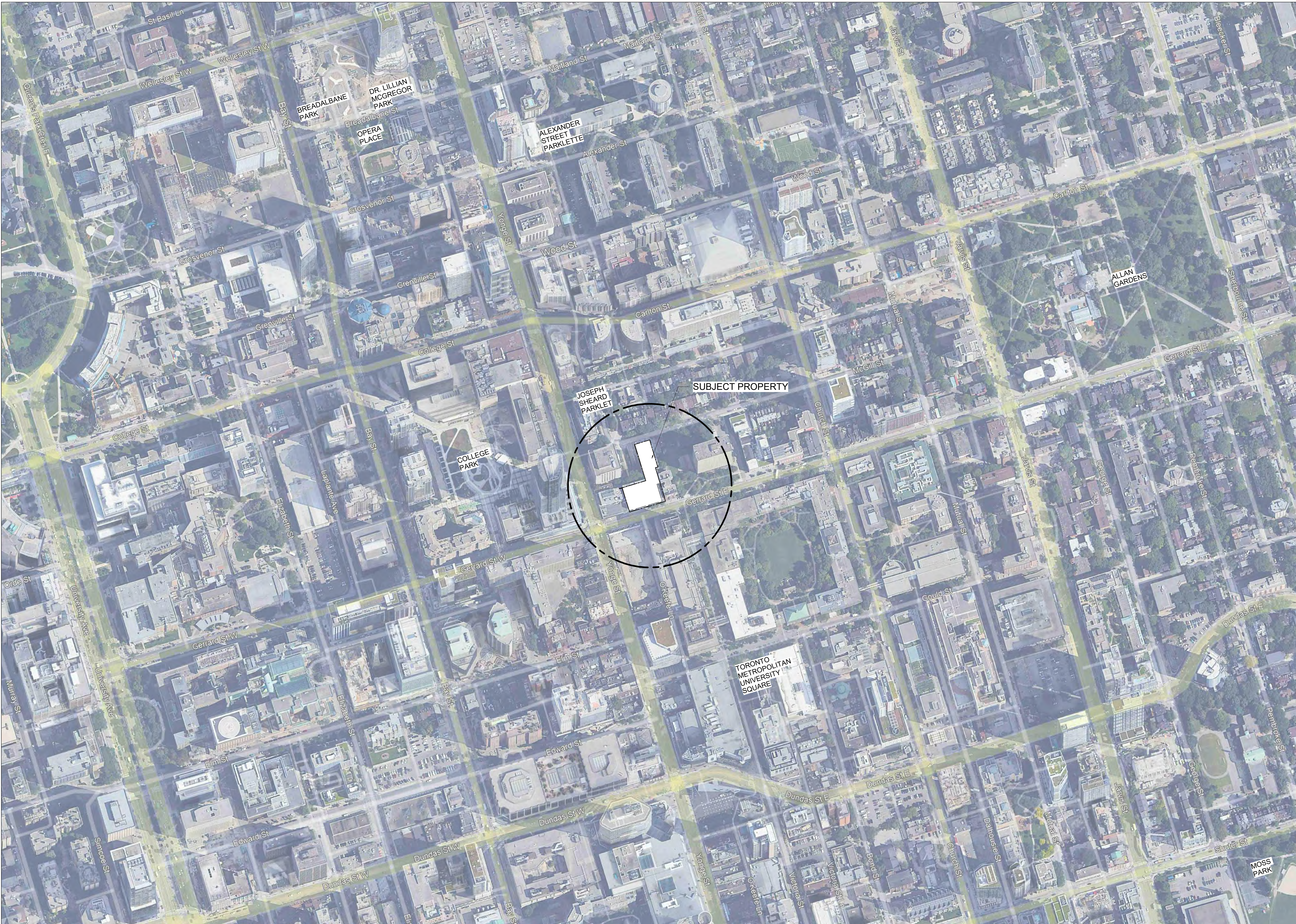
ARCHITECT

ERA Architects Inc.

625 Church St, Suite 600, Toronto, Ontario, M4Y 2G1

DRAWING LIST

A000	Cover Page
A001	Project & Site Information
A002	Context Plan
A011	Survey
A052	Proposed Site Plan
A300	Basement Floor Plan, Proposed
A301	Ground Floor Plan, Proposed
A302	Second Floor Plan, Proposed
A303	Third Floor Plan, Proposed
A304	Fourth Floor Plan, Proposed
A305	Fifth Floor Plan, Proposed
A306	Sixth Floor Plan, Proposed
A307	Seventh Floor Plan, Proposed
A308	Floor Plan, Proposed
A501	North and South Elevations, Proposed
A502	East and West Elevations, Proposed
A601	Building Section, Proposed



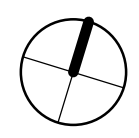
This drawing is the property of E.R.A. Architects Inc. and may not be used or reproduced without expressed approval. Refer to Engineering drawings before proceeding with work. The Contractor shall verify all dimensions and levels on site and report any discrepancies to E.R.A. before beginning work. Do not scale from the drawings. Use figured dimensions only. The Contractor is responsible for any change made to the drawing without E.R.A.'s approval.

NO.	DATE	REVISION / ISSUANCE
1	2026-01-28	Issued for PAC
2	2026-03-02	Issued for ZALC

NOT FOR CONSTRUCTION

LEGEND

ERA
info@eraarch.com www.eraarch.ca
 416.963.4467 F: 416.963.8761
 625 Church St., Suite 600
 Toronto, Ontario, M5V 2P1
 E.R.A. Architects Inc.



Project: **Covenant House**
 Address: **20 Gerrard St. E & 21 McGill St.**
 For: **Covenant House Toronto**
 Project no.: **19-275**
 Scale of Arch D: **1 : 2000**
 Drawn by: **ERA**
 Reviewed by: **ERA**
 Drawing title: **Context Plan**

NO.	DATE	REVISION / ISSUANCE
1	2026-01-28	Issued for PAC
2	2026-03-02	Issued for ZALC

NOT FOR CONSTRUCTION

LEGEND

PLAN OF SURVEY OF
ALL OF LOTS 2, 3 AND 4
PART OF LOT 5
NORTH SIDE OF GERRARD STREET
REGISTERED PLAN 22A
PART OF LOT 9 AND
ALL OF 1 FOOT RESERVE
REGISTERED PLAN 377
AMENDED BY
REGISTERED PLAN 606
CITY OF TORONTO

SCALE 1 : 200

THE INTENDED PLOT SIZE OF THIS PLAN IS 789mm IN WIDTH BY 521mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200
 J.D. BARNES LIMITED
 © COPYRIGHT 2022

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
NOTES
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTH LIMIT OF GERRARD STREET, HAVING A BEARING OF N 73°18'15" E, AS SHOWN ON THE PLAN BA-790.
 FOR BEARING COMPARISONS, A ROTATION OF 00°00'20" CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN P1 AND P3.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SIBB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
PB	DENOTES	PLASTIC BAR
CC	DENOTES	CUT CROSS
CCP	DENOTES	CONCRETE PIN
CA	DENOTES	CUT ARROW
WT	DENOTES	WITNESS
MEAS	DENOTES	MEASURED
NI	DENOTES	NOT IDENTIFIABLE
OR	DENOTES	ORIGIN UNKNOWN
CF	DENOTES	CONCRETE FOUNDATION
SP	DENOTES	STAND PIPE
CONC	DENOTES	CONCRETE
PROD.	DENOTES	PRODUCTION
JOB	DENOTES	J.D. BARNES LIMITED
DF	DENOTES	DIEGO FAZIO LTD., O.L.S.
SVNG	DENOTES	SPEIGHT, VAN NOSTRAND & GIBSON LIMITED, O.L.S.
D1	DENOTES	INSTRUMENT No. CA162154
D2	DENOTES	INSTRUMENT No. CA112955
P1	DENOTES	PLAN 63R-387
P2	DENOTES	PLAN OF SURVEY BY FAZIO AND PAPA LIMITED, O.L.S., DATED JULY 9th, 1982
P3	DENOTES	PLAN OF SURVEY BY SPEIGHT, VAN NOSTRAND & GIBSON LTD., O.L.S., DATED NOVEMBER 8th, 2017
P4	DENOTES	PLAN BA-790, INST. No. CT157879
P5	DENOTES	PLAN 63R-2392
P6	DENOTES	PLAN OF BUILDING LOCATION SURVEY BY BLAIN MARTIN SURVEYING LTD., O.L.S., DATED APRIL 10th, 1987
P7	DENOTES	REGISTERED PLAN 22A
P8	DENOTES	PLAN OF SURVEY BY R. AVIS SURVEYING INC., DATED FEBRUARY 14th, 2022
P9	DENOTES	PLAN OF SURVEY BY HOLDING AND JONES LIMITED, O.L.S., DATED APRIL 27th, 1999
P10	DENOTES	PLAN OF SURVEY BY SPEIGHT, VAN NOSTRAND & GIBSON LTD., O.L.S., DATED SEPTEMBER 27th, 1935
---	DENOTES	OVERHANG
CRW	DENOTES	CONCRETE RETAINING WALL
CBRW	DENOTES	CONCRETE BLOCK RETAINING WALL

ALL SET CP MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.R.G. 525/91.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 7th DAY OF NOVEMBER, 2022.

NOVEMBER 7th, 2022
 DATE

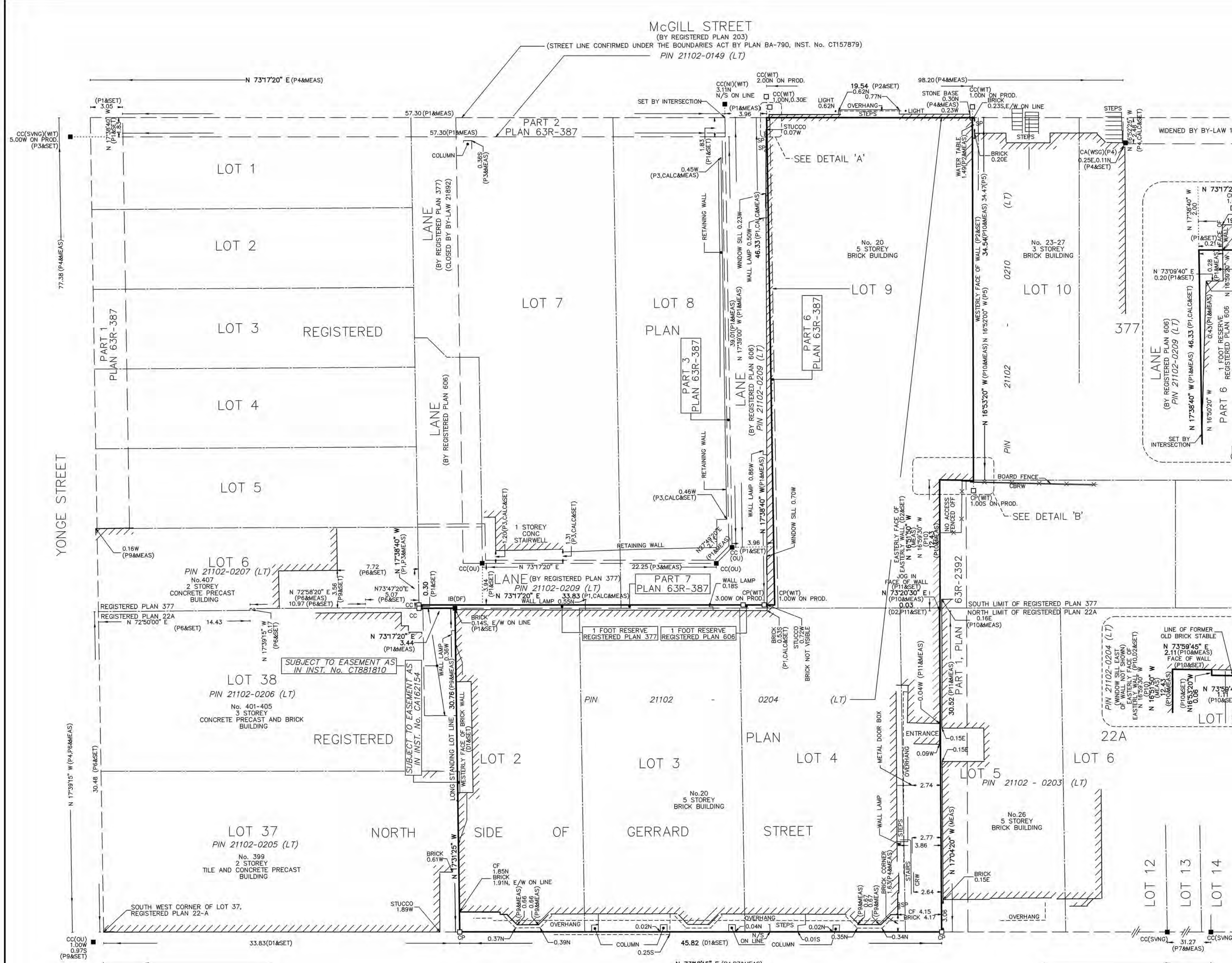
FRANCIS BABU
 ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS
 PLAN SUBMISSION FORM
 2195997

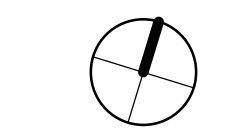
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 1026, SECTION 29(3).

J.D. BARNES SURVEYING MAPPING GIS
 LAND INFORMATION SPECIALISTS
 411 RICHMOND ST. EAST, SUITE 107, TORONTO, ON M5A 3S5
 T: (416) 368-3737 F: (416) 368-5308 www.jobarnes.com

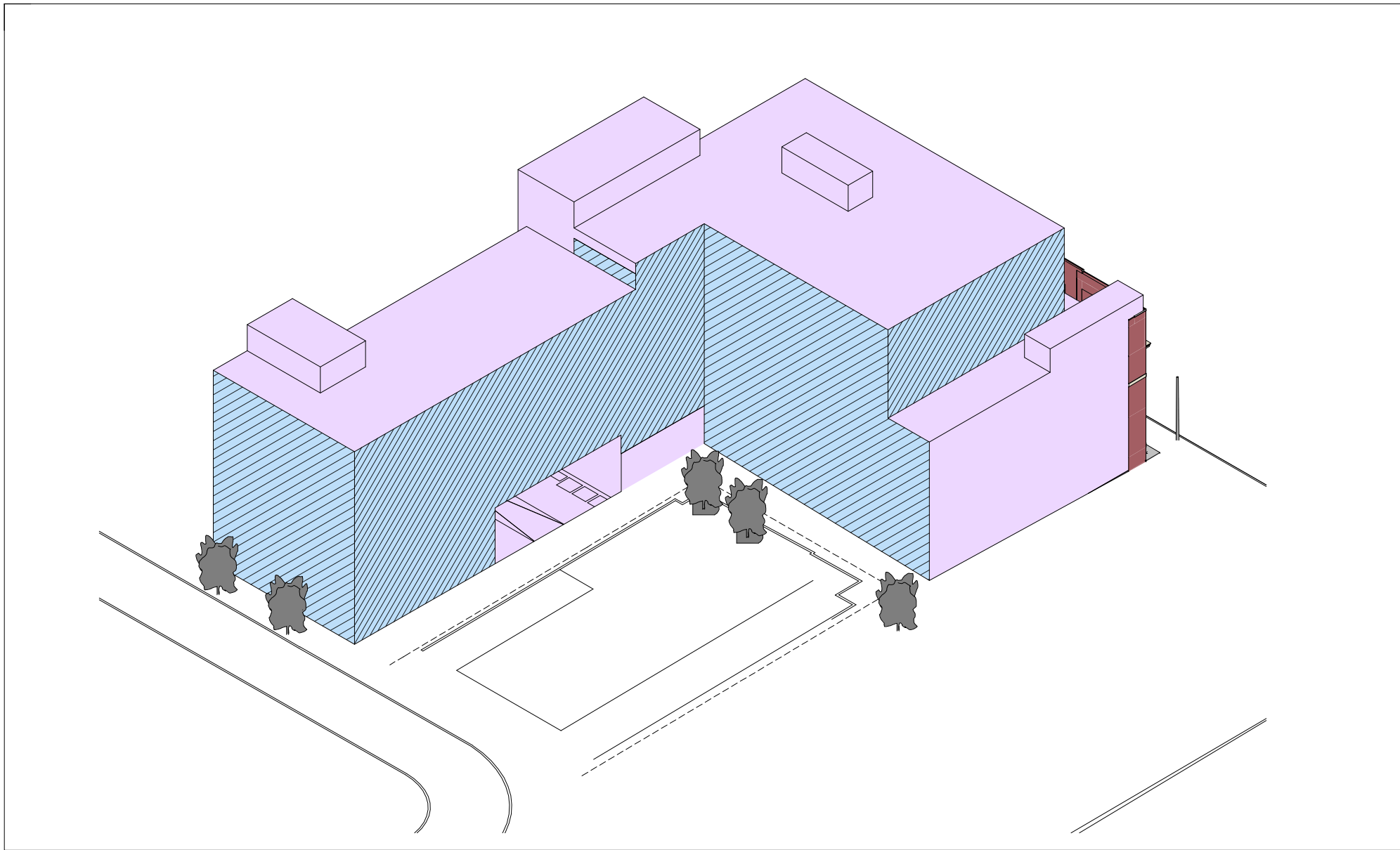
DRAWN BY: TH/FB CHECKED BY: FB REFERENCE NO.: 22-22-133-00
 PLOTTED: 11/7/2022 DATED: 11/03/22



KNOWN AS GERRARD STREET EAST
 (GERRARD STREET, BY REGISTERED PLAN 22A)
 (STREET LINE CONFIRMED UNDER THE BOUNDARIES ACT BY PLAN BA-790, INST. No. CT157879)
 PIN 21102-0082 (LT)



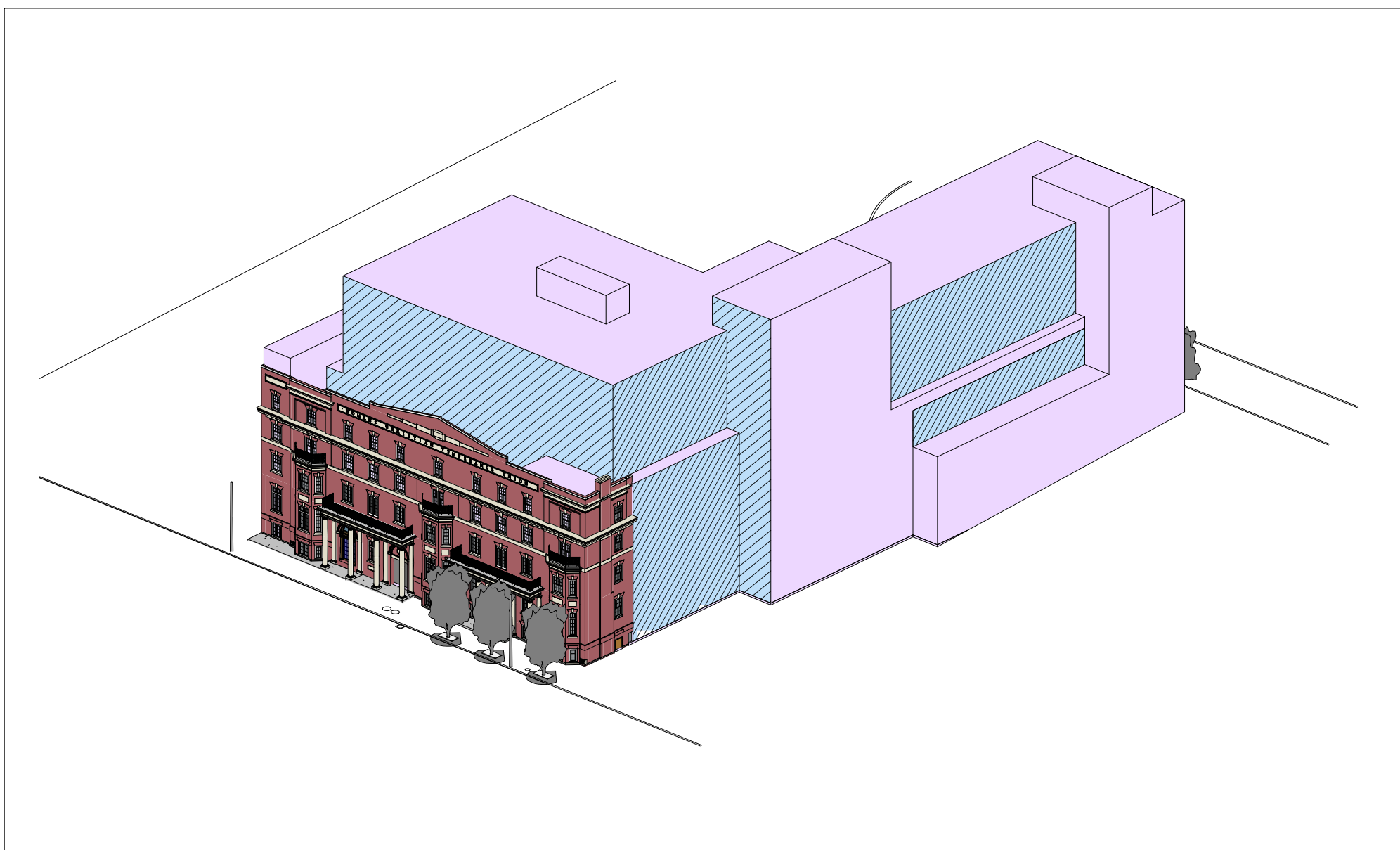
Project	Covenant House
Address	20 Gerrard St. E & 21 McGill St.
For	Covenant House Toronto
Project no.	19-275
Scale at Arch D	1:200
Drawn by	J.D. Barnes
Reviewed by	
Drawing title	



ISOMETRIC VIEW - NORTH-WEST

3

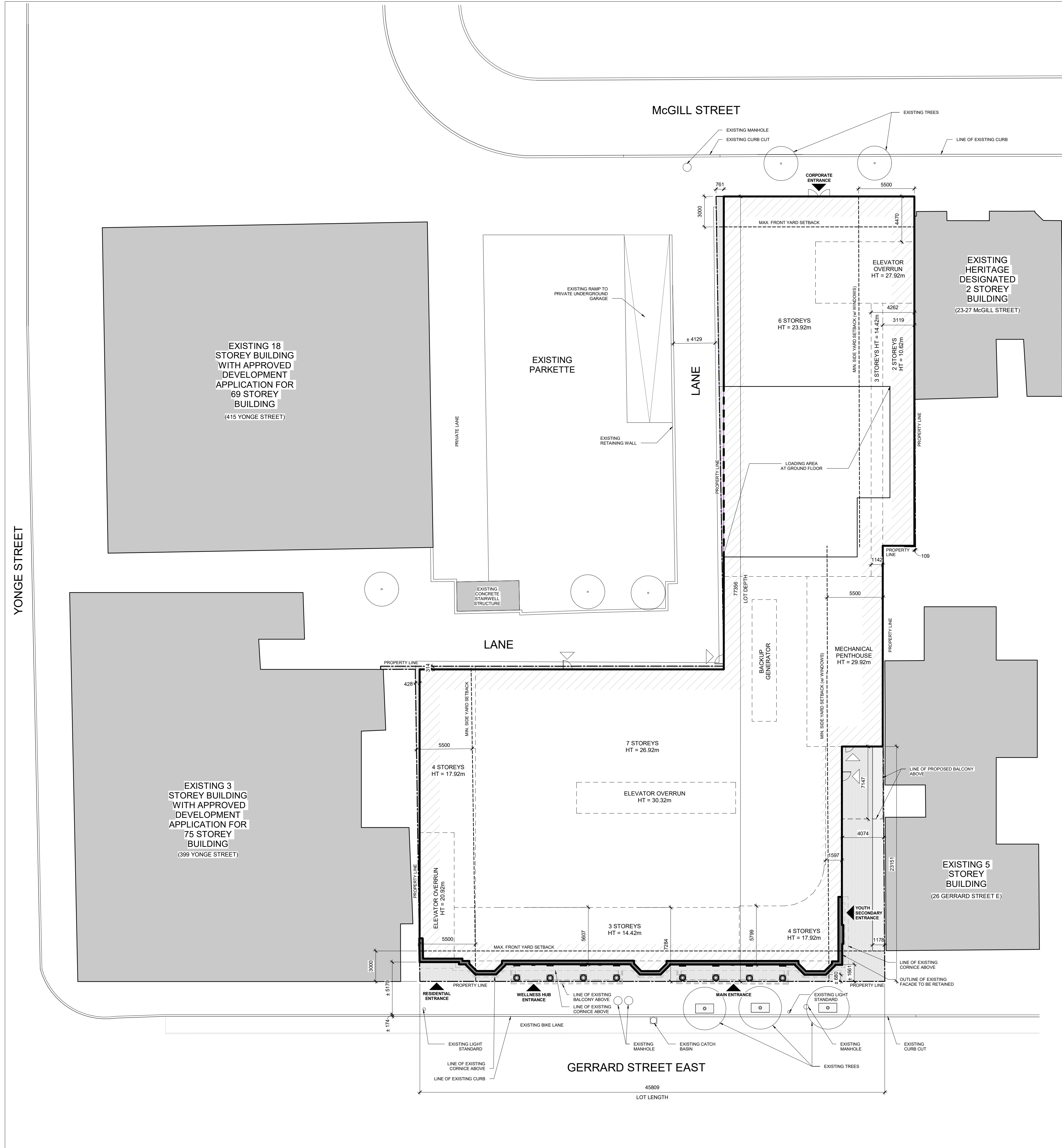
A052



ISOMETRIC VIEW - SOUTH-EAST

2

A052



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NO.	DATE	REVISION / ISSUANCE
1	2026-01-28	Issued for PAC
2	2026-02-23	Issued for TTC Coordination
3	2026-03-02	Issued for ZALC

NOT FOR CONSTRUCTION

LEGEND

	AREA OF PROPOSED BLANK WALLS
	AREA OF PROPOSED GLAZING, FENESTRATION PATTERN TBD

SITE PLAN LEGEND

	PRIMARY ENTRANCE
	SECONDARY ENTRANCE / EXIT
	PROPOSED LANDSCAPING (HARDSCAPE)
	PROPOSED LANDSCAPING (SOFTSCAPE)

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Toronto, Ontario, M5Y 2G1

Project: **Covenant House**

Address: **20 Gerrard St. E. & 21 McGill St.**

For: **Covenant House Toronto**

Project no.: **19-275**

Scale: **As Indicated**

Drawn by: **ERA**

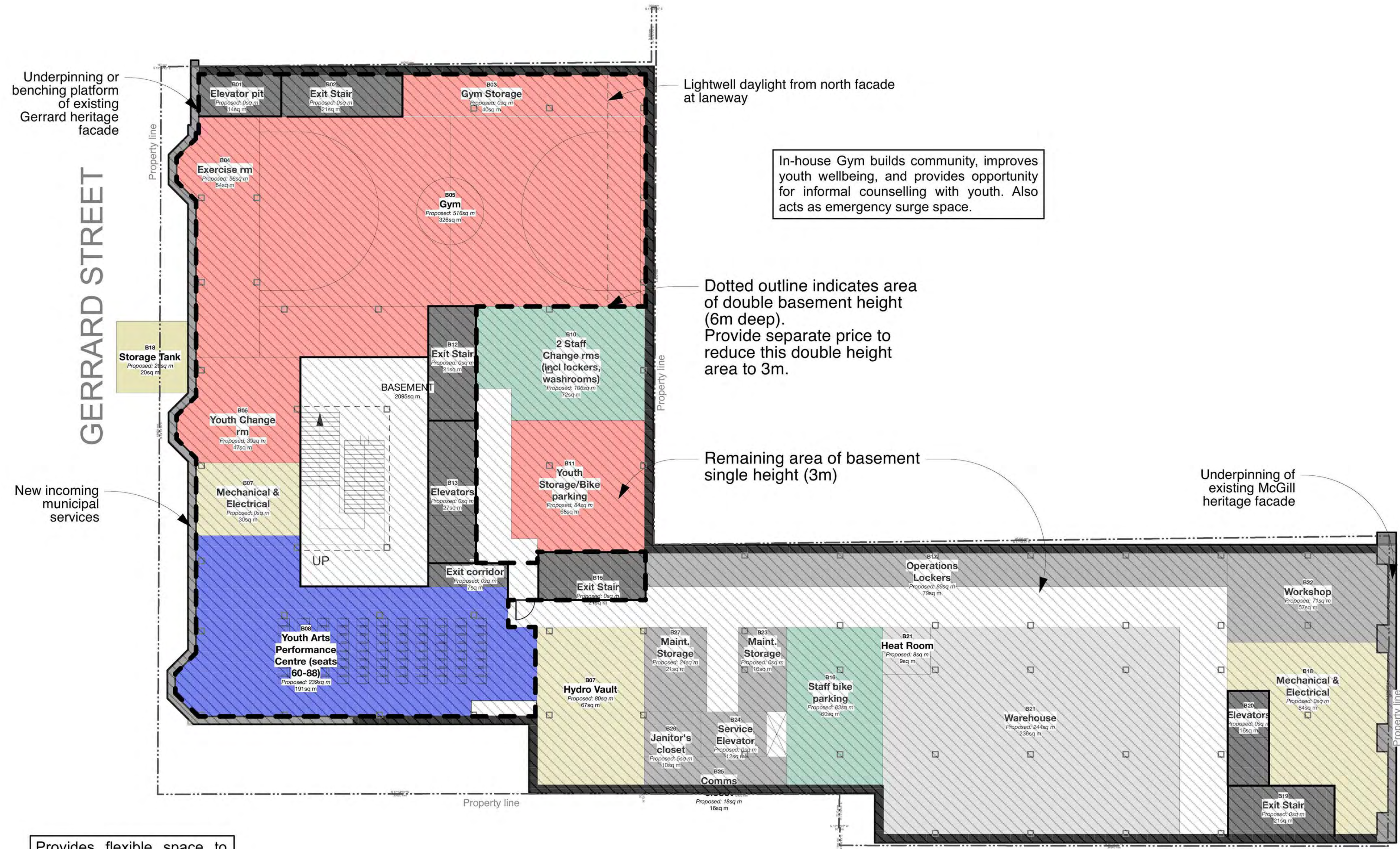
Reviewed by: **ERA**

Drawing title: **Proposed Site Plan**

NO.	DATE	REVISION / ISSUANCE
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NOT FOR CONSTRUCTION

LEGEND



Underpinning or benching platform of existing Gerrard heritage facade

Lightwell daylight from north facade at laneway

In-house Gym builds community, improves youth wellbeing, and provides opportunity for informal counselling with youth. Also acts as emergency surge space.

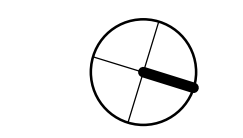
Dotted outline indicates area of double basement height (6m deep). Provide separate price to reduce this double height area to 3m.

Remaining area of basement single height (3m)

Underpinning of existing McGill heritage facade

New incoming municipal services

Provides flexible space to support a variety of programming for youth and acts as CHT event space



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For	Covenant House Toronto
Project no.	19-275
Scale at Arch D	1 : 150
Drawn by	Hiddich
Reviewed by	
Drawing title	

Basement Floor Plan_Proposed

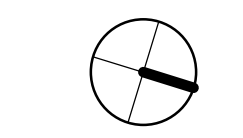
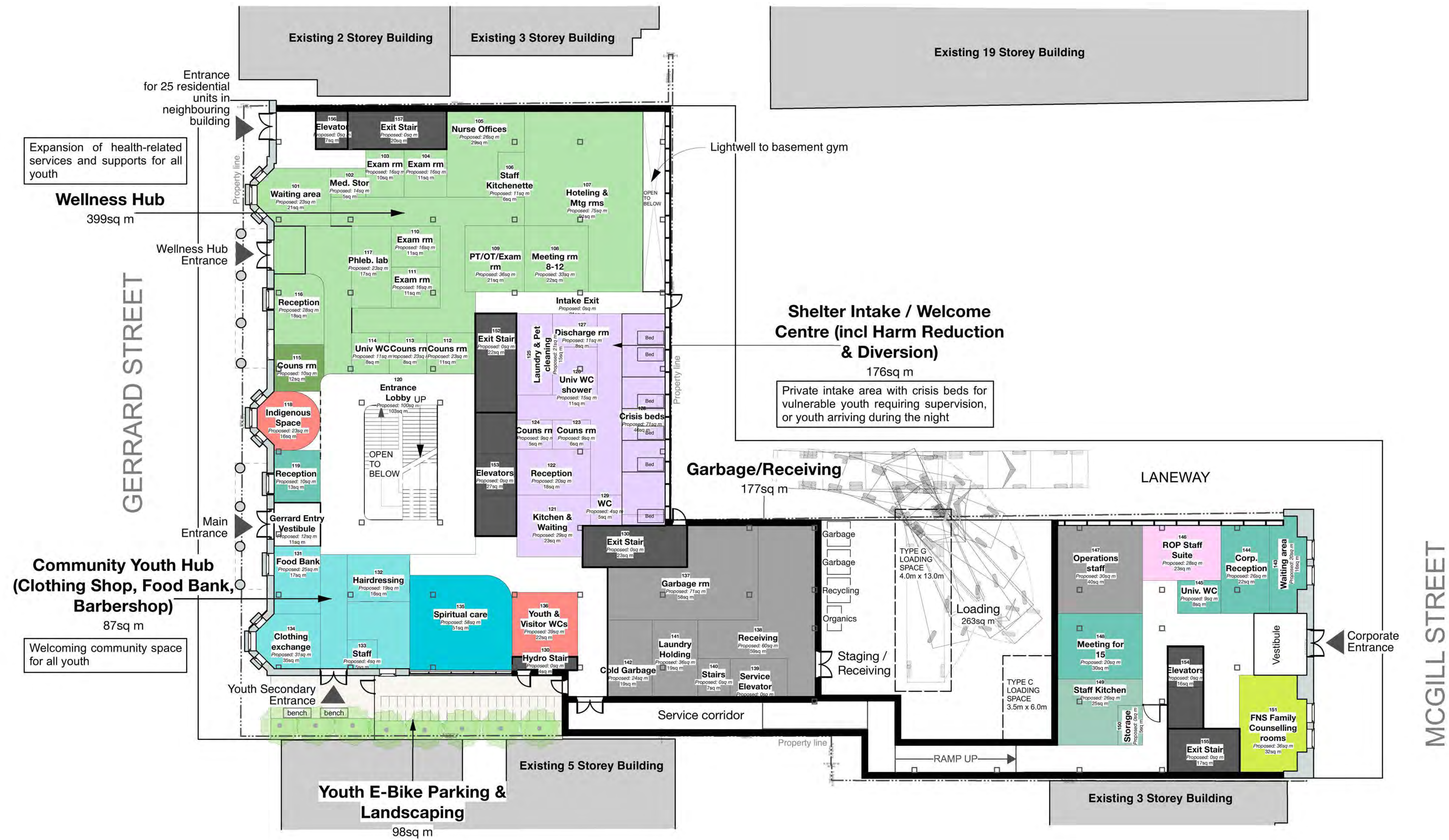
Sheet no.

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For	Covenant House Toronto
Project no.	19-275
Scale of Arch D	1 : 150
Drawn by	Hiddich
Reviewed by	
Drawing title	

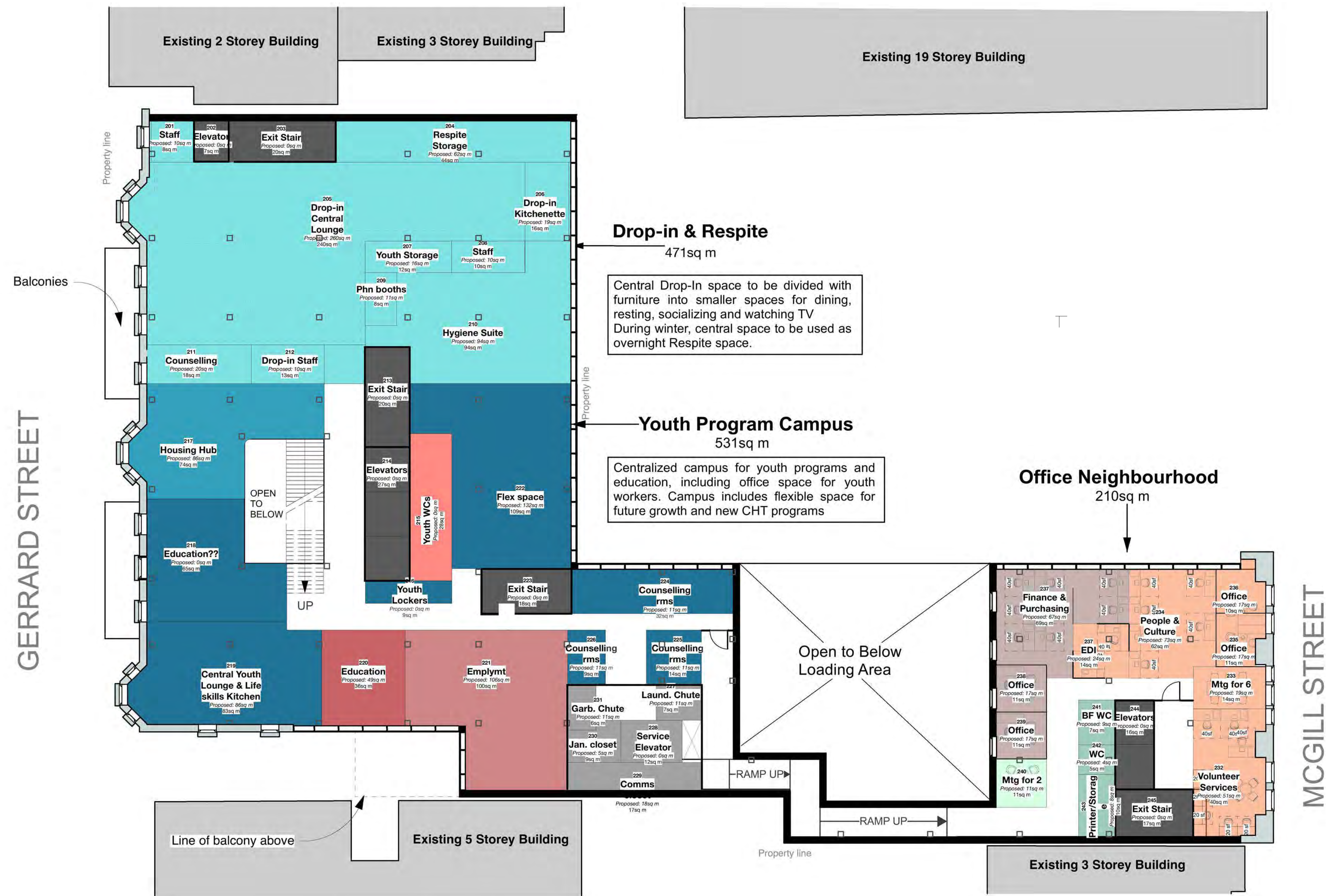
Ground Floor
Plan_Proposed

Sheet no.

NO.	DATE	REVISION / ISSUANCE
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NOT FOR CONSTRUCTION

LEGEND



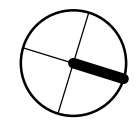
Drop-in & Respite
471sq m

Central Drop-In space to be divided with furniture into smaller spaces for dining, resting, socializing and watching TV. During winter, central space to be used as overnight Respite space.

Youth Program Campus
531sq m

Centralized campus for youth programs and education, including office space for youth workers. Campus includes flexible space for future growth and new CHT programs

Office Neighbourhood
210sq m



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 For: Covenant House Toronto
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 Scale of Arch D: 1:150
 Drawn by: Hiddich
 Reviewed by:
 Drawing title:

Second Floor
Plan_Proposed

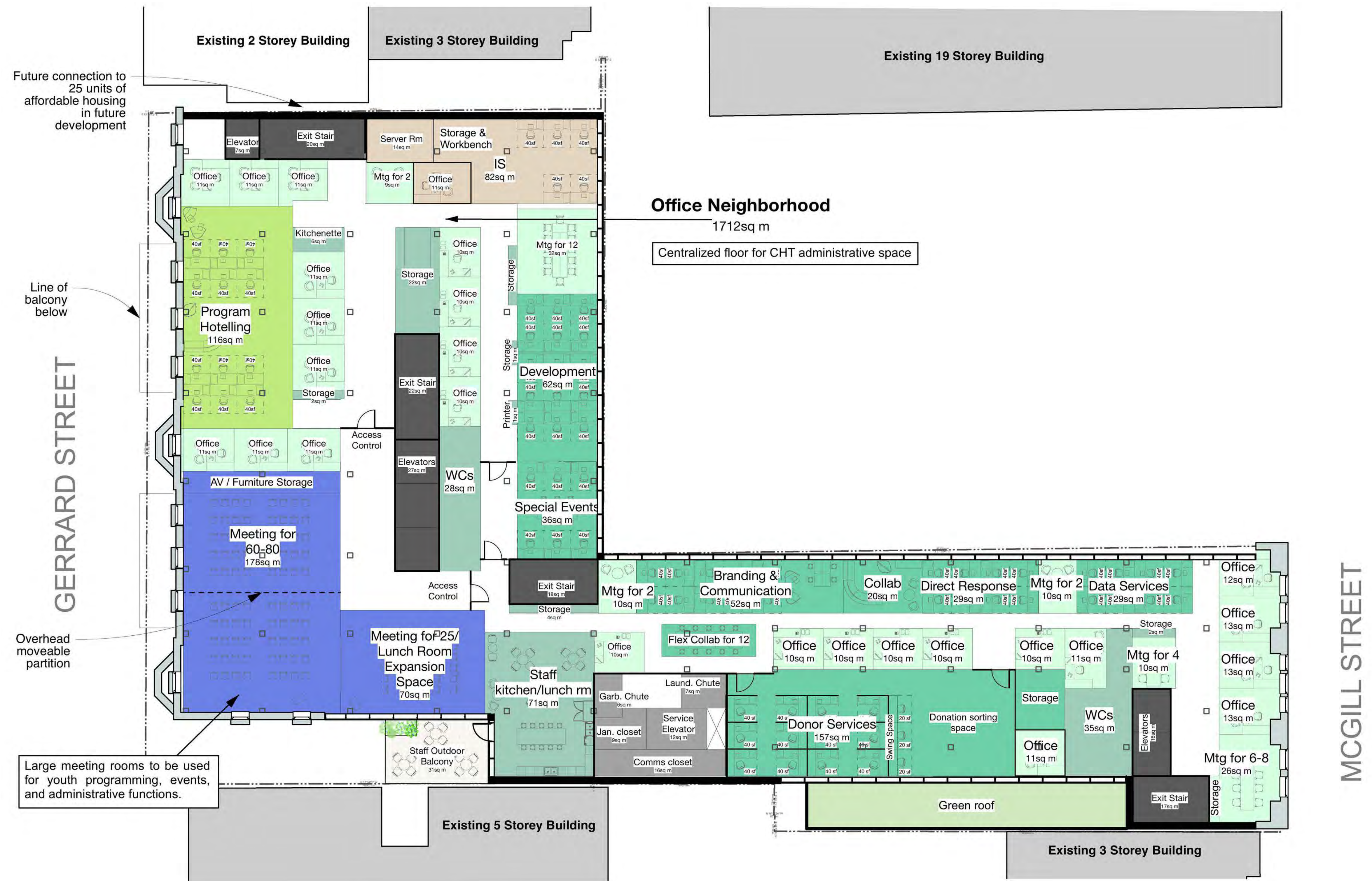
Sheet no.

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LEGEND

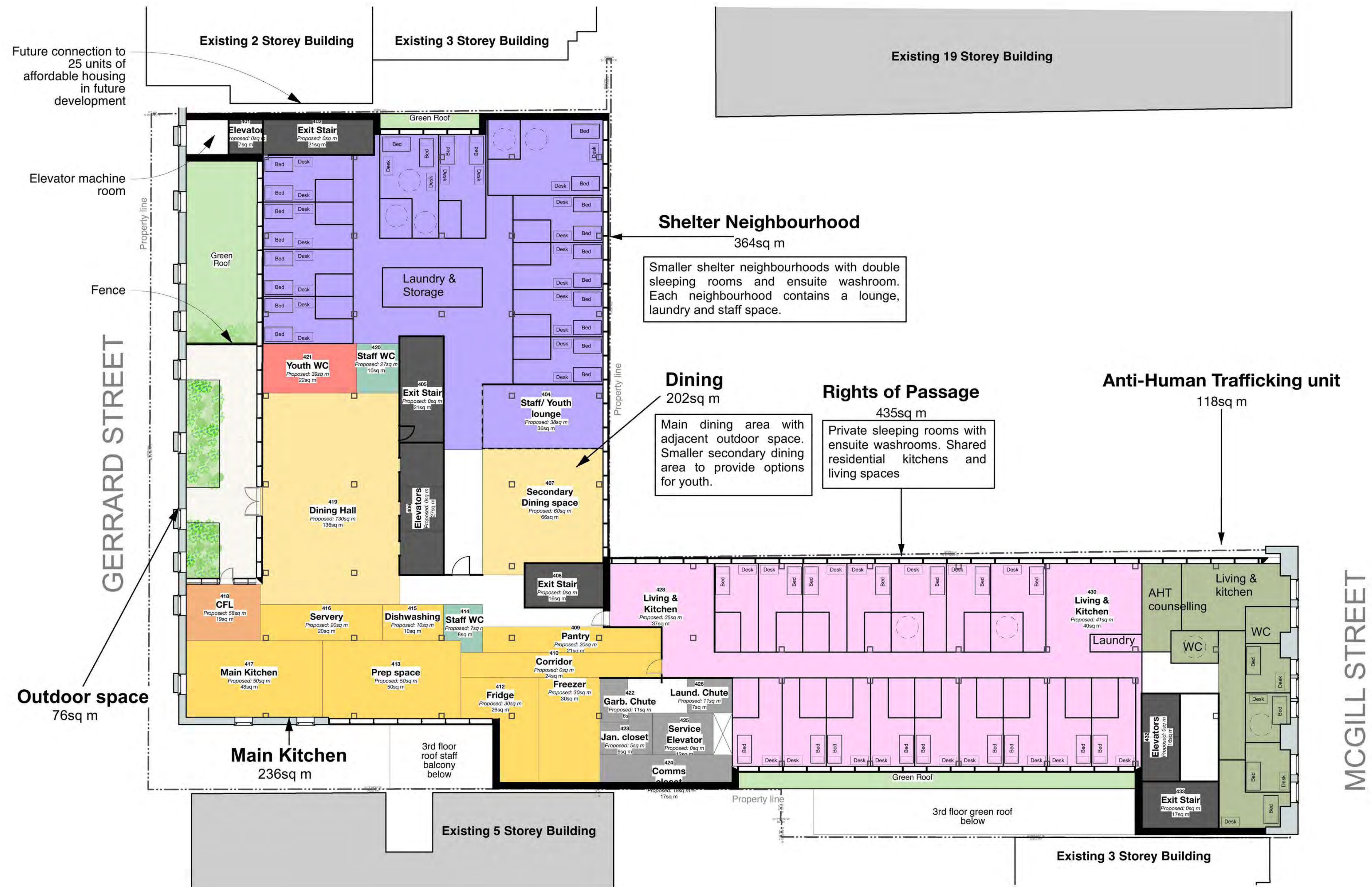


Project: Covenant House
 Address: 20 Gerrard St. E. & 21 McGill St.
 For: Covenant House Toronto
 Project no.: 19-275
 Scale of Arch D: 1:150
 Drawn by: Hiddich
 Reviewed by:
 Drawing title: Third Floor Plan_Proposed

NO.	DATE	REVISION / ISSUANCE
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2	2026-03-02	Issued for ZALC

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LEGEND



Project	Covenant House
Address	20 Gerrard St. E. & 21 McGill St.
For	Covenant House Toronto
Project no.	19-275
Scale of Arch D	1 : 150
Drawn by	Hidditch
Reviewed by	
Drawing title	

Fourth Floor Plan_Proposed

Sheet no.

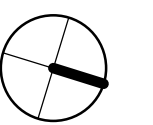
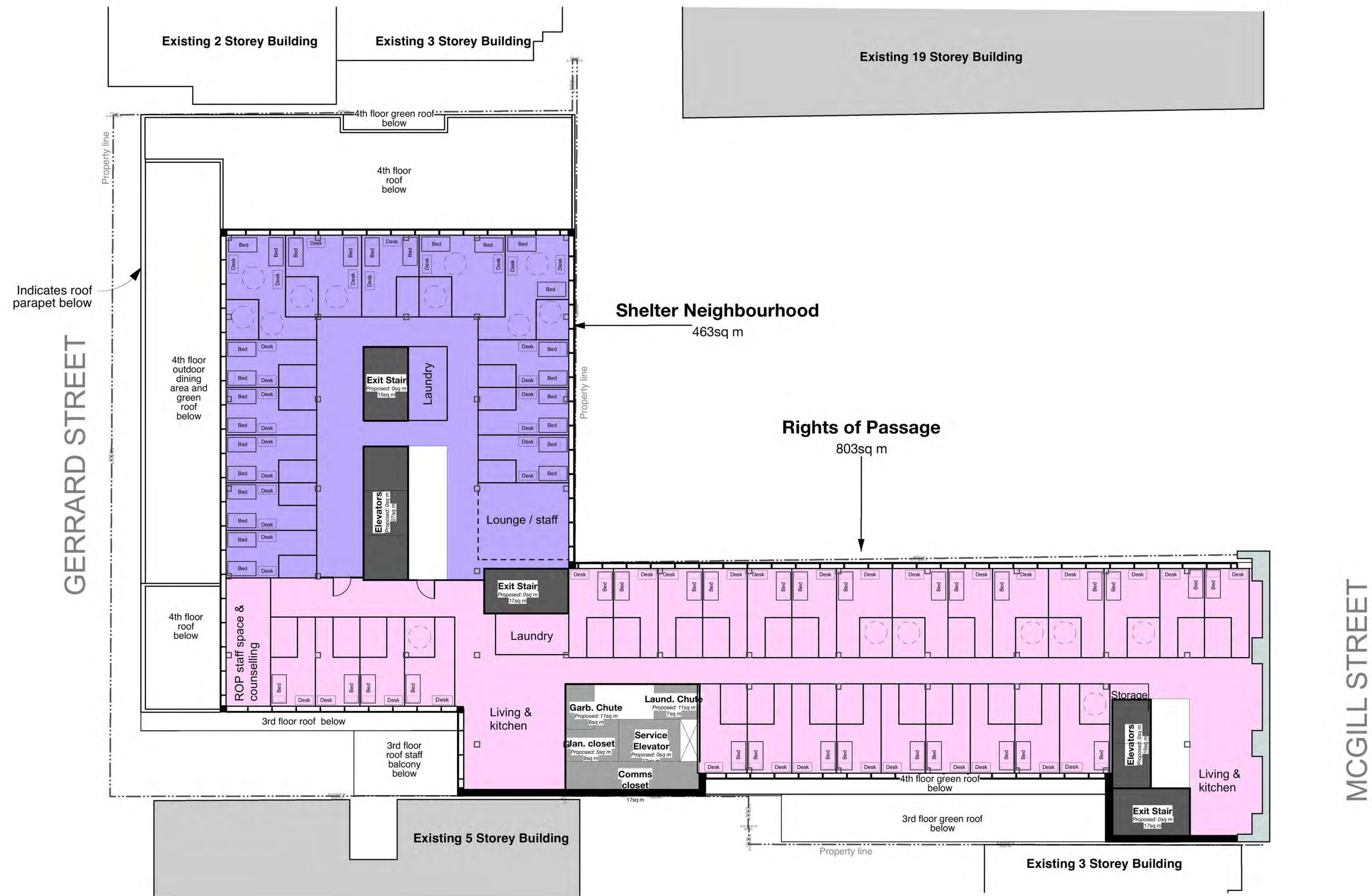
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NO. DATE REVISION / ISSUANCE

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- 2 2026-03-02 Issued for ZALC

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LEGEND



Project: Covenant House
 Address: 20 Gerrard St. E. & 21 McGill St.
 For: Covenant House Toronto
 Project no.: 19-275
 Scale at Arch D: 1:150
 Drawn by: Hidditch
 Reviewed by:
 Drawing title:

Fifth Floor
 Plan_Proposed

Sheet no.

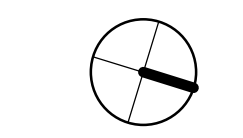
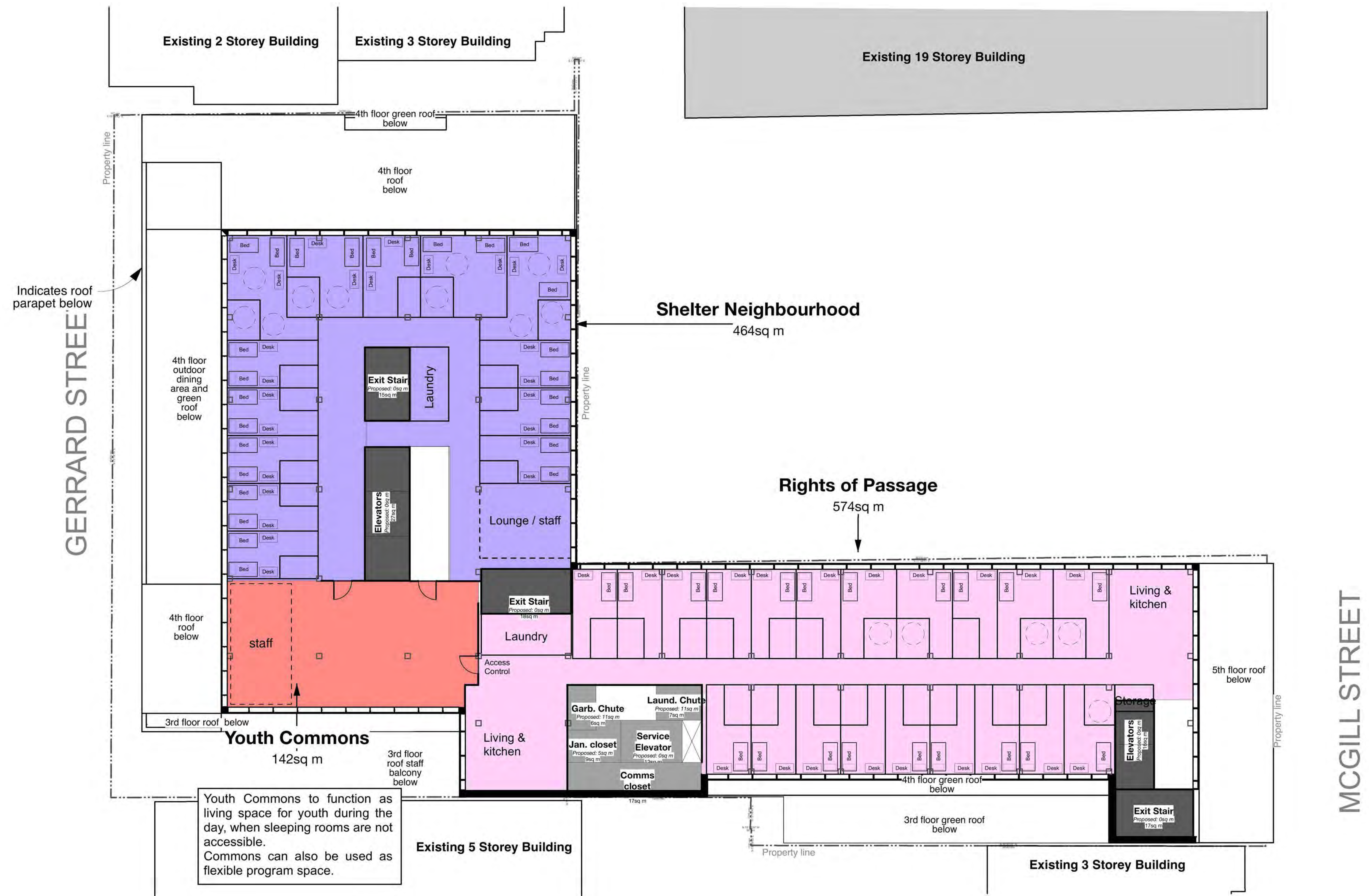
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LEGEND



Project: Covenant House

Address: 20 Gerrard St. E. & 21 McGill St.

For: Covenant House Toronto

Project no.: 19-275

Scale at Arch D: 1 : 150

Drawn by: Hiddich

Reviewed by:

Drawing title:

Sixth Floor Plan_Proposed

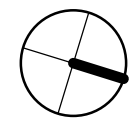
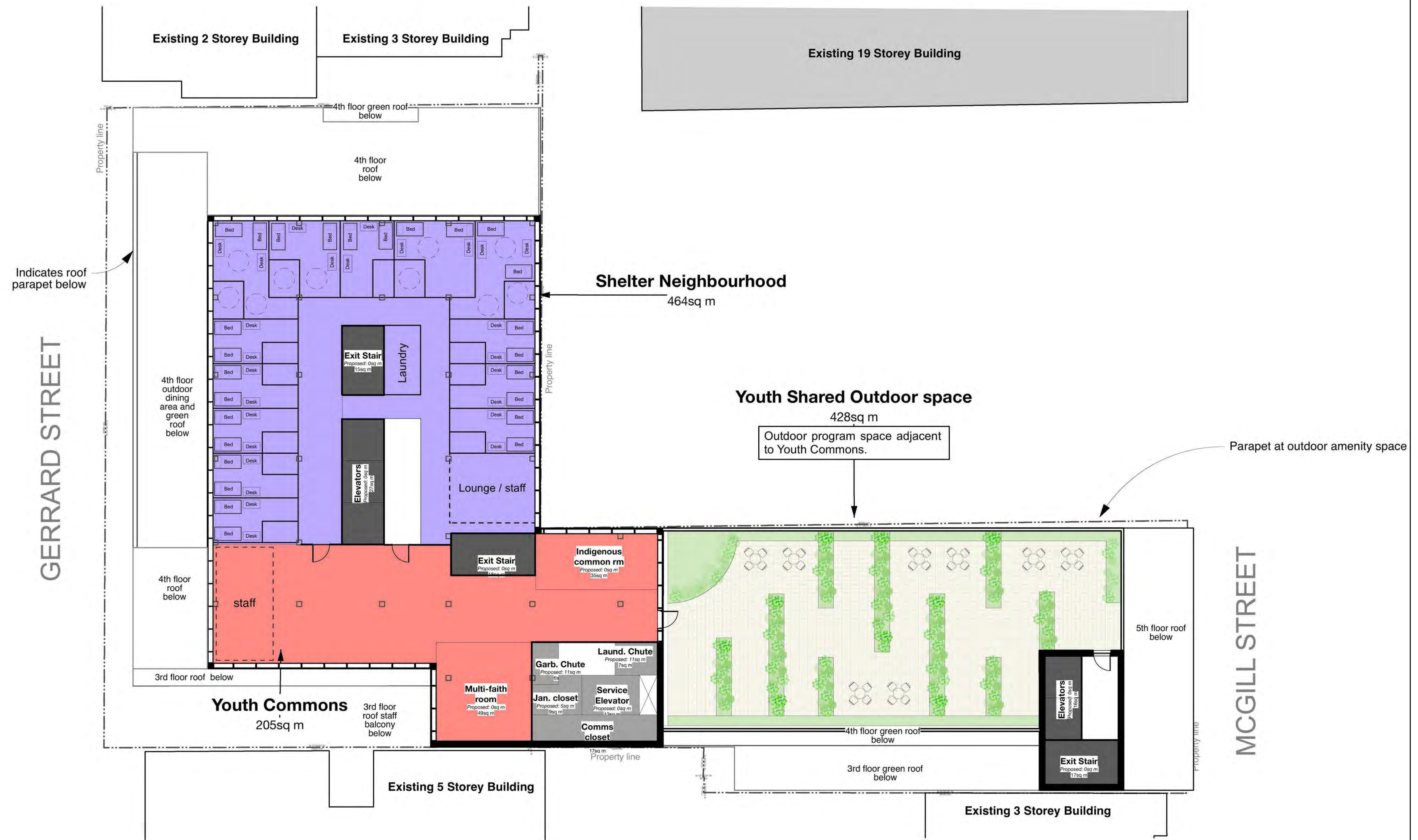
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 For: Covenant House Toronto
 Project no.: 19-275
 Scale of Arch D: 1 : 150
 Drawn by: Hidditch
 Reviewed by:
 Drawing title:

Seventh Floor Plan_Proposed

Sheet no.

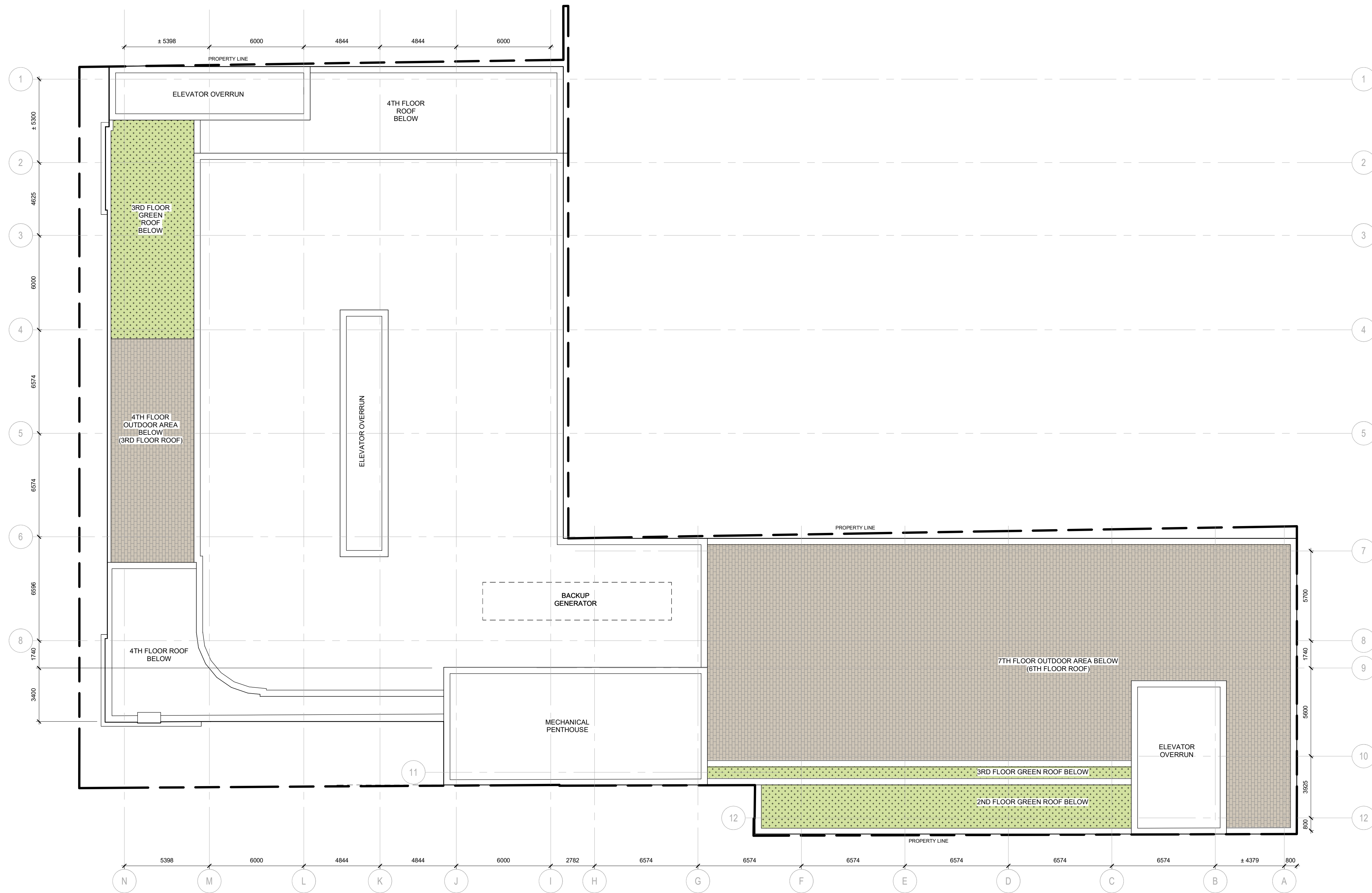
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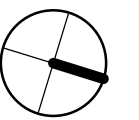
- 1 2026-01-28 Issued for PAC
- 2 2026-03-02 Issued for ZALC

NOT FOR CONSTRUCTION

LEGEND



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Project **Covenant House**

Address **20 Gerrard St. E & 21 McGill St.**

For **Covenant House Toronto**

Project no. **19-275**

Scale at Arch D **1 : 150**

Drawn by **ERA**

Reviewed by **ERA**

Drawing title

Roof Plan_Proposed

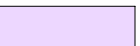

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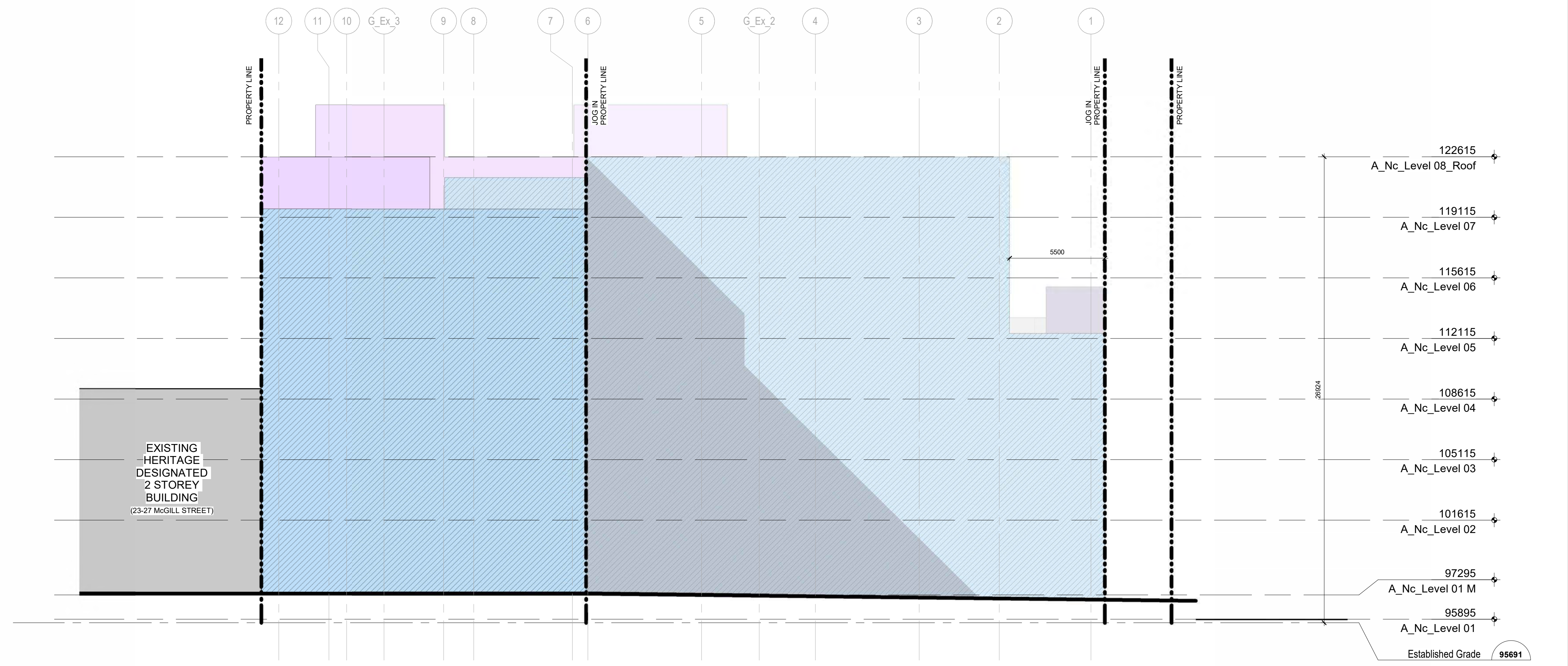
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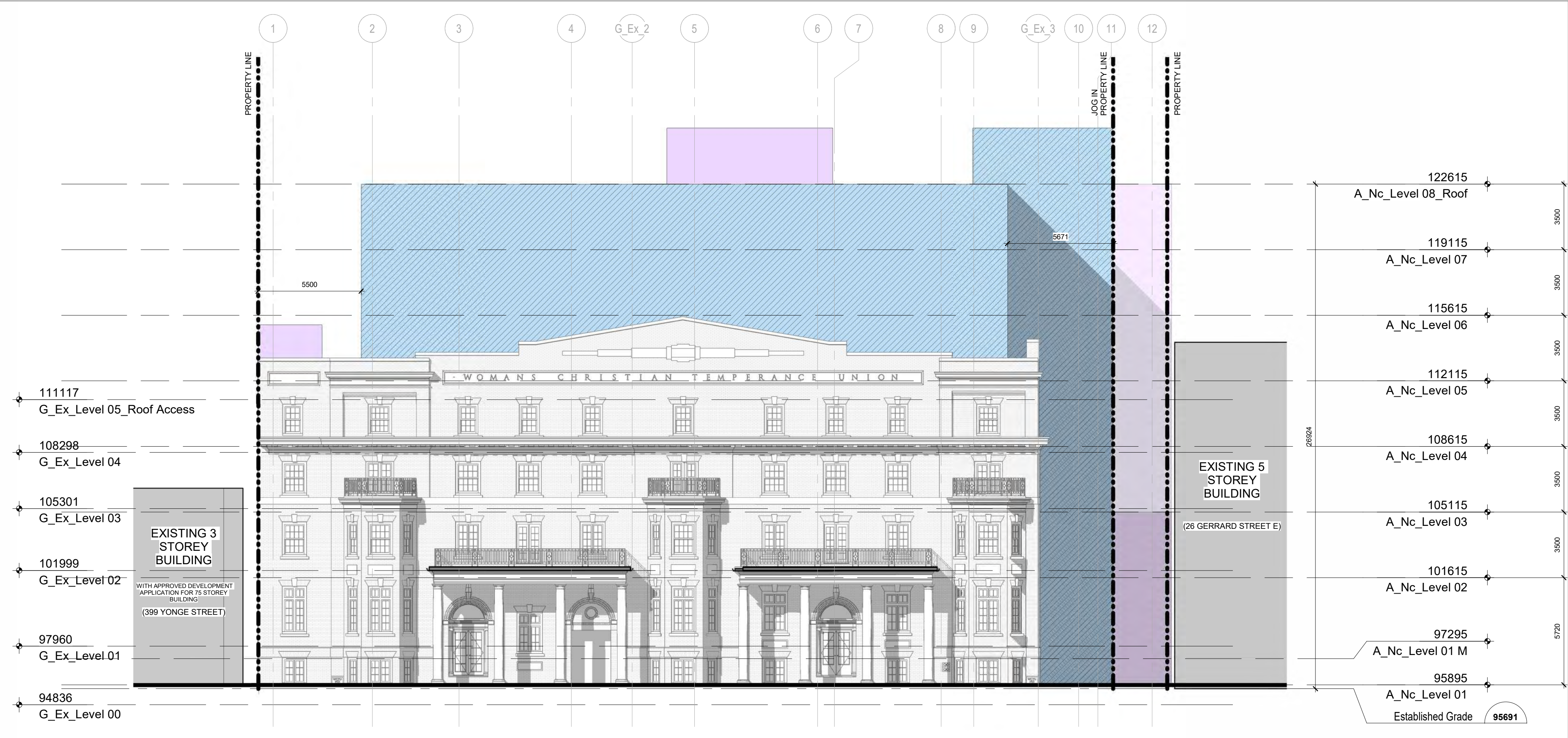
NOT FOR CONSTRUCTION

LEGEND

-  AREA OF PROPOSED BLANK WALLS
-  AREA OF PROPOSED GLAZING, FENESTRATION PATTERN TBD



Elevation_North_Proposed 2
1 : 150 A501



Elevation_South_Proposed 1
1 : 150 A501



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For	Covenant House Toronto
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Scale of Arch D	1 : 150
Drawn by	ERA
Reviewed by	ERA
Drawing title	North and South Elevations_Proposed

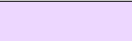

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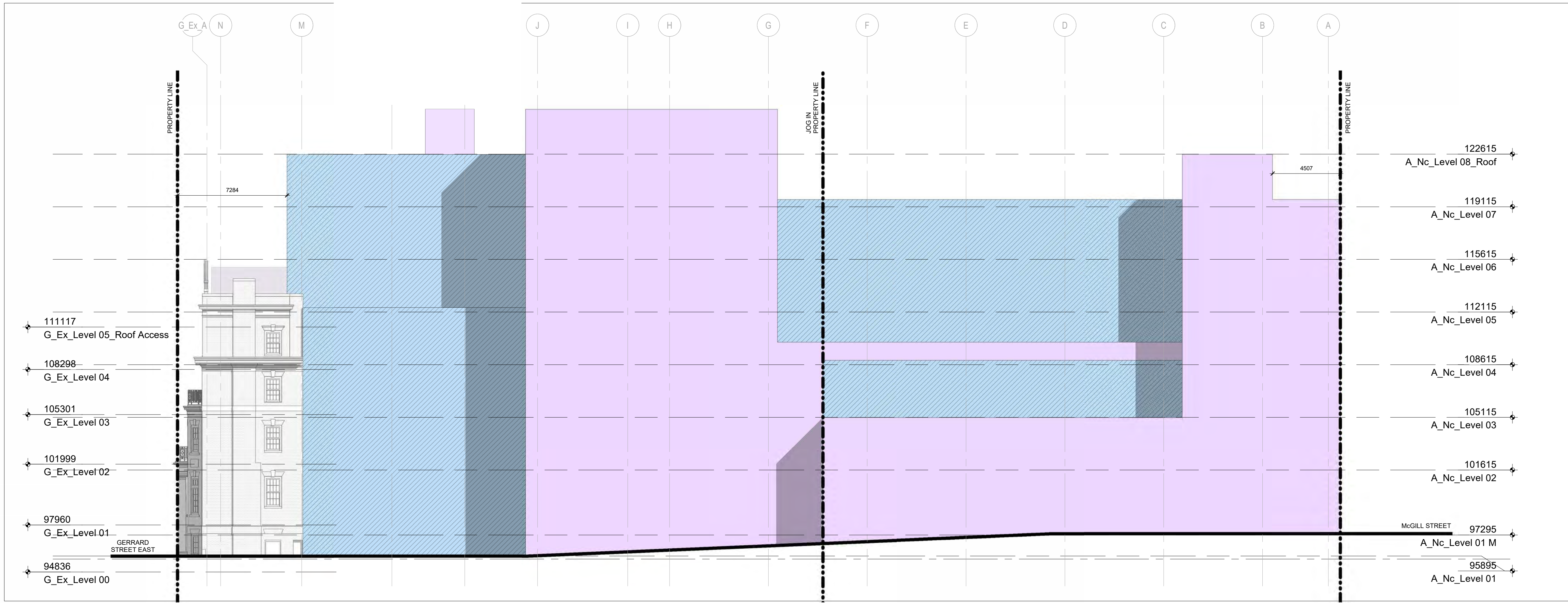
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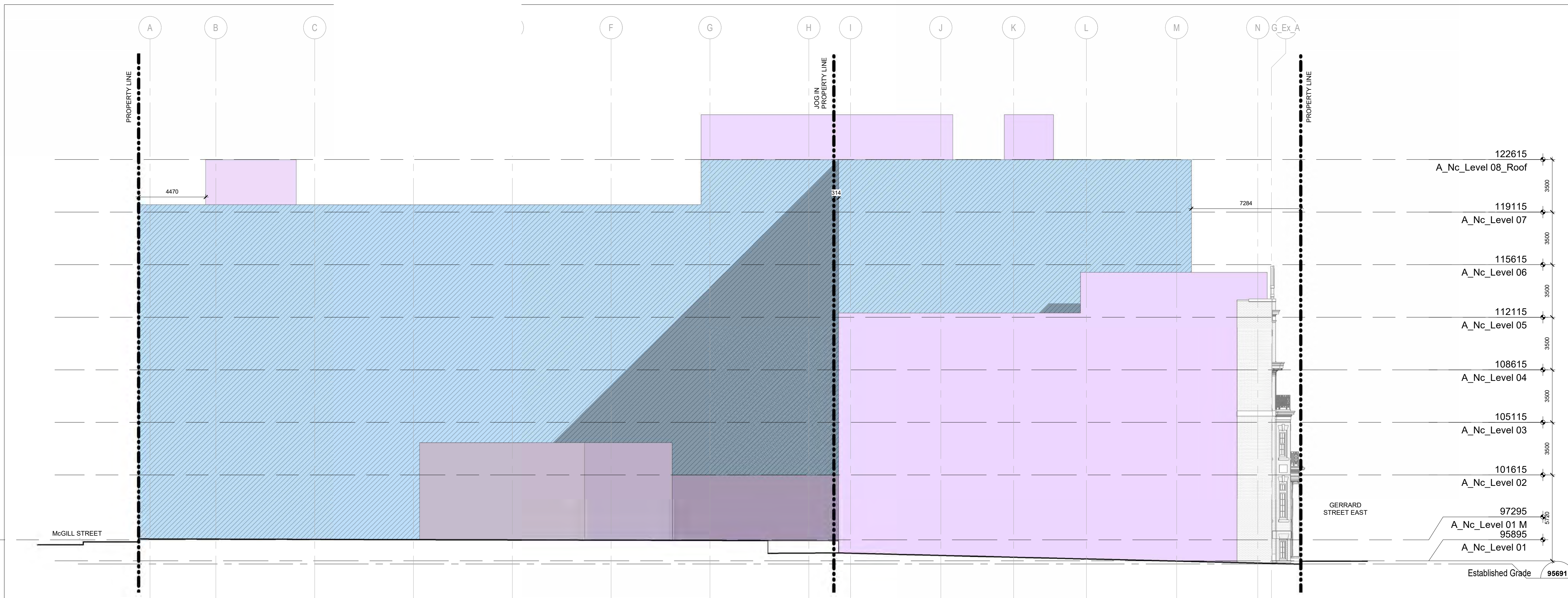
NOT FOR CONSTRUCTION

LEGEND

-  AREA OF PROPOSED BLANK WALLS
-  AREA OF PROPOSED GLAZING, FENESTRATION PATTERN TBD



1:150
A502
2



1:150
A502
1

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625 Church St. Suite 600
Toronto, Ontario, M5V 2G1

Project _____

Address 20 Gerrard St. E & 21 McGill St.

For Covenant House Toronto

Project no. 19-275

Scale of Arch D 1:150

Drawn by ERA

Reviewed by ERA

Drawing title _____

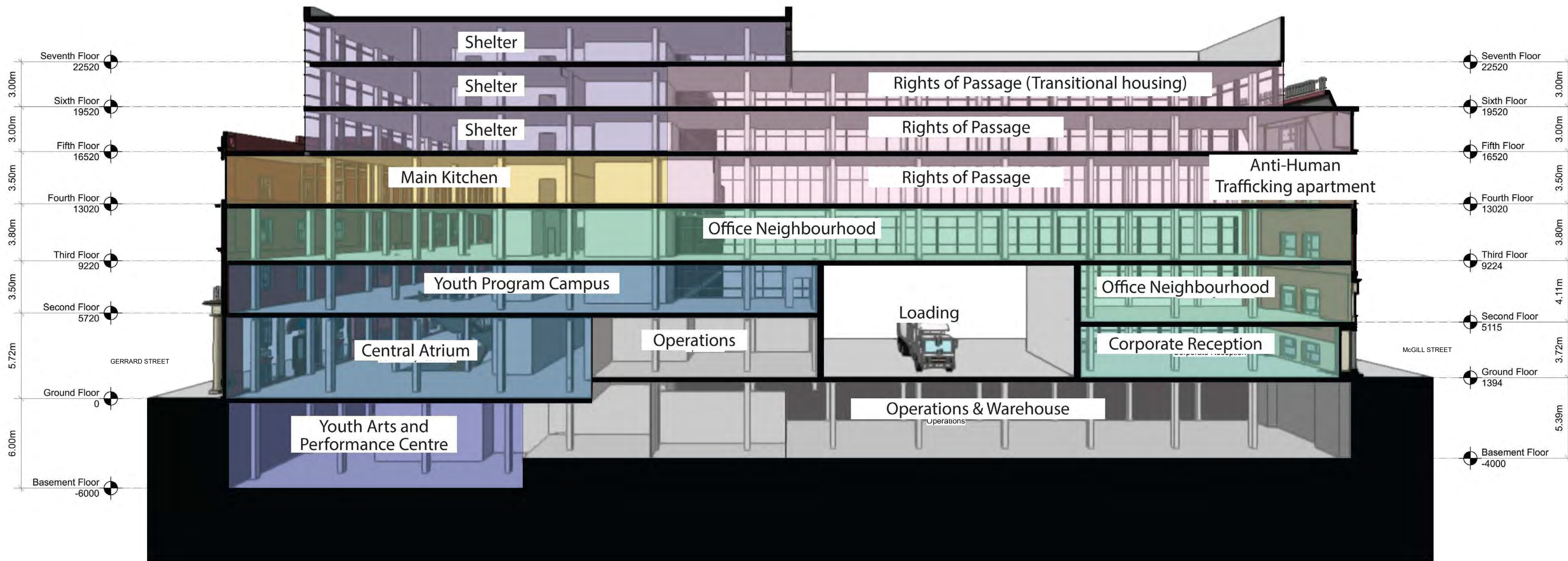
Sheet no. _____

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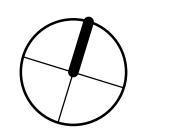
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Project: **Covenant House**
Address: **20 Gerrard St. E & 21 McGill St.**
For: **Covenant House Toronto**
Project no.: **19-275**
Scale of Arch D: **1:150**
Drawn by: **Hilditch**
Reviewed by:
Drawing title:

Building Section_Proposed

Sheet no.

APPENDIX F HERITAGE POLICY REVIEW

HERITAGE POLICY REVIEW

The following policy documents and guidelines were reviewed as part of this HIA:

- Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada;
- The *Ontario Heritage Act* (R.S.O. 1990);
- Provincial Planning Statement, 2024;
- City of Toronto Official Plan (the “Official Plan”), consolidated 2024;
- Downtown Secondary Plan; and
- Mid-Rise Building Design Guidelines (2024).

Provincial Planning Statement

The Provincial Planning Statement (PPS) is a streamlined province-wide land use planning policy framework that replaced both the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) on October 20, 2024. The PPS provides policy direction on matters of provincial interest related to land use planning and development. Relevant policies are provided below:

Policy 4.6.1 states: *Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.*

Policy 4.6.3 states: *Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.*

City of Toronto Official Plan

Section 3.1.6 of the Official Plan contains policies relating to development on or adjacent to heritage properties. The following policies from Section 3.1.6 are relevant to the proposal:

(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.

(23) Heritage Impact Assessment will evaluate the impact of a proposed alteration to a property on the Heritage Register, and/or to properties adjacent to a property on the Heritage Register, to the satisfaction of the City.

(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.

Downtown Secondary Plan (OPA 406)

On July 27, 2018, Toronto City Council adopted the Downtown Plan as Official Plan Amendment (OPA) No. 406. It was submitted for Ministerial review on August 9, 2018. On June 5, 2019, OPA 406 received approval with amendments from the Minister of Municipal Affairs and Housing. The following policies are relevant to the proposed development:

Policy 3.3 states: New buildings will fit within their existing and planned context, conserve heritage attributes, expand and improve the public realm, as a community benefit, create a comfortable microclimate, provide compatibility between differing scales of development and include indoor and outdoor amenities for both residents and workers, as provided for by this Plan.

Policy 6.25 states: Development within Mixed Use Areas 2 will include building typologies that respond to their site context including mid-rise and some tall buildings.

Policy 6.26 states: The scale and massing of buildings will be compatible with the existing and planned context of the neighbourhood, including the prevailing heights, massing, scale, density and building type.

Policy 6.27 states: Development in Mixed Use Areas 2 will be encouraged to provide for a diverse range of uses, including retail, service, office, institutional and residential uses.

Policy 9.1.2 states: Development will be encouraged to contribute to liveability by reasonably limiting uncomfortable wind conditions and providing access to sunlight, natural light, openness and sky-view; expanding and improving the public realm; maintaining adequate privacy; providing highquality amenity spaces; and conserving heritage.

Policy 9.1.4 states: Development will be encouraged to demonstrate a high standard of heritage conservation.

Policy 9.24.3 states: Development may be required to incorporate transition in scale to achieve built form compatibility when it is adjacent to a property designated under Part IV of the Ontario Heritage Act or a Heritage Conservation District.

Site and Area Specific Policy 151

The Site is within Site and Area Specific Policy No. 151 of the Official Plan (SASP 151), which identifies the area south of Carlton Street and north of Gerrard Street East between Yonge and Jarvis Streets. The text describing the McGill Granby Area is below:

a) The conservation and stability of the McGill Granby Area will be promoted by encouraging the preservation of house-form buildings and their continued use for housing.

b) In Mixed Use Areas, the development of new housing will be encouraged.

c) New buildings within the Mixed Use Areas will be designed to minimize the extent to which they overlook, overshadow, or block views from existing or committed house-form buildings, and to ensure that the location of new vehicular access routes does not interfere with the use of the private open space of adjacent houses.

Site and Area Specific Policy 865

The Site is also located within Site and Area Specific Policy No. 865 (SASP 865), which provides policies for the block planning of 409-415 Yonge Street and 9 and 17 McGill Street, 399-405 Yonge Street and 20 Gerrard Street East. The relevant policies are below:

a) A mixed-use tall building within the lands known municipally as 409-415 Yonge Street and 9 and 17 McGill Street having a maximum height of 230.5 metres, including any mechanical penthouse, a minimum tall building setback of 10 metres from its south property line shared with the lands municipally known as 407 Yonge Street, a minimum tall building setback of 13.5 metres from its south property line shared with the lands known as 20 Gerrard Street East, and a minimum tall building setback of 10.0 metres from its east property line shared with 20 Gerrard Street East, is permitted.

b) Any approval of a zoning by-law amendment for the lands known municipally as 399-405 Yonge Street permitting a tall building shall require, pursuant to section 453.1 of the City of Toronto Act, 2006, the provision of a social housing program and the owner of the lands and the operator of the social housing program shall be required to enter into an agreement with the City and register it in priority against title to the lands which secures the provision of the social housing program in accordance with this Policy and the requirements of the zoning by-law amendment.

c) A mixed-use tall building within the lands known municipally as 399-405 Yonge Street having a maximum height of 249.8 metres, a total maximum height of 252.8 metres inclusive of any mechanical projections for a part of the roof area of the building, and a minimum tall building setback of 5.5 metres from its east property line, is permitted provided that the mixed-use tall building includes a social housing program within the building on the lands in accordance with Policy b) above.

d) The minimum tall building setbacks contemplated in Policies a) and c) above shall not preclude the development of the lands known municipally as 20 Gerrard Street East for the purpose of a potential tall building (with a 12.5 metre setback to its westerly lot line and a 5.5 metre setback to its easterly lot line) authorized by a zoning by-law amendment provided that any potential tall building proposal within the lands shall not be approved unless it conforms and is consistent with all other municipal policies and all provincial policies (including, without limitation, all policies pertaining to heritage conservation). For the purpose of this Policy d), the minimum tall building setbacks set out may be increased or decreased as determined through the zoning by-law amendment review process of any such proposed tall building, without an Official Plan Amendment to this Policy.

Mid-Rise Building Design Guidelines (2024)

The Mid-Rise Building Design Guidelines apply city-wide and are intended to help implement the policies in the Official Plan by achieving the appropriate design for current and new mid-rise building applications. On December 5, 2024, the Planning and Housing Committee adopted the recommendation to request The Executive Director, Development Review and the Chief Planner and Executive Director, City Planning to utilize the updated Guidelines in the evaluation of mid-rise development proposals. The updated Guidelines (2024) consolidate and build upon previous guidelines to establish a new, unified framework, replacing the Mid-Rise Building Performance Standards (2010) and Addendum (2016). The following principles and guidelines are relevant to the proposed development:

Guiding Principles

Promote harmonious fit and compatibility with the existing and planned context, emphasizing relationships to surrounding buildings, parks, and open spaces;

Conserve and integrate on-site and adjacent heritage properties so that new mid-rise buildings are sympathetic to, and compatible with, the heritage property;

1.2. CULTURAL HERITAGE

All mid-rise developments are to conform to the Official Plan's heritage conservation policies and other applicable policies and guidelines and be sensitively integrated with heritage buildings within their context.

1.2.1. INDIVIDUAL HERITAGE PROPERTIES (PART IV)

Where development is on, or adjacent to, heritage properties, conserve the heritage attributes of the property, be sensitive to the surrounding context, and avoid negatively impacting heritage properties.

a. New development on, or adjacent to, heritage properties will require additional considerations, requirements, and design solutions to conserve and maintain the cultural heritage value, heritage attributes, and historic character of the heritage properties.

b. The design approach may include additional step-backs, at a lower height, informed by a Heritage Impact Assessment, to provide a varied streetwall and maintain the legibility and prominence of adjacent heritage properties and historic streetwalls.

c. Mitigation measures should be taken to ensure that heritage properties are conserved and not negatively impacted.

d. New development should be designed to be compatible with the scale, form, and massing of adjacent heritage properties, while respecting the prevailing historic streetwall and surrounding context.

e. Negative impacts on the three-dimensional integrity and character of heritage properties, as well as their prominence within the existing context, should be minimized.

f. New development adjacent to heritage properties should be generally set back to respect the existing setback conditions of the adjacent heritage property.

g. New development should reference the vertical and horizontal articulations, proportions, and solid-to-void ratios of adjacent heritage properties, historic streetwalls, and the surrounding context.

APPENDIX G ENGINEERING LETTER - ENTUITIVE

ENTUITIVE

February 27, 2026

Jessie Grebenc
Senior Associate
ERA Architects
625 Church Street, Unit 600
Toronto, ON M7A 1G6

Re: 20 Gerrard Street East, Toronto Redevelopment – Heritage Façade Retention
Our Project No. EN025-02580

Dear Ms. Grebenc,

EXECUTIVE SUMMARY

The existing south-facing heritage masonry façade at 20 Gerrard Street East, which was constructed between 1911 and 1921, is proposed to be retained and incorporated into the Covenant House Toronto Redevelopment. We have been requested by ERA Architects and Covenant House to assess the structural feasibility of leaving the façade in place, constructing a temporary structure to retain it, and then re-supporting the existing façade on the new backup structure proposed on the site.

We have reviewed the existing façade in the field and confirm that it is structurally feasible to retain the façade, including the integrated return wall at the east extent, during demolition of the interior structure, excavation, and construction of the proposed new seven-storey Covenant House Toronto Redevelopment. It is our opinion that the multi-wythe solid brick exterior walls, founded on cast-in-place concrete strip footings, can be adequately supported and laterally restrained using temporary steel-framed retention towers on caisson or micropile foundations.

EXISTING STRUCTURE ASSESSMENT

The building fronting Gerrard Street East is comprised of two construction vintages: a three-storey portion at the east end constructed circa 1911, and a four-storey addition constructed circa 1921 toward the west end and above the original structure. The south elevation heritage façade consists of mass brick masonry construction characteristic of early twentieth-century Toronto buildings.

At the first-floor level, between ground floor windowsills and second-floor joists, the exterior wall appears to be constructed of quadruple-wythe solid brick masonry totaling approximately 18 inches thick. From the second through fourth floors, the construction appears to transition to triple-wythe brick masonry measuring approximately 13.5 inches thick. Between the roof cornice and parapet, the exterior wall appears to consist of double-wythe brick masonry, totaling approximately 9 inches thick.

These exterior walls are supported by substantial foundation walls constructed of double-wythe brick masonry with a 2-inch air gap and an additional double-wythe interior section (totaling approximately 20 inches thick), bearing on cast-in-place concrete strip footings approximately 12 inches thick by 3 feet wide.

Both the original 1911 structure and 1921 addition feature two-storey porticos with wood framed roof structures supported on wood columns, and stone plinths atop mass brick masonry piers.

The robust existing south façade structure and foundation system appears to have successfully supported its self-weight and externally applied loads for over 110 years, demonstrating its durability and in-plane stability, making it suitable for temporary external support.

PROPOSED FACADE RETENTION SYSTEM

Temporary Steel-Framed Towers

The temporary retention system is proposed to be constructed of structural steel-framed towers founded on drilled caisson or micropile foundations. Two structural framing options are being considered for these temporary support towers: a) an option with both vertical legs and foundations outside (south of) the existing façade, and b) an option with one vertical leg outside and one vertical leg inside (north of) the existing façade. The exterior portion of the temporary façade retention structure will be constructed above the existing sidewalk along the north perimeter of Gerrard Street East, and can be designed to accommodate pedestrian traffic below it with overhead protection incorporated into the design.

The vertical legs will be positioned spaced aligned with existing window bays with horizontal steel projecting through the window openings and walers at each floor level sandwiching the existing façade. The vertical legs will be stabilized with diagonal bracing (or moment frames) in both directions to create laterally stable towers.

To simplify the soil and façade retention approach at the west return wall - where the new elevator core is proposed - it is recommended that the existing mass brick masonry exterior wall be temporarily dismantled, salvaged, and subsequently reconstructed to match the original conditions. The longer east

return wall will require dedicated façade retention towers and foundations constructed in the existing east laneway on site.

The towers will engage the masonry through secondary structural steel members to resist both in-plane and out-of-plane movements. Caisson or micropile foundations will extend below the deepest proposed excavation level to competent bearing strata, providing adequate substructural support independent of the adjacent excavation and construction activities. This configuration establishes a load path where the steel towers resist wind loads, construction-induced vibrations, and prevent undermining of the foundations from excavation shoring activities.

Permanent Integration

Once the new permanent structure of the new seven-storey building is deemed to have sufficient capacity, the heritage façade will be reconnected to the new permanent structure for both gravity and lateral support of the facade. The heritage façade will be connected to its permanent backup structure only after this system achieves full design capacity and is deemed suitable to support the permanent gravity and lateral loads.

Following connection to the permanent structure, the temporary façade retention structure will be dismantled and removed following a procedure that strategically transfers the load from the temporary to the permanent structure.

GEOTECHNICAL COORDINATION

Deep excavation within the building footprint will require the use of excavation shoring systems including caisson walls, soldier piles with lagging, and/or micropile and shotcrete walls that will be detailed by the engineer responsible for excavation shoring. The foundations for the proposed steel façade retention towers, the excavation shoring system and the permanent foundation walls will be fully coordinated and will be optimized for integration with all the excavation shoring options. Final shoring configuration will be refined following detailed surveys confirming locations of buried services, utilities, and existing foundation elements.

KEY REQUIREMENTS

Prior to completion of design documents, a comprehensive masonry condition assessment will be required to document the condition of the brick, and mortar, wall plumbness, and deterioration of existing structural connections or anchors (if applicable). Investigation from both the interior and exterior of the existing façade to remain will be required. Investigation from the interior will be performed through localized exploratory openings within the occupied building. During the demolition phase of construction, the interior condition of the façade will be verified following removal of all interior finishes, but prior to full demolition of the building.

Based on the conditions observed, localized remediation of the existing façade may require installation of stainless-steel helical ties between wythes to restore composite action, selective repointing of deteriorated mortar joints, repair or replacement of lintels and localized replacement of damaged bricks. Some structural repairs may be required prior to the erection of temporary steel support structure, while other repairs such as masonry repointing and cleaning can occur following permanent integration.

The permanent integration design and final connection to the permanent structure will be coordinated with the building envelope consultant, with particular attention to thermal bridging, vapour transmission, and moisture management within the masonry cavity. Envelope performance modeling and hygrothermal analysis will verify these measures prior to finalizing the thermal and vapour transmission properties to prevent advanced moisture-related deterioration of the final exterior wall as an assemblage.

STRUCTURAL FEASIBILITY CONCLUSION

There are multiple potential feasible structural options to temporarily retain the existing masonry façade structure at 20 Gerrard Street East and then reconnect the façade to be permanently supported on the new permanent structure. The temporary façade retention structure will require steel-framed retention towers on caisson or micropile foundations. The temporary façade retention structure will require at least one line of vertical legs outside (south of) the existing façade, but preliminary calculations conclude that these legs can be maintained within the existing south property line.

Please contact our office if you require any clarifications on our assessment to date or have any input as we advance into the next stages of design.

Sincerely,
Entuitive



Daniel Frade, P.Eng.
Senior Engineer
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Reviewed by,



Mike Hillcoat, P.Eng., CCCA
Principal
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APPENDIX H CONDITION ASSESSMENT

1 CONDITION ASSESSMENT OF 20 GERRARD ST EAST

This visual building condition assessment was carried out on December 18, 2025 and January 28th, 2026. The review was conducted from grade. The operability of doors and windows was not checked. The roofs were not assessed. This condition assessment was prepared in tandem with review of archival drawings to confirm materials and evaluate integrity of original design features.

DEFINITION OF TERMS

The building components were graded using the following assessment system:

Good: *Normal result; functioning as intended; normal deterioration observed; no maintenance anticipated within the next five years.*

Fair: *Functioning as intended; normal deterioration and minor distress observed; maintenance will be required within the next three to five years to maintain functionality.*

Poor: *Not functioning as intended; significant deterioration and distress observed, maintenance and some repair required within the next year to restore functionality.*

Defective: *Not functioning as intended; significant deterioration and major distress observed.*



1. Overall front (south) elevation of 20 Gerrard St E showing 1911 and 1921 phases of construction (ERA, January 2026)

1.1 Principal (South Elevation)

Sections 1.1.1-1.1.5 describe the observed condition at the south elevation.

1.1.1 Brick Masonry

The brick appears to be in generally fair condition. Evidence of previous repairs to the brickwork was observed within the first two storeys. At least two different (non-original) mortar types were observed, suggesting that several campaigns of repointing have been undertaken. Some of the mortar used for various isolated repairs appear to be cementitious and therefore incompatible with the historic brick, and the workmanship of the tooling does not match the original joints. Some of the previous conservation work appears to have been executed with good workmanship, including selective areas of brick replacement around the corners of projecting bays and surrounding the east portico.

Selective areas of eroded joints and soiling were observed at the parapet. Frequent open joints and selective spalled units were found at the first four courses above the stone plinth, and around the landings of the entrance steps. During the second visit (in lower temperatures with snow build-up present), efflorescence was observed above the stone plinth at all three projecting bays. Deteriorated mortar joints and efflorescence were noted around the base of the downspout from roof of the east porch. At least one instance of cracked brickwork is noted below a cracked artificial stone window sill. Soiled brickwork is common below window sills, below the continuous cornice, and at interior corners.



2. Areas of eroded joints and stained artificial stone at 4th floor and parapet wall (ERA, December 2025)



3. Open joints at base, and selective areas of repointing and replacement bricks. (ERA, December 2025)



5. Efflorescence observed at base of projecting bay with snow build-up present (ERA, January 2026)



4. Open joints and chipped stone at base plinth, open joints at first courses of brick, and selective areas of repointing and replacement bricks (ERA, December 2025)



8. Example of previous selective replacement brick surrounding the east portico (ERA, December 2025)



6. Example of soiled brick below cornice (ERA, December 2025)



7. Open joints and efflorescence at base of downspout, hole/missing brickwork behind base of wood pilaster (ERA, December 2025)



9. Cracked artificial stone sill and cracked brickwork below (ERA, December 2025)

1.1.2 Stone Masonry

The stonework varies in condition based on location. The Berea stone plinth at grade is in poor condition at the 1911 portion of the building, with mostly open joints and frequent chipped edges. A missing stone unit was observed adjacent to and behind the pilaster west of the east entrance. The Berea stone (or Indiana Limestone) plinth at grade is in fair condition at the 1921 portion of the building, with mostly open joints but less physical damage observed at the stone units. The carved date stones appear to be in fair condition at the 1911 date stone, and good condition at the 1921 date stone. All of the natural stone accents and window sills on the facade areas underneath the porticos are in good condition.

The artificial stone window sills and keystones at the remaining window openings appear to be in good condition, except for three cracked sill units observed at ground floor windows. The artificial stone panels between the ground and second floor windows at the projecting bays appear to be in good condition. The continuous artificial stone band just above the third-floor level appears to be in good condition but is heavily soiled. The artificial stone cornices and fascia at the top of the projecting bays appear to be in good condition, but the (later) painted finish is peeling. The decorative artificial stone units at the center of the parapet appear to be in fair to good condition, though isolated concentrated soiling was observed, and some open or eroded joints were noted. Bronze staining run off from the bronze 'WOMEN'S CHRISTIAN TEMPERANCE UNION' lettering was observed at the stone units behind.

Refer to Porticos section 1.1.3 for condition of stone bases at the wood columns.



10. Open joints and chipped edge at stone plinth (ERA, December 2025)



11. Carved date stone at southeast corner (ERA, December 2025)



12. Condition of natural stone accents within portico area (ERA, December 2025)



15. Brick and natural stone masonry at entrance to interior court space (ERA, December 2025)



13. Previous patch at artificial stone panel (ERA, December 2025)



14. Condition of decorative artificial stone units at parapet, including metallic staining from bronze letters (ERA, December 2025)



16. Carved date stone near southwest corner (ERA, December 2025)



17. Soiling and chipped paint at artificial stone banding and cornice, and typical condition of artificial stone accents (ERA, December 2025)

1.1.3 Porticos

The two entrance porticos appear to be in fair condition from grade, though the roof and internal structure were not assessed. Review of archival drawings from a 1992 renovation project indicates previous conservation work to the portico woodwork.

The wood fascia and trims appear to be in fair condition with some separation of components and peeling paint observed at the corners, and an uneven finish with several layers of built-up paint. The wood cladding at the underside of the beams and soffit appear to be in fair to good condition. Some small areas at the base of the wood columns and pilasters are rotted at instances of missing paint. Otherwise, the columns and pilasters appear to be in fair to good condition.

The entrance steps were originally stone (as indicated in the archival drawings), but have since been replaced with concrete, most recently in 1992. Only the stone units directly below the columns remain, and concrete steps have been built around them with an altered design. The bases of the pilasters flanking the entrances were cut and profiled bases removed to accommodate the new concrete stair landings. The original stone units at the base of the wood columns vary in condition between poor to fair, with some displacement, eroded or chipped edges, and chipped painted finish observed. The concrete steps and landings appear to be in poor to fair condition with several instances of exposed (and rusted) steel reinforcement and chipped faces noted.

Refer to Metalwork for gutters and railings at the porches.



18. Condition of fascia and top of column at entrance portico. (ERA, December 2025)



19. Condition at underside of beams and soffit, entrance portico. (ERA, December 2025)



21. Poor condition at replacement concrete steps (ERA, December 2025)



20. Example of rotted wood at missing paint, base of wood column, and condition of later concrete stairs (ERA, December 2025)

1.1.4 Entrance Doors

The stained decorative wood surrounds and transom bar at the two entrance doors are in good condition. The doors appear to be in fair to good condition. The doors are likely original but have been modified to conceal or replace the lowest glazed lite with an opaque wood panel, cut astragals to accept newer hardware, and support surface mounted security features and signage. Review of archival drawings from a 1992 renovation project indicates that entrance doors and woodwork were refurbished at that time, and minor modifications may have been made at that time.

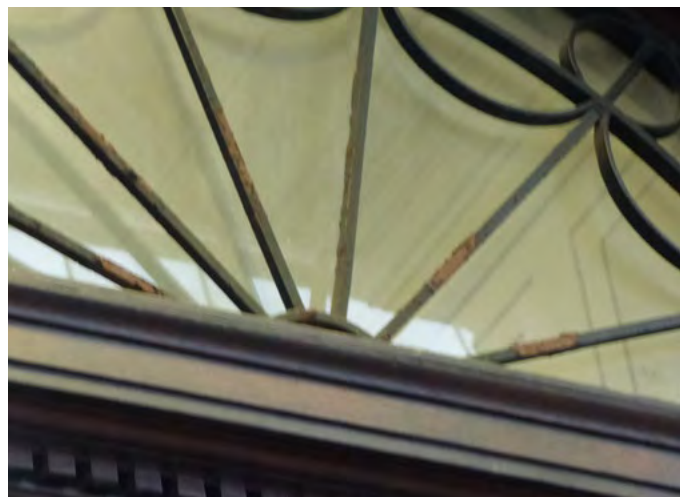
The decorative wrought iron screen at the fanlite of the east entrance appears to be in fair condition with some peeling paint and corrosion observed toward the centre. Review of archival drawings from a 1992 renovation project indicates that the wrought iron fanlite was removed, restored, and reinstalled at this time.



22. East entrance door (ERA, December 2025)



23. West entrance door (ERA, December 2025)



24. Minor corrosion at wrought iron screen on transom window, east entrance door (ERA, December 2025)

1.1.5 Windows

The original windows were replaced with vinyl casement windows in 1992. The existing windows appear to be in fair condition but are near the end of their typical 20-40 year service life. Perimeter sealants and sealant along window sills appear to be in poor condition - cracking and debonding from adjacent surfaces was observed where visible from grade.



25. Poor condition at sealant at basement window (ERA, December 2025)



27. Poor condition at sealant at basement window (ERA, December 2025)



26. Typical condition of ground floor window (ERA, December 2025)



28. Poor condition at sealant at basement window (ERA, December 2025)

1.1.6 Metalwork

The decorative wrought iron gate to the interior court space (light court/service alley) is in fair condition, with minor corrosion observed. The wrought iron railings at balconies above the porticos and projecting bays were not accessed to review their stability at the time of the review. The railings above the porticos are replacements installed between 1931 and 1955, per archival photos. The replacements did not match the original design that featured wood balustrades. Instead they approximately match the original railings above the canted projecting bays. All of the balcony railings appear to be in fair to good condition, with minor corrosion observed, though visual access was limited from grade.

The existing metal hand rails at the entrance steps appear to be in good condition, with some stripped paint noted.

The gutters and downspouts at the roofs of the porticos and projecting bays are replacements, installed in 1992. The gutters appear to be in fair condition, but some vegetation is seen growing within. The downspouts from the portico roofs appear to be modified to connect to internal drainage, but the connection at the east porch is not adequately connected, which appears to be causing significant damage to the brick masonry (refer to Brick Masonry section 1.1.1).

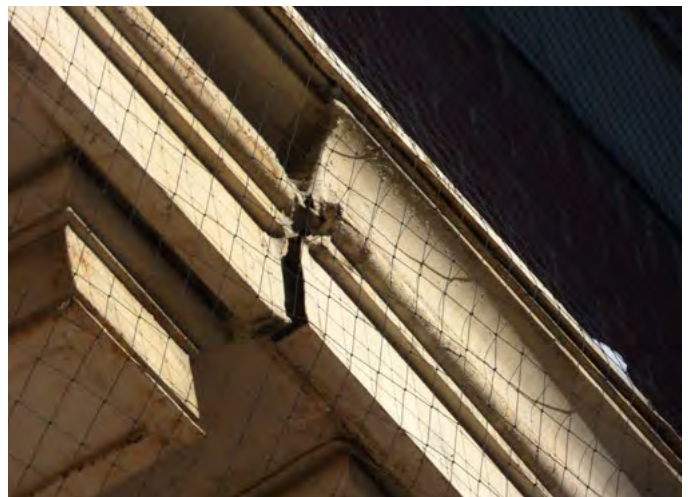
The painted continuous galvanized iron gutter above the fourth-floor level appears to be in fair condition with minor corrosion noted, but the internal structure was not accessed. All of the original components, including decorative brackets, appear to be intact. Review of archival drawings from a 1992 renovation project indicates previous metal conservation work to the cornice. There is a gap at the joint between the cornices at the 1911 and 1921 portions of the building, where applied sealant appears to be failing. A lightweight netting material has been fixed to the façade between the base of the continuous galvanized iron cornice and the parapet to deter birds from nesting.



29. Condition of railing at roof of projecting bay (ERA, December 2025)



30. Vegetation at gutter and condition of (non-original) balcony railing at roof of portico (ERA, December 2025)



31. Failing sealant at joint between cornices of the 1911 and 1921 portions of the building (ERA, December 2025)

The artificial stone cornices at the top of the flat projecting bays have been capped with sheet metal flashing. Some corrosion and displacement was observed at the cap flashing at the top of the flat bays, but visual access from grade did not allow for assessment of the balconies above the canted projecting bays.

The existing sheet metal parapet cap flashing appears to be in fair condition, though visual access from grade is limited.

The bronze lettering appears to be in good condition, though it has fully oxidized to green and has caused metallic staining at the adjacent artificial stone.



32. Condition of galvanized iron cornice and added bird netting (ERA, December 2025)



33. Condition of galvanized steel cornice at top of flat bay (ERA, December 2025)



34. Condition of later parapet flashing and bronze letters (ERA, December 2025)

1.2 East Elevation and Service Yard

This section describes the observed condition at the east elevation, and the recessed portion of the south elevation facing the service yard.

The brickwork is typically in fair condition above the second floor level, but large areas of replacement brick and repointing with cementitious mortar were observed within the lower two storeys. Frequent open joints were observed within the first five to six courses above grade and around the wall-mounted gas meter. Concentrated soiling and efflorescence were observed at the sill of the closest third-floor window to the southeast corner. A portion of the flat artificial stone banding just above the third-floor level appears to be painted. The artificial stone window sills and keystones appear to be in fair condition. The condition of the galvanized iron cornice appears to be similar to the south elevation.

The brick cladding of the 1992 elevator addition appears to be in fair to good condition but visual access was limited. The artificial stone banding is heavily soiled, and the sheet metal cap flashing at the lower volume appears to be buckled.



35. Base of southeast corner (ERA, December 2025)



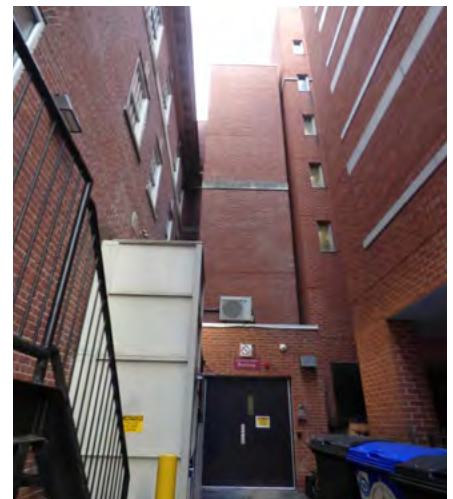
36. Modifications at added basement doors, east elevation (ERA, December 2025)



37. East elevation (ERA, December 2025)



38. Third-floor window east elevation (ERA, December 2025)



39. Later elevator addition and accessible lift at east service yard (ERA, December 2025)

1.3 West Elevation

The west elevation is partially concealed by the neighbouring building, therefore the review was limited to areas visible from grade. The galvanized iron cornice and the brick plinth do not extend to this elevation, and the artificial stone banding extends approximately six meters. Frequent open joints, some chipped edges, and general atmospheric stains were observed at the sign.

Where visible from grade, the masonry appears to be in similar condition to the south elevation, but generally more soiled. An area of cleaner brickwork was observed at the top of the southeast corner, indicating the outline of a previously removed sign. A small area of eroded joints was observed above the outline of the previous sign and metal fasteners remain. An area of reconstructed brickwork is noted at the base of the southwest corner. The sheet metal parapet flashing at the south parapet only extends for 1-2 m, after which original clay coping was observed at the west parapet. Condition of the coping was not assessed due to limited visual access from grade.



40. West elevation, visible above adjacent building (ERA, December 2025)



41. Artificial stone signage from 1911, relocated to the west elevation in 1921 (ERA, December 2025)



42. Portion of west elevation partially concealed by neighbouring building (ERA, December 2025)



43. Previous rebuilding at base of southwest corner, termination of brick plinth (ERA, December 2025)



44. Previous rebuilding at base of southwest corner (ERA, December 2025)

1.4 North Elevation

The visible portion of the north elevation is characterized by buff brick laid in a common bond (with a header course at every 4th course). The bricks are similar between the 1911 and 1921 portions of the building, however the first 9 courses from grade at the 1911 portion are red brick. It is unclear whether this is original or a later replacement brick. The brickwork appears to be in fair condition but is generally lower quality than the red brick used at the street-facing façade areas, and is heavily soiled. Window openings feature artificial stone sills like the south elevation with simple brick voussoirs (no keystones). Open joints are frequent at the red brick base of the 1911 portion of the building. Atmospheric staining covers the entire elevation. Organic growth was observed at ground floor window sills, at the first course of brick above grade, and toward the intersection of 21 McGill Street. Concentrated soiling and organic growth is found where wall-mounted conduits run horizontally across the facade. Isolated instances of previous repointing were also observed. Large areas of the north chimney at the 1911 portion of the building appear to have been repointed or rebuilt above the roofline. The original clay coping is visible at the parapet, but condition was not assessed due to limited visual access from grade.

All of the basement windows have been infilled with concrete block. Otherwise, the replacement vinyl windows are in similar condition to the south elevation.



45. North Elevation (ERA, December 2025)



46. Chimney at North Elevation (ERA, January 2026)

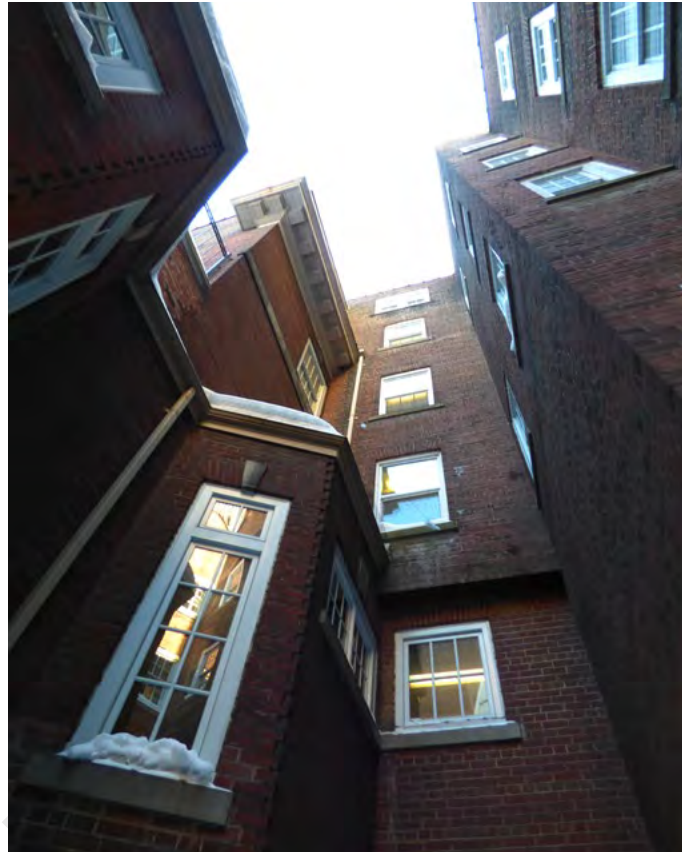


47. North Elevation (ERA, December 2025)

1.5 Interior Court Space (light court/service alley)

The lower level of the interior court space (light court/service alley) is accessed through a gated entrance from Gerrard Street. The outline of the space is defined by the former west elevation of the original 1911 structure (with three one-storey projecting bays), and the 1921 addition.

The condition of the brickwork within the interior court space is generally fair, with some areas in poor condition. At the time of the review, the base of the brick walls were partially concealed by snow and most basement window sills were not visible. Where visible, frequent open or deteriorated joints were observed at the first few courses above grade, and around exterior stairs to basement levels. A failing downspout was observed between two projecting bays, with excessive (frozen) water built up, and large areas of organic growth and efflorescence surrounding it. Some spalled bricks were found around the corners and window lintels at the projecting bays. Several small areas of replacement brick were observed between the basement and ground floor windows. The brickwork is heavily soiled, particularly below window sills.



48. Interior court space at grade, facing south (ERA, January 2026)



49. Failed downspout with surrounding organic growth and efflorescence at interior court space at grade (ERA, January 2026)



50. Interior court space at grade, facing north (ERA, January 2026)

A small section of the original galvanized iron cornice extends around the former southwest corner which is in similar condition to the south elevation, with some corrosion noted. The parapet walls within the interior court space appear to have tile coping similar to the west elevation, though visual access is limited.

A mesh netting is suspended across the lower court space, as a bird deterrent method.

The footprint of the interior court space is larger at the second floor and above. The flat roof was not accessed at the time of review due to snow build-up, but the condition of brick facades facing the upper court space appeared to be in similar condition to the lower area, as viewed from interior.



51. (Upper) interior court space, facing west (ERA, January 2026)

DRAFT

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