

70-86 LYNN WILLIAMS STREET

HERITAGE IMPACT ASSESSMENT

Issued: October 2, 2023



Project # 15-071-06
Prepared by AP / DE / CS / ZA

E R A

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COVER PAGE:

Figure 1. Context photo looking northeast along Lynn Williams Street (ERA, 2023).

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Refer to architectural drawings by IBI, dated April 18, 2023

1 SCOPE AND REQUIRED CONTENTS CHECKLIST

Scope of the Report

ERA Architects Inc. ("ERA") has prepared this Heritage Impact Assessment ("HIA") for the properties at 70-86 Lynn Williams Street in the City of Toronto (the "Site"). The northern portion of the building is the subject of the proposed development and the southern portion of the building will be retained ("retained building"). The purpose of an HIA, as per the City of Toronto Heritage Impact Assessment Terms of Reference (2021) 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.”

Various provincial and municipal heritage policies that provide for the conservation of cultural heritage resources have been considered in the preparation of this report. Multiple sources of data have been collected, sorted and analyzed for this assessment. Both primary and secondary sources have been drawn upon, including: historical maps, atlases, city directories, aerial photographs, archival photographs, archival drawings, tax assessment rolls, building permits, and background research from previous ERA reports and from observations made during site visits.

Required Contents Checklist

A copy of the HIA Terms of Reference Terms and Cultural Heritage Evaluation Report ("CHER") Terms of Reference Required Contents Checklist are included in *Appendix A*.

2 STATEMENT OF PROFESSIONAL QUALIFICATIONS

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 a broader set of 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 Ontario Professional Planner's Institute ("OPPI"), the Canadian Association of Heritage Professionals ("CAHP") and the Royal Architectural Institute of Canada ("RAIC").

Personnel involved in the production of this report are listed as follows:

Andrew Pruss is a Principal with ERA. He is a member of the Royal Architectural Institute of Canada and has over 30 years of experience in the field of architecture, specializing in heritage architecture for the last 20 years. He has previously been qualified by the Ontario Land Tribunal ("OLT"), the Conservation Review Board (now continued as the OLT), and the Toronto Local Appeal Body in the field of heritage planning and architecture.

Dan Eylon is a Senior Associate and Planner with ERA Architects. He received his Master of Arts in Planning from the University of Waterloo after completing a Bachelor of Fine Art at the Ontario College of Art & Design. Dan is a professional member of CAHP.

Clara Shipman is an Architect and Planner with ERA. She received her Master of Science in Planning from the University of Toronto after completing a Master of Architecture from McGill University. She is a candidate member of the OPPI.

Zeina Ahmed is a Planner with ERA. She received her Master of Science in Planning from the University of Toronto and her undergraduate degree in Urban and Environmental Planning from the University of Virginia. She is a candidate member of the OPPI.

3 EXECUTIVE SUMMARY

Purpose

ERA Architects Inc. ("ERA") has prepared this Heritage Impact Assessment ("HIA") for the properties at 70-86 Lynn Williams Street in the City of Toronto (the "Site"). The northern portion of the building is the subject of the proposed development and the southern portion of the building will be retained ("retained building"). There is an Official Plan Amendment ("OPA") and Zoning By-law Amendment ("ZBA") approval in place for the Site which indicates the extent of the existing building to be "retained and restored." The HIA evaluates the proposed redevelopment in relation to cultural heritage resources that may be impacted. The Site is listed on the City of Toronto Heritage Register. The Site is not located within an approved, proposed, or pending Heritage Conservation District ("HCD"), nor is it located within an area of archaeological potential. The Site is not adjacent to a heritage resource.

Findings from the Cultural Heritage Evaluation Report

ERA has evaluated the property on the Site using the provincial Criteria for Determining Cultural Heritage Value or Interest (Ontario Regulation 9/06) and found that it meets the criteria for cultural heritage value.

Overview of the Proposed Redevelopment

The proposed development will modify the existing Site to accommodate a new mixed-use development with retail and residential uses. Consistent with previous approvals, the rear portion of the existing two-storey building will be demolished, while a substantial portion of the existing building will be retained, including its principal street-facing facade to the south. A new atrium will provide a transition and mid-block connection between the retained building and new construction. The proposed development will include a six-storey podium with a tower above the northern portion of the Site.

Summary of the Proposed Conservation Strategy, Impact and Mitigation of Proposed Development

Consistent with previous approvals, the proposed removal of the northern portion of the existing building on the Site is mitigated by the retention of the southern portion of the building. The primary heritage attributes of the Site are found in the retained building, which will be conserved. The proposed development has been designed to respond and provide a compatible relationship to the potential cultural heritage value of the existing property. The heritage building will be legible as a distinct building element, and its three-dimensional legibility will be maintained as seen from the street.

Conclusion

This HIA finds that the proposed redevelopment will conserve the integrity and identified cultural heritage value of the Site. The proposed redevelopment responds to the evolution the Site, its surrounding context, and the intensification under way in Liberty Village given its central location and planned transit investment. The proposed development provides new retail and residential uses, as well as new open space and a mid-block connection that will act as an amenity to the neighbourhood.

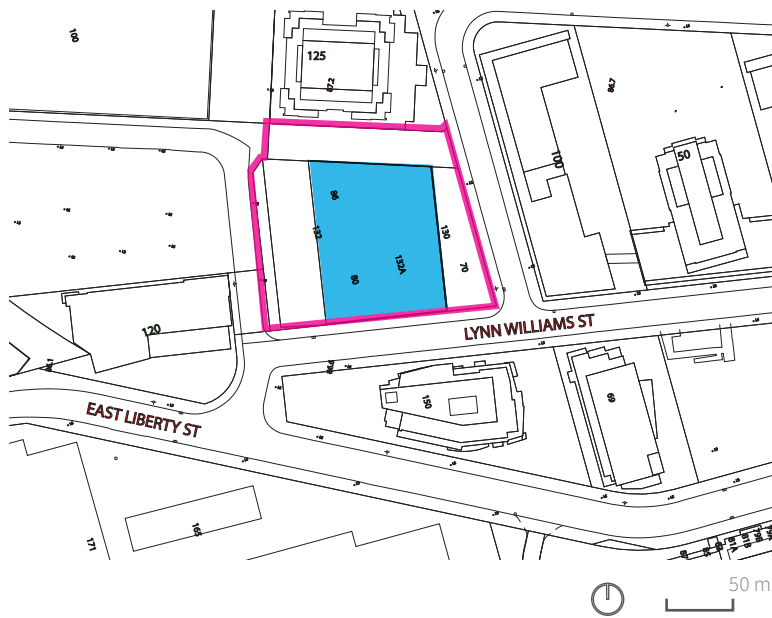
4 PROPERTY OWNER

695238 Ontario Limited
365 Bloor Street East
Toronto, ON M4W 3L4
P: 416-642 1773
E: Dstrom@shiplake.com

5 OWNER’S REPRESENTATIVE OR AGENT

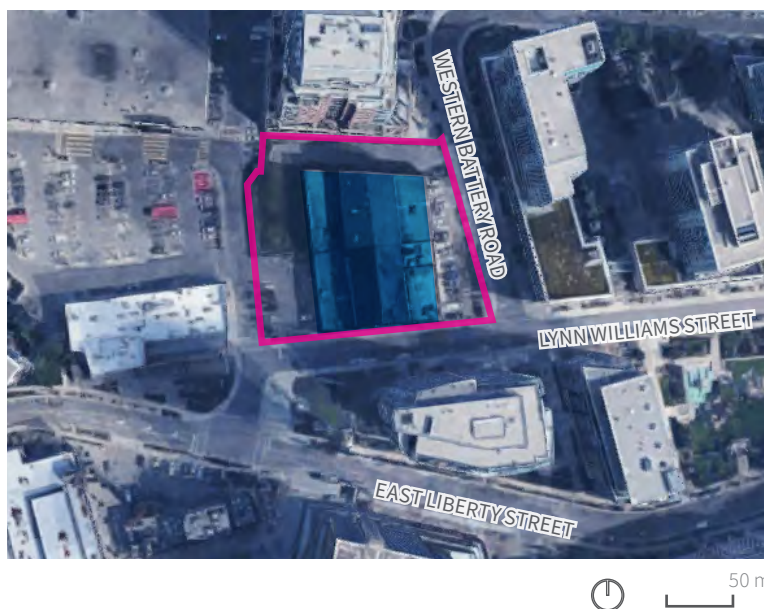
Not applicable.

6 LOCATION PLAN



- Building on Site
- Site boundary

Figure 2. City of Toronto Property Data Map indicating the Site boundary and building on Site (City of Toronto, 2018; annotated by ERA).



- Building on Site
- Site boundary

Figure 3. Aerial photograph indicating the Site boundary and building on Site (Google Earth, 2023; annotated by ERA).

7 CULTURAL HERITAGE EVALUATION REPORT

The following Section 7 subsections correspond to the respective sections of the Cultural Heritage Evaluation Report (“CHER”) Terms of Reference (2021). Several subsections refer to sections of the HIA to avoid duplication.

7.1 Required Contents Checklist

A copy of the CHER Terms of Reference with a completed Required Contents Checklist is included in *Appendix A*.

7.2 Statement of Professional Qualifications

Refer to Section 2 of this report.

7.3 Executive Summary

Refer to Section 3 of this report.

7.4 Property Owner

Refer to Section 4 of this report.

7.5 Owner’s Representative or Agent

Refer to Section 5 of this report.

7.6 Location Plan

Refer to Section 6 of this report.

7.7 Reasons for the CHER and Background Information

According to the CHER Terms of Reference (2021), a CHER is required for the Site given that it contains a property that is listed on the City’s Heritage Register under Section 27 of the Ontario Heritage Act (“OHA”).

7.8 Description of the Property and Visual Inspection



□ Site boundary

Figure 4. City of Toronto archaeological potential mapping tool with Site boundary in red (City of Toronto, 2020; annotated by ERA).



□ Site boundary

Figure 5. City of Toronto Official Plan Land Use Map with Site boundary in yellow (City of Toronto, 2019; annotated by ERA).

The Site is located within the Liberty Village neighbourhood in the City of Toronto.¹ The Site is south of King Street West, west of Western Battery Road, north of Lynn Williams Street, and east of Hanna Avenue. ERA visited the Site for visual inspection a number of times, including on June 4, 10, and 15, 2015; June 24, 2021; July 26, 2021; March 3 and 22, 2022; and July 11, 2023. A summary of existing conditions is included in Section 13.

The Site contains a two-storey brick building with a gable roof and single-storey flat-roofed wings on the east and west sides. The north portion of the building is not currently in use. The Site includes surface parking along its western and eastern boundaries as well as open space at the north-west corner, north-east corner, and north of the existing building which are currently fenced in.

The Site is listed on the City of Toronto Heritage Register under Section 27 of the OHA. It was listed by City Council on February 2, 2006. The listing includes a statement of significance and heritage attributes (see *Appendix D*). The City of Toronto's archaeological mapping tool does not identify archeological potential on the Site.

The City of Toronto Official Plan Land Use Plan identifies the Site as a Mixed Use Area. The Site is within the Garrison Common North Secondary Plan (2015). The Site is zoned I3 D3 in the existing Zoning By-law No. 438-86. There is an Official Plan Amendment ("OPA") and Zoning By-law Amendment ("ZBA") in place for the Site. The Site is not subject to any Site and Area Specific Policy ("SASP") under the Official Plan.

¹ Refer to the property survey for the legal description.

The following provides a brief chronology of approvals related to the Site:

- In 2000, City Council adopted an OPA and ZBA for the former Inglis Manufacturing Company lands near the Site, after which SPA approval was granted for several properties.
- In 2003, the applicant at the time made four separate development applications and the City requested to assess them in a comprehensive manner. A charette process was taken involving City staff and the applicant to determine the height, density and uses of the proposed buildings. During the review process, 80 Lynn Williams (Block 8) was added to the proposal, with the intent to retain a portion of the existing building to be adaptively reused.
- In 2004, a building permit application was made to renovate the southern portion of the existing building to serve as a sales centre (refer to Section 7.12 for details).
- In 2005, OPA 599-2005 was adopted which allows for retail and service uses among others at 80 Lynn Williams. ZBA 600-2005 was adopted which indicates the extent of the building at 80 Lynn Williams to be "retained and restored" (refer to 2(10) and Map 5 in Appendix). Zoning By-law 853-2005 was later adopted, which amended By-law 600-2005 with updated maps, including a height map for the Site (refer to Appendix II and III).
- In 2006, the Site was listed on the City of Toronto Heritage Register (refer to *Appendix D*).
- In 2015, a SPA application was submitted (15 232150 STE 19 SA) to the City that proposed a multi-storey mixed-use building on the northern portion of the Site, with the retention of the southern portion of the existing building. The application is not listed on the City of Toronto Application Information Centre.

7.9 Current Photographs/Images

The following pages include photos taken from a visit to the Site on July 11, 2023.

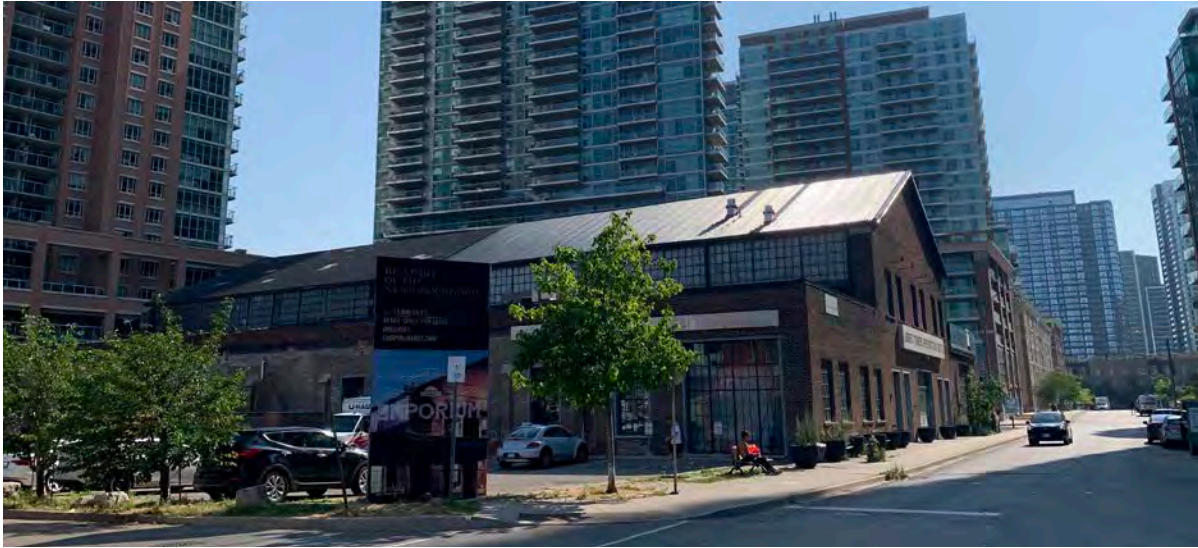


Figure 6. Context photo looking northeast along Lynn Williams Street (ERA, 2023).



Figure 7. Central portion of the south elevation (ERA, 2023).



Figure 8. South elevation (ERA, 2023).



Figure 9. South elevation showing wall remnant (ERA, 2023).

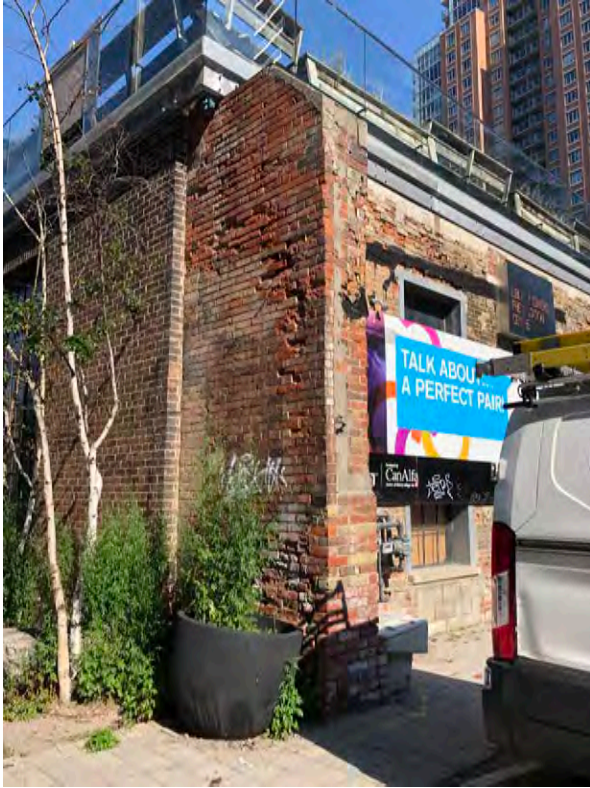


Figure 10. South elevation of wall remnant (ERA, 2023).



Figure 11. North elevation of wall remnant (ERA, 2023).

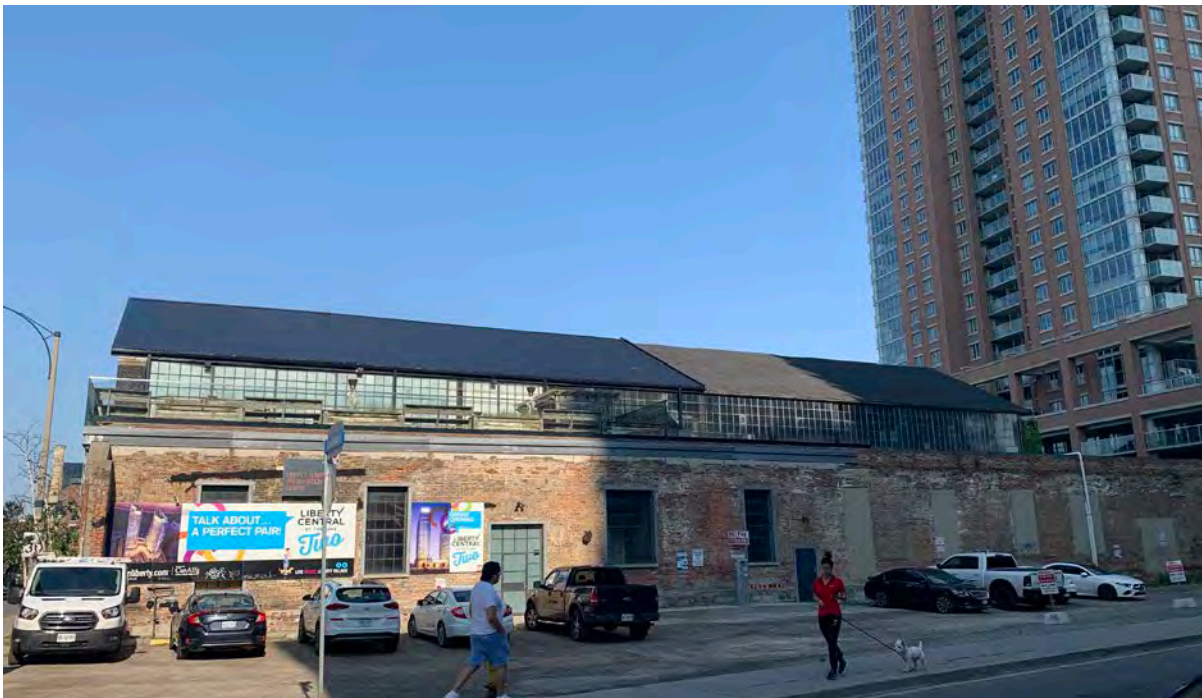


Figure 12. East elevation (ERA, 2023).



Figure 13. Southern portion of east elevation (ERA, 2023).

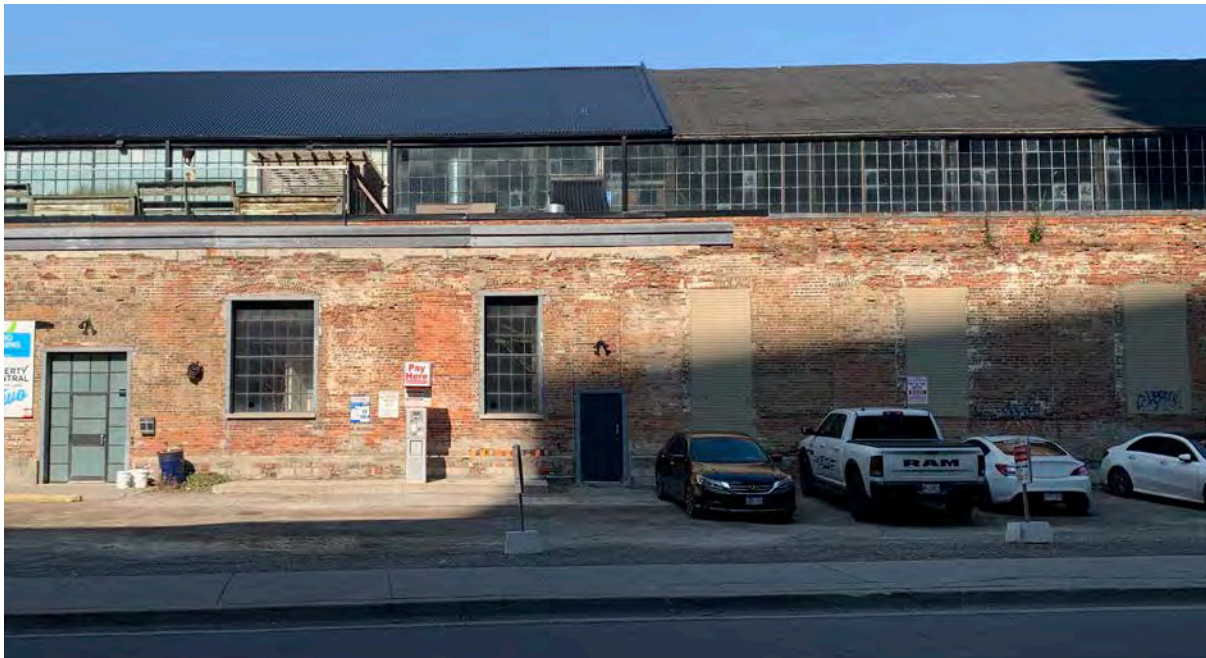


Figure 14. Central portion of east elevation (ERA, 2023).



Figure 15. Northern portion of east elevation (ERA, 2023).



Figure 16. Context photo looking southwest along Western Battery Road (ERA, 2023).



Figure 17. North elevation (ERA, 2023).

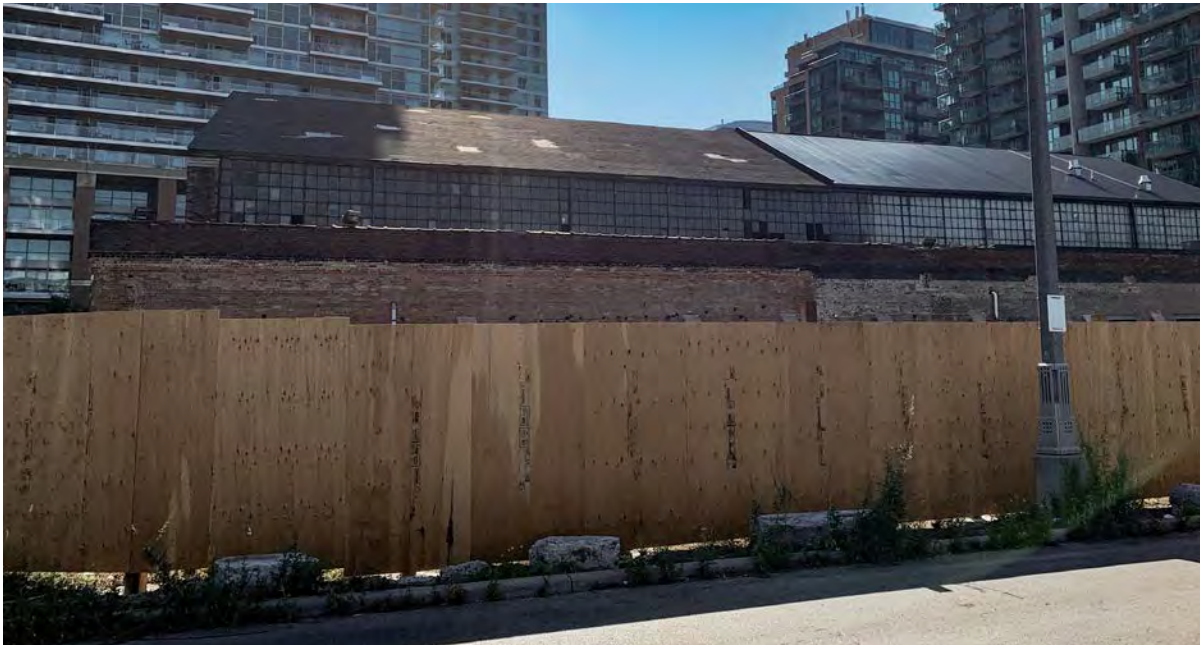


Figure 18. West elevation (ERA, 2023).



Figure 19. Northern portion of west elevation (ERA, 2023).

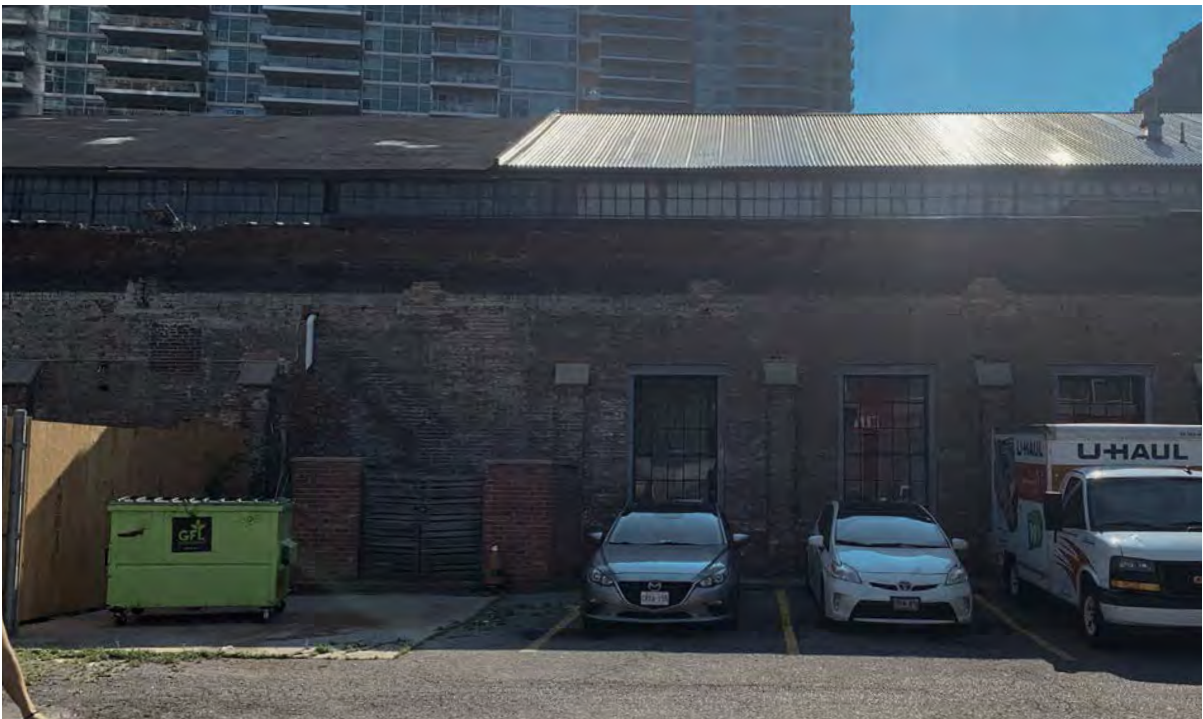


Figure 20. Central portion of west elevation (ERA, 2023).



Figure 21. Southern portion of west elevation (ERA, 2023).



Figure 22. Interior of the second storey with the interior partition between the north and south portions of the building. The steel frame support and open span roof is visible (ERA, 2023).



Figure 23. Interior looking northwest showing the clerestory windows and open span roof of the southern portion of the building (ERA, 2023).



Figure 24. Interior looking southeast showing the clerestory windows on the southern portion of the building (ERA, 2023).

7.10 Description of Surrounding Neighbourhood Keyed to a Context Map



Figure 25. Aerial of the building on Site and surrounding context (Google Maps; annotated by ERA).

The Site is surrounded by a variety of uses. The Liberty Village neighbourhood is broadly characterized by warehouse and industrial buildings. The western portion of Liberty Village between Dufferin Street and Hanna Avenue to the west of the Site includes predominately low-rise industrial buildings with employment uses, including large frontages and surface parking lots. The eastern portion of Liberty Village between Hanna Avenue and Strachan Avenue is distinguished by newer residential development, including high-rise towers and townhouses.

The Site is located in the eastern portion of Liberty Village in an area characterized by residential and mixed-use buildings, including residential towers, retail plazas and surface parking lots. The area's industrial and manufacturing history is reflected in the many studio spaces and warehouse forms that surround the Site. The area has been undergoing change, including intensification, given its location and planned transit connection, with the forthcoming Ontario Line Subway which will have its western-most station located to the south of the Site.

Immediately to the north of the site is a residential tower. Further north is the Kitchener GO rail corridor and King Street West. Across the street to the east on Western Battery Road is a block of three residential towers and a courtyard fronting the north portion Western Battery Road and the GO rail corridor. There is a cluster of townhouses further east. Directly to the south of the Site is a residential tower. A block of loft style buildings with ground floor retail, a residential tower, a two-storey Toronto Police Traffic Services building, and the Gardiner Expressway are further south. Directly to the west of the Site is a retail plaza with a shared surface parking lot surrounded by low-scale buildings including a grocery store, restaurants and a bank. Further west is a cluster of former manufacturing buildings for the former Hinde and Dauch Paper Company.

7.11 Historic Photographs

ERA has consulted various sources for photographs of the Site which are shown below. Most of the photos were retrieved from the City of Toronto Archives. Sections 7.12 and 7.13 include additional photos from the Ontario Archives, the University of Toronto Map and Data Library, and the Toronto Public Library, among other sources.



Figure 26. c. 1920s aerial view of the Site looking east (City of Toronto Archives; annotated by ERA).



Figure 27. c. 1929 northeast aerial view of the Site to the northeast (City of Toronto Archives; annotated by ERA).



Figure 28. Pre-1947 southeast aerial view of the Site (City of Toronto Archives; annotated by ERA).



Figure 29. 1950s southwest view with the Site visible (right) (Toronto Archives).



Figure 30. 1988 southwest aerial view of the Site (City of Toronto Archives; annotated by ERA).



Figure 31. c. 1990s east aerial view of the Site (City of Toronto Archives; annotated by ERA).



Figure 32. Undated image of the north elevation of the Site (bricoleurbanism.org).



Figure 33. 1987 photo of the south elevation of the Site. The remaining portion of the Broom Factory/Paint Shop wall is visible to the east (right). The large opening on the eastern portion of the south elevation may have been used for a railway siding (Toronto Public Library).



Figure 34. 1991 image of the south and east elevation of the Site (City of Toronto Archives).



Figure 35. c. 1991-1995 image of the Site looking south from the rail corridor (City of Toronto Archives).



Figure 36. c. 1991-1995 image of the east elevation of the Site (City of Toronto Archives).

7.12 Primary and Secondary Research

The following section provides background research and analysis about the Site. Resources consulted include Toronto Archives and Goad's Atlas, City of Toronto Maps, Directories, and Toronto Building Records. Additional resources consulted include the Toronto Public Library Digital Archive, City of Toronto Aerial Photographs, and various other historic maps.



Figure 37. The Short Portage - The Carrying Place, La Salle on the way over the Humber River to the Holland River and on to Lake Simcoe (George A. Reid, Government of Ontario Art Collection).

Natural Features and Topography

The Toronto area was once covered by the Wisconsin glacier. The retreat of the Wisconsin glacier approximately 11,000 years ago left deep ravines and the glacial Lake Iroquois in its wake. Approximately 9,000 years ago, Lake Iroquois (now Lake Ontario) drained through the St. Lawrence Valley, lowering to nearly sea level and exposing the lands south of St. Clair Avenue. The area around the Site is located within the Lake Ontario waterfront watershed, between the Humber River watershed to the west and the Don River watershed to the east. It is located east of the Toronto Passage, also known as the Carrying Place, a north south route that was the most significant portage and canoe route in the area.

Indigenous Past, Present, Future

This section of the report was written by non-Indigenous authors from a non-Indigenous perspective to provide a high-level summary primarily using archaeological and written resources. This summary may not reflect or represent the entirety of the rich history of Indigenous peoples in this area.

The area which comprises the City of Toronto has been occupied by Indigenous Peoples for thousands of years. Throughout this time, communities lived as distinct societies, each with their own territorial boundaries, language, customs and belief systems, governance structures, and identity. The Great Lakes area, particularly around Toronto, offered a rich natural environment that supported Indigenous ways of life and incubated cultural practices, all of which sustained communities for millennia.¹

Most archaeologists believe there was activity by early hunters in the area now known as Toronto approximately 11,000 years ago, who travelled in family-sized bands. Approximately 3,000 years ago, families began to congregate seasonally in large camps at the mouths of rivers and by approximately 1,500 years ago, archaeologists have estimated that the population in southern Ontario rose to

1. Jennifer Bonell, *Reclaiming the Don: An Environmental History of Toronto's Don River Valley* (Toronto: University of Toronto Press, 2014), 10.

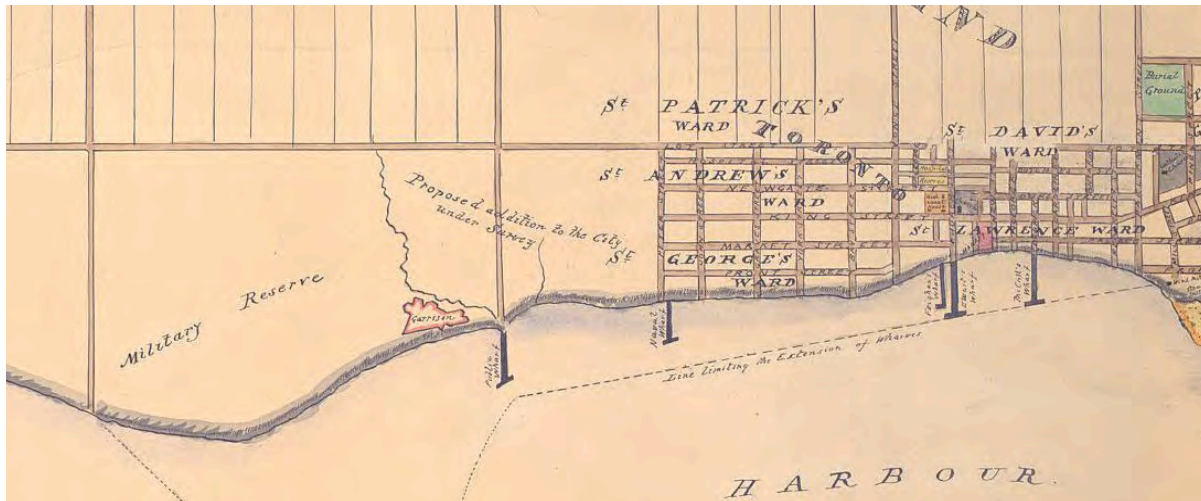


Figure 38. 1834 City of Toronto and Liberties by J.G. Chewett (Toronto Public Library).

roughly 10,000 people. Prior to 1600, Indigenous histories describe the area as the homelands to various Iroquoian-speaking nations. In the 14th-16th centuries, bands of Indigenous people amalgamated to form larger social groups, which united into Confederacies including the Wendat and Haudenosaunee Confederacies. The Haudenosaunee and to some extent, the Wendat lived in large villages which typically lasted 10-20 years, after which inhabitants relocated to new sites. The Michi Saagig, an Anishnaabeg people, followed a way of life that involved great mobility, with movement patterns and land use that took place seasonally across the territory. In 1701, the Haudenosaunee and Anishnaabeg committed to peace and the territory was the subject of the Sewatokwa'tshera' (Dish with One Spoon) wampum belt covenant, an agreement between two Confederacies and allied nations to peaceably share and care for the land, water, flora and fauna around the Great Lakes.

Today, Toronto has one of the largest Indigenous communities in Ontario and the fourth largest in Canada, and it is home to many diverse First Nations, Inuit and Métis peoples.² Toronto remains a city of historical and contemporary significance for Indigenous Peoples.

Early Colonization and Settlement

In the 17th century, the first Europeans reached the Toronto area. In 1787, the first Toronto Purchase was negotiated by British Loyalists from the Mississauga (today's Mississaugas of the Credit First Nation). This purchase included over 250,000 acres of land for small amounts of money and supplies, including gunflints, rifles, mirrors, and western clothing. In 1805, the Toronto Purchase was revised as Crown Treaty Number 13.

Following the establishment of the Town of York by Lieutenant Governor John Graves Simcoe in 1793, a 10-block grid plan located west of the Don River and extending to Lot Street (now Queen Street) was laid out for the initial settlement. In addition, a series of narrow Park Lots of 100 acres were laid out for future expansion. The early administration parceled off these Lots to its members - prominent early settlers - who subsequently subdivided the land according to their preferences. Simcoe's plans also

2. City of Toronto, "Indigenous people of Toronto." <https://www.toronto.ca/city-government/accessibility-human-rights/indigenous-affairs-office/torontos-indigenous-peoples/>.

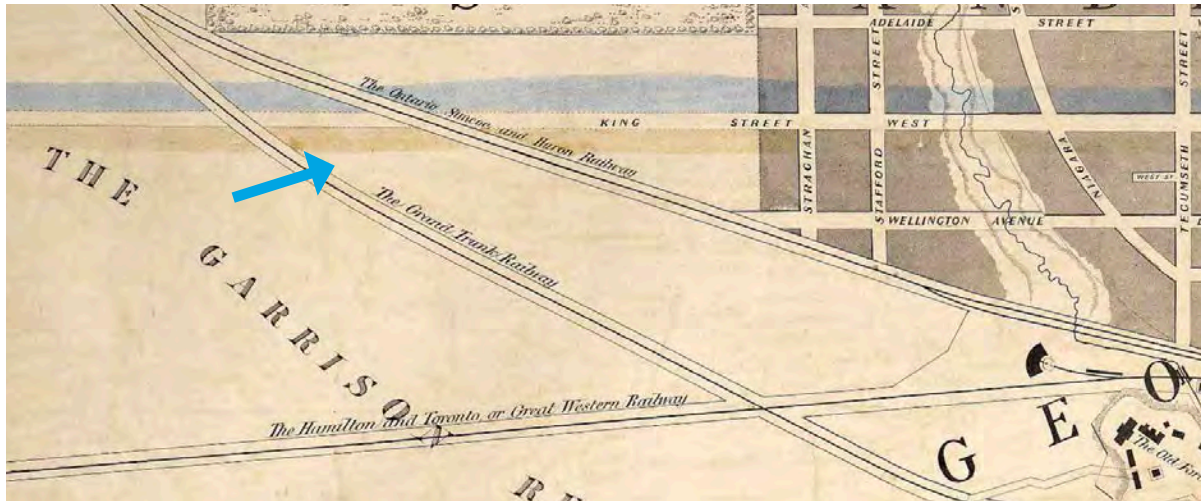


Figure 39. 1857 Plan of the City of Toronto by Fleming Ridout & Schreiber showing the Ontario, Simcoe and Huron Railway to the north and the Grand Trunk Railway and Great Western Railway to the south. The general location of the Site is indicated (City of Toronto Archives; annotated by ERA).

included an approximately 1000-acre military reserve, called the Garrison Reserve, west of the Town of York, which the Site is located within. The location of the military reserve was selected for its location at the Toronto Harbour and Garrison Creek, important waterways for Toronto's early development.^{3,4}

The Garrison Reserve surrounded Fort York, the military fortification and defense of Upper Canada (Southern Ontario) in the 1800s.⁵

Railway Development

For much of the first half of the 19th century, the former Garrison Reserve lands remained largely undeveloped.⁶ In the 1850s, the lands in the Garrison Reserve and surrounding the Fort York area were expropriated for the Ontario, Simcoe, and Huron Railway to the north of the Site and Grand Trunk Railways to the south (now Canadian National Railways).

The extension and crossing of the railways isolated and limited accessibility to the area, making it a poor site for residential uses, but advantageous as a location for industrial and institutional uses. By the 1880s, development in the area had polluted Garrison Creek to the point where the City of Toronto decided to bury it in an underground sewer and remove many of the bridges crossing it.

3. Fort York and Garrison Common Maps, "The Military Reserve." <http://fortyorkmaps.blogspot.com/2013/01/the-military-reserve.html>

4. Lost Rivers, "Fort York." <http://www.lostrivers.ca/content/points/fortyork.html>

5. Lost Rivers, "Garrison Creek." <http://www.lostrivers.ca/GarrisonCreek.html>

6. Ibid.

THE CENTRAL PRISON.

The Central Prison for which the Ontario Legislative Assembly voted an appropriation at their last session, is to be erected on the lot situated on the west side of Strachan Avenue, and between the lines of the Grand Trunk and Great Western Railways. The land was recently purchased by the Government for Asylum purposes, but has been chosen for the site of the prison in consequence of the facilities it affords for the shipment of the goods manufactured in the Institution on the cars of the various lines of railways entering the city, as well as because the drain and water supply of the Lanatic Asylum pass through it, and will be available for prison purposes. From the plans and specifications, which Mr. Tully, the Government architect, has prepared, we learn the following particulars with regard to the structure:— The main building will have a frontage of 100 feet, with a depth of 80 feet, and on each side of it will be a wing 163½ feet long by 53 feet deep. The centre

Figure 40. 1871 announcement excerpt for the construction of the Central Prison (Globe and Mail, 1871).

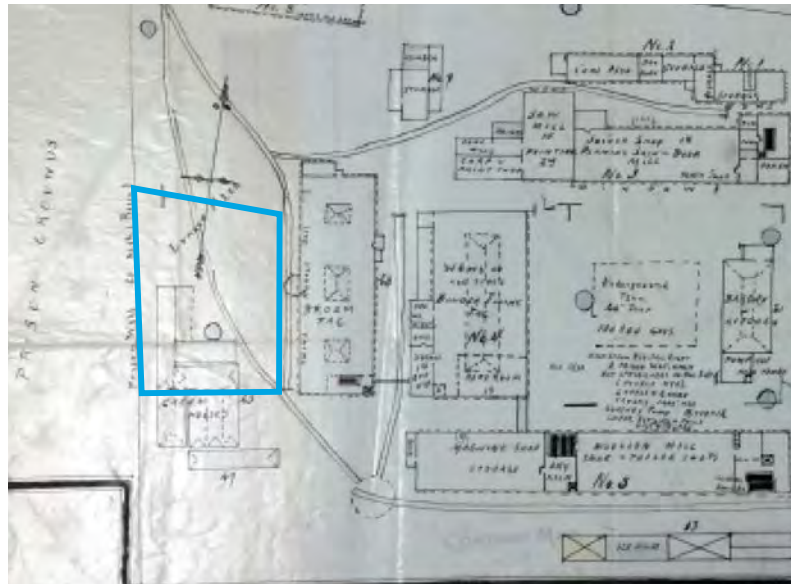


Figure 41. c. 1903-1910 map of the Central Prison grounds with the Site boundary highlighted in blue (Ontario Archives; annotated by ERA).



Figure 42. c. 1890 photo of the principal entrance of the Toronto Central Prison looking west (Ontario Archives).

The Toronto Central Prison for Men

In 1856, the Ontario provincial government purchased approximately 20 acres of the Garrison Reserve land south of King Street and west of Strachan Avenue.^{7,8} The Province used the area of largely undeveloped lands near railways to locate various industrial and institutional uses. In 1871, the Toronto Central Prison for Men ("the Central Prison") was constructed as a facility for the incarceration of male convicts. The prison operated on the west side of Strachan Avenue from 1873 to 1915.

The prison complex was designed by Kivas Tully, the first appointed Provincial architect in Ontario.⁹ The prison was built in tandem with a number of industrial buildings where inmates worked, making goods that were then sold.

7. Fort York and Garrison Common Maps, "Liberty Village." <http://fortyorkmaps.blogspot.com/2013/02/the-liberty-lands.html>.

8. Designation By-law No. 1996-0378.

9. Biographical Dictionary of Architects in Canada: 1800-1950, "Federal and Provincial Offices Held by Architects." http://dictionaryofarchitectsin-canada.org/appendix_a

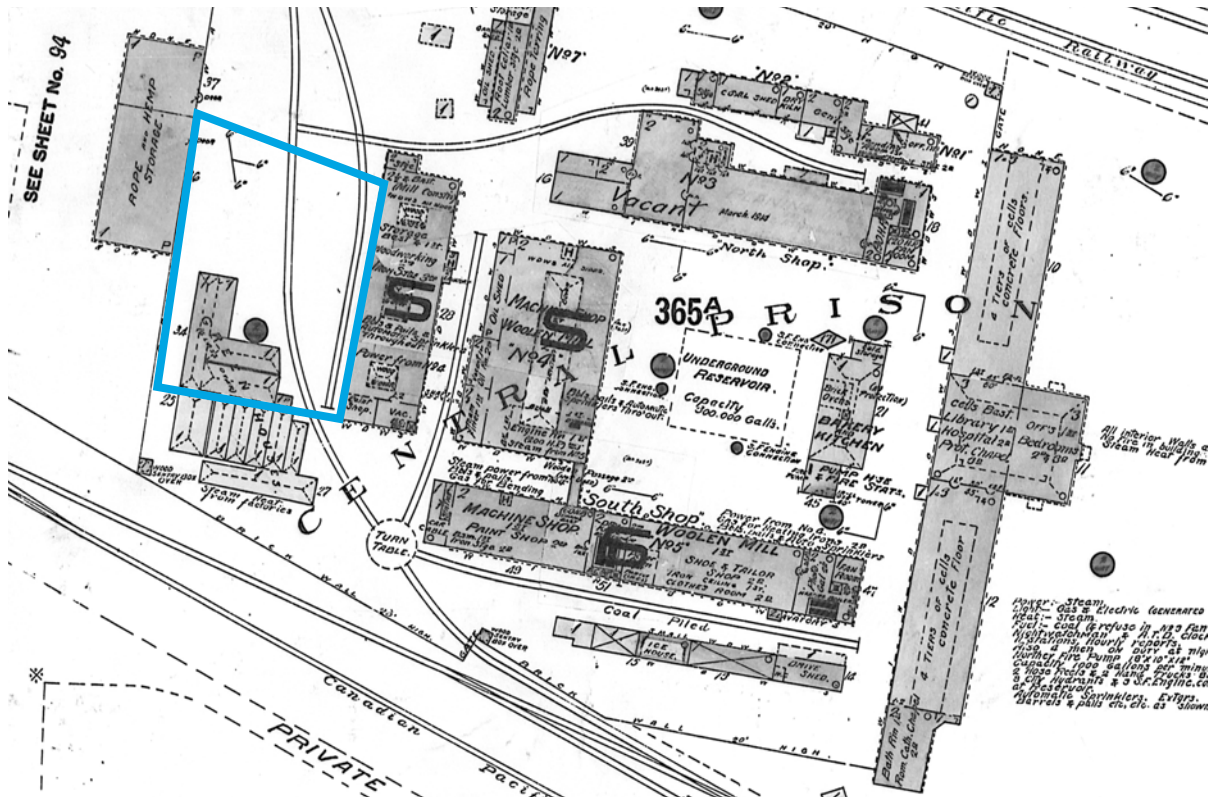


Figure 43. 1910 Toronto Fire Insurance Plans with the Site boundary highlighted in blue (University of Toronto Map and Data Library; annotated by ERA).

This included workshops and buildings such as a woollen mill, machine and tool shops, and broom, shoe and furniture manufacturing. According to Fire Insurance Plans, these additional buildings were constructed in the western portion of the prison complex starting in 1903 starting with the Paint Shop/ Broom Factory brick building directly east of the Site. By 1910 there was a Rope and Hemp Storage building directly west of the Site. A Greenhouse was also situated within the Site boundary at that time, along with a rail spur crossing through it. By 1924, additional structures replaced the Greenhouse buildings within the boundary of the Site.

In addition to the Central Prison, other correctional and reformatory institutional uses like the Andrew Mercer Reformatory for Women and the Provincial Asylum (now the Centre for Addiction and Mental Health) surrounded the Site. “Liberty Village” received its name because of its history as the first site of freedom or liberty that prisoners would experience upon release.¹⁰ Among the buildings was the Central Prison’s Roman Catholic Chapel, which was built in 1877 to the southeast of the prison complex and still stands today.¹¹

10. Michael Camber, "Liberty Village Historical Facts." *Liberty Village Toronto*. 2012. <https://libertyvillagetoronto.com/liberty-village-historical-facts>

11. Toronto Historical Association, "Central Prison." <http://www.torontohistory.net/central-prison/>

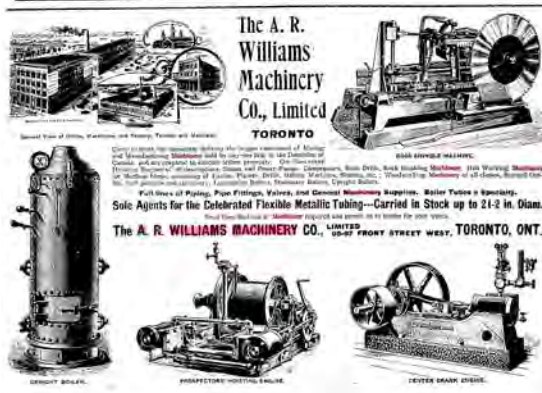


Figure 44. 1902 Advertisement for the A.R. Williams Machinery Company (Toronto Star).



Figure 45. 1910 letterhead for A.R. Williams Machinery Company (Toronto Public Library).



Figure 46. 1915 Bomber shells on East Liberty Street, looking east from Dufferin Street (Toronto Archives).



Figure 47. c. 1937 A.R. Williams Machinery Company's main storage and facility on Front Street (City of Toronto Archives).

Throughout its short lifespan, the prison developed a reputation for brutality and was eventually closed in 1915 and gradually demolished by 1930.¹² The only remaining elements of the Central Prison complex today include a portion of the south wall and the west wall of the prison's Broom Factory which is now the east wall of Liberty Storage Warehouse on the Site, and the Roman Catholic Chapel to the east of the Site in Liberty Village Park.¹³

12. Ibid.

13. Designation By-law No. 1996-0378.



Figure 48. 1987 photo of the south elevation of the Site. The remaining portion of the Broom Factory/Paint Shop wall is visible to the east (right). The large opening on the eastern portion of the south elevation may have been used for a railway siding (Toronto Public Library).

Manufacturing History & War Efforts in Liberty Village

Liberty Village's location near railway tracks attracted new industrial uses. In 1884, the Massey Manufacturing Company, one of the largest producers of agricultural equipment located its headquarters in Toronto, to the northeast of the Site, south of King Street West between Strachan Avenue and Sudbury Street. It became one of the city's leading employers, employing up to 9,000 people at it's peak in the late 1880s. Around this time, the John Inglis and Company also opened in the area. It manufactured marine steam engines and waterworks pumping engines until First and Second World War efforts prompted a shift of production into weapons. Following the war, the Inglis Company began manufacturing consumer products like appliances and their Liberty Village factory remained in operation west of Strachan Avenue until 1981, when the company moved to Mississauga and the former site was transformed into residential and commercial buildings.¹⁴

After the Central Prison closed in 1915, many of the buildings were also used by the military during the First World War. Between 1915 and 1919, the prison complex grounds were used for the production and storage of various weapons.^{15,16} The area was also used for military training, and continued manufacturing use for the Second World War. Some of the buildings were also used as processing centres for new immigrants.¹⁷

14. ERA, "Heritage Impact Assessment: 61, 75 Hanna Avenue & 120 Lynn Williams Street." 2020.

15. Robert Howley, Liberty Village History." Liberty Village Resident's Association. <http://lvra.ca/liberty-village-history/>

16. Toronto Historical Association, "Central Prison." <http://www.torontohistory.net/central-prison/>

17. Howley, "Liberty Village History."

WAREHOUSE space available, with 10-ton travelling crane, suitable for heavy machinery or other storage; centrally located, with indoor railway siding. Liberty Storage Ltd., 130 Liberty St., Toronto. Phone KE. 1161.

Figure 49. 1948 advertisement for the Liberty Storage Warehouse (Globe and Mail).

LIQUIDATION SALE
OF 40 USED
FORKLIFT TRUCKS

"Under instructions received" we have been authorized to dispose immediately the various makes of lift trucks: Clark—Yale—Automatic—Barrett etc. — To be sold on a first come first served basis.

- CAPACITIES FROM—1650 LBS TO 10000 LBS.
- GAS — PROPANE & ELECTRIC TYPES.
- PRICED — FOR QUICK REMOVAL.
- TERMS — CASH — FINANCE OR LEASE.

Sale Starts Wednesday, February 15th, 1967
from 10 a.m. till 3 p.m. and
Every Week Day Until Sold.

Location & Inspection — Liberty Storage Ltd. 130 Liberty St. Toronto Ont. (off Spadina Ave. south of King St. W.)
Please note: These units were moved here for the convenience of the sale.

For Further Information Contact Mr. D'Amico
at the Liquidators.

TRANS CANADA LIQUIDATIONS LTD.
192 BAY ST., TORONTO 1, CAN. PHONE 366-5658
"CANADA'S FOREMOST INDUSTRIAL AUCTIONEERS
AND LIQUIDATORS"
APPROVED BY GOVERNMENT & FINANCIAL FIRMS

Figure 50. 1967 advertisement for a liquidation sale at the Liberty Storage Warehouse (Globe and Mail).

Liberty Storage Warehouse

After most of the Central Prison was demolished in 1920, much of the land was sold to the railways for industrial and rail use. In 1928, the land was acquired by the A. R. Williams Company. Founded in 1879, the A.R. Williams Machinery Company was a machinery brokerage and factory selling and manufacturing a variety of machines and tools. Items sold included engines and boilers, woodworking machinery, sawmill machinery, lathes, bandsaws, jointers, and more.¹⁸ The primary office and factory was located on Front Street, and the company had branches in Montreal, Winnipeg and Vancouver. During the Second World War, the company supported wartime efforts by manufacturing shell lathes, presses, vises, and other tools. Newspaper advertisements indicate that the company had the largest stock of mining and manufacturing machinery in the country.¹⁹

According to the City of Toronto's Reasons for Listing in 2006, in 1929 the company commissioned the Toronto architectural firm Kaplan and Sprachman to construct the Liberty Storage Warehouse. It was built as an infill building between two existing brick buildings that were part of the former prison complex. A. R. Williams Machinery Company operated storerooms and warehouse space in the building until approximately 1950, when the Liberty Storage company began using the warehouse. Liberty Storage advertised for the storage of heavy machinery, promoting the building's interior crane and railway siding. Directory entries indicate that the building and adjacent brick buildings were used for Liberty Storage between the 1950s and 1960s, with use as a Department of Defence Production storage site in 1954. In the 1960s and 1970s, the Liberty Storage Warehouse was used for the sale of miscellaneous machinery and office furniture.

In 1981, the majority of the brick building to the east of the Site (the former Broom Factory in the prison complex) was demolished, with the west wall and a portion of it's south wall remaining. In 1991, the building to the west of the Site was demolished. In 2005, the Liberty Storage Warehouse was renovated in order to use the southern portion of the building as a sales centre. Exterior alterations included grade adjustments, modification to openings, new windows and doors, and a new roof terrace on the east wing roof. Interior alterations included a new partition between the northern and

18. Vintage Machinery, "A. R. Williams Machinery Co., Ltd." <http://vintagemachinery.org/mfgindex/detail.aspx?id=1575>

19. Toronto Public Library Digital Archive. Letterhead for the A.R. Williams Machinery Co. Ltd. 1910. <https://digitalarchive.tpl.ca/objects/354702/letterhead-for-the-ar-williams-machinery-co-ltd>

REVITALIZED NEIGHBOURHOODS

Industrial graveyard now trend central

Liberty Village becomes a magnet for condo seekers

Toronto Home Builders Association named the best high-rise community of 2005.

Along the way, the area has been rechristened Liberty Village, and has added several townhouse communities as low-rise components, especially on the western edge of



Figure 51. 2007 excerpt of newspaper article highlighting the residential boom in Liberty Village (Globe and Mail).

Figure 52. 2019 aerial view of condo construction in Liberty Village (Jack Landau).

southern sections, and various changes to the southern portion including the pouring of a new floor slab, the construction of a new mezzanine, new stairs and elevator, new rooms for storage, wash-rooms and services, and removal of sections of the gantry crane track.

Postwar Liberty Village & Liberty Village Today

Liberty Village began as an area primarily characterized by correctional facilities, and then transitioned into a manufacturing district. After the Second World War, many industrial buildings in the area stood vacant as a result of industrial activities migrating to suburban areas. Vacancies coupled with low real estate prices made Liberty Village a coveted site for artists, with some illegally occupying vacant buildings as live-work spaces. New zoning regulations in 1966 allowed more flexibility of building use and the neighbourhood eventually began branding as a creative community for artists. Although much of the area remained vacant for some time, Liberty Village became known as an artist enclave by the late 1970s. Liberty Village was designated a Business Improvement Area in 2001.^{20,21}

Over the past two decades Liberty Village has continued to grow at a rapid pace. Based on the 2016 census population data, the area was recorded as the densest census tract in the City of Toronto.²² The urban context of Liberty Village has evolved and continues to experience change. In addition to the growth of high-rise residential buildings in the area, future changes to the area include planned transit infrastructure. The forthcoming Ontario Line Subway will have its western-most stop at Exhibition Place, south of the Site. In addition to changes in transit access for the area around Liberty Village, the Exhibition Place Master Plan which covers the area south of Liberty Village is underway and is expected to redevelop Exhibition Place as an entertainment district.²³

20. Laurie E. Adkin (Editor), *Environmental Conflict and Democracy in Canada* (Vancouver: UBC Press, 2009).

21. John Paul Catungal, Deborah Leslie and Yvonne Hii, "Geographies of Displacement in the Creative City: The Case of Liberty Village, Toronto." *Urban Studies* 46, no. 5–6 (May 2009): 1095–1114.

22. Alex McKeen, "The GTA's population is booming — but not necessarily in the right places." *Toronto Star*. 2018. <https://www.thestar.com/news/gta/2018/03/02/the-gtas-population-is-booming-but-not-necessarily-in-the-right-places.html>

23. City of Toronto, Exhibition Place - Master Plan. <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/exhibition-place/exhibition-place-master-plan/>



Figure 53. 1921 photo of Fielder Paper Company warehouse (Construction: A Journal for the Architectural, Engineering and Contracting Interests of Canada).



Figure 54. 1921 photo of Soren Bros. warehouse (Construction: A Journal for the Architectural, Engineering and Contracting Interests of Canada).

Architects

As noted in the City of Toronto's Reasons for Listing, the Liberty Storage Warehouse was designed by Toronto architectural firm Kaplan & Sprachman (1929 -1965), founded by architects Harold Kaplan and Abraham Sprachman.²⁴ Kaplan & Sprachman designed synagogues, retail stores, warehouses and factories, apartment buildings, single family residences , and more. Their earlier work included a number of warehouse and factory buildings including the now-demolished Fielder Paper Company warehouse on Berkeley Street, and the Soren Brothers warehouse on Van Horne Avenue, which were both built in 1920. Kaplan and Sprachman's designs around this time also included the old Toronto Terminal Warehouse Buildings on King Street in 1928.²⁵ However, Kaplan and Sprachman were best known for their movie theatre projects, having designed more than 300 theatres by the 1960s.²⁶ In 1937, they were awarded the bronze medal in the Sixth Biennial Toronto Exhibition for their interiors to the Eglinton Theatre in Toronto. Two of their designs have been designated National Historic Sites by the Historic Sites and Monuments Board of Canada: the Eglinton Theater in Toronto²⁷ and the Vogue Theatre in Vancouver.²⁸

24. Parks Canada, "Kaplan & Sprachman, Architects." <https://www.canada.ca/en/parks-canada/news/2016/11/kaplan-sprachman-architects.html>

25. Biographical Dictionary of Architects in Canada: 1800-1950, "Kaplan, Harold Solomon." <https://www.dictionaryofarchitectsincanada.org/node/1542>

26. Ontario Jewish Archives, "Toronto's First Synagogues." <https://ontariojewisharchives.org/exhibits/synagogues/synagogues/Minsk/images/Architecture/02.html>

27. Parks Canada Directory of Federal Heritage Designations, "Eglinton Theatre National Historic Site of Canada." https://www.pc.gc.ca/apps/dfhd/page_nhs_eng.aspx?id=803

28. Parks Canada Directory of Federal Heritage Designations, "Vogue Theatre National Historic Site of Canada." https://www.pc.gc.ca/apps/dfhd/page_nhs_eng.aspx?id=799



Figure 55. Eglinton Theatre, 1939 (City of Toronto Archives).



Figure 56. 1952 photo of Abraham Sprachman and Harold Kaplan (Ontario Jewish Archives).

Harold Kaplan (1895-1973)

Harold Kaplan was born in Bucharest, Romania, and moved to Toronto when he was seven years old and learned draftsmanship while living in Philadelphia. When he returned to Toronto, Kaplan attended Toronto Technical School, taking courses in architecture and building construction. Kaplan served as an apprentice with the prolific Toronto architect Henry Simpson. In 1919-1920, Kaplan worked for the firm of Page & Warrington, before partnering with Sprachman and establishing Kaplan & Sprachman with Abraham Sprachman in 1922.²⁹

Abraham Sprachman (1894-1971)

Abraham Sprachman was born in Honczarow, Ukraine, and moved to Toronto as a child. In 1919, he opened his first architectural office. In 1922 he partnered with architect Harold Kaplan to form Kaplan & Sprachman. When a degree in architecture became required in 1935, he was retroactively made a member of the Ontario Association of Architects and the Royal Architectural Institute of Canada.³⁰

29. Biographical Dictionary of Architects in Canada: 1800-1950, "Kaplan, Harold Solomon."

30. Biographical Dictionary of Architects in Canada: 1800-1950, "Sprachman, Abraham." <http://dictionaryofarchitectsincanada.org/node/2614>

7.13 Visual Resources (Maps, Drawings, Plans and Images)

This section includes a visual overview of the Site over time, including pertinent maps, images, drawings and plans to assist with understanding the evolution of the Site.



Figure 57. 1860 Tremaine Map of the City of Toronto showing the approximate location of the Site (University of Toronto Map and Data Library; annotated by ERA).



Figure 58. 1899 Goad's Insurance Map showing the approximate boundary of the Liberty Storage Warehouse building on the Site (City of Toronto; annotated by ERA).



Figure 59. 1903 Goad's Insurance Map showing the boundary of the building on the Site. Additional buildings in the Central Prison complex have been built including the brick building to the east which includes the Broom Factory (City of Toronto; annotated by ERA).

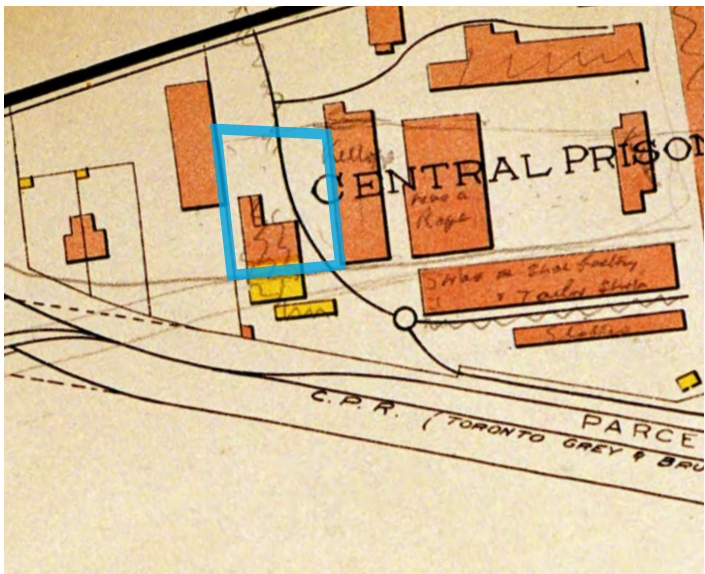


Figure 60. 1913 Goad's Insurance Map showing the boundary of the building on the Site. Additional buildings in the Central Prison complex have been built including the brick building to the west (rope and hemp storage) and the brick and wood building to the south (greenhouse) (City of Toronto; annotated by ERA).



Figure 61. 1924 Goad's Insurance Map showing the boundary of the building on the Site. At this point the Toronto Central Prison has been shut down and undergoing gradual demolition. Two small brick and wood buildings have been constructed on the Site. (City of Toronto; annotated by ERA).



Figure 62. 1934 Army Survey Establishment map showing the boundary of the building on the Site (built in 1929) and surrounding buildings (University of Toronto Map & Data Library; annotated by ERA).



Figure 63. 1947 aerial photo of building on the Site showing its proximity to rail (City of Toronto; annotated by ERA).



Figure 64. 1956 aerial photo of building on the Site (City of Toronto; annotated by ERA).



Figure 65. 1966 aerial photo of building on the Site (City of Toronto; annotated by ERA).



Figure 66. 1977 aerial photo of building on the Site (City of Toronto; annotated by ERA).



Figure 67. 1981 aerial photo of building on the Site. The building to the east appears to have been demolished as well as the building further east (City of Toronto; annotated by ERA).

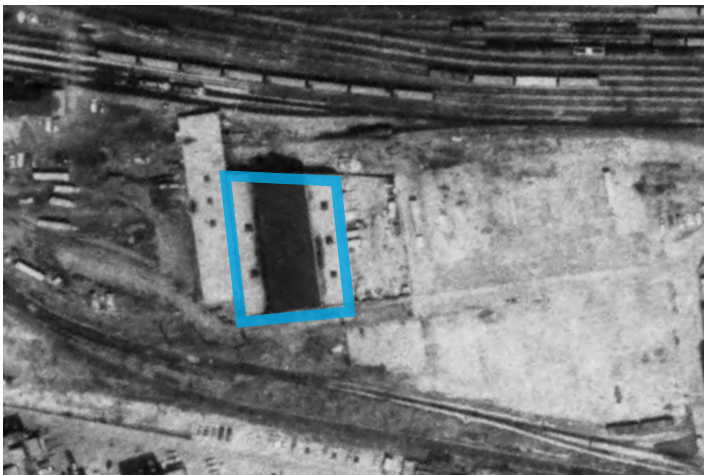


Figure 68. 1983 aerial photo of building on the Site (City of Toronto; annotated by ERA).



Figure 69. 1989 aerial photo of building on the Site (City of Toronto; annotated by ERA).



Figure 70. 1991 aerial photo of building on the Site. By this time, the building to the west was demolished (City of Toronto; annotated by ERA).



Figure 71. 2023 aerial photo of building on the Site (Google Earth; annotated by ERA).

7.15 Community Consultation

Consultation with the Community Preservation Panel will take place after the development application submission.

7.14 Evaluation under Ontario Regulation 9/06

7.14.1 Cultural Heritage Value

Ontario Regulation 9/06 (“O.Reg. 9/06”) sets out Criteria for Determining Cultural Heritage Value or Interest, for the purpose of determining candidacy for designation under Part IV, Section 29 of the OHA. The OHA requires that properties must meet two or more criteria out of the nine criteria under O.Reg. 9/06 to be eligible for designation under Part IV of the Act.

The Site was listed on the City of Toronto Heritage Register on February 2, 2006. A copy of the statement of significance developed at the time is included in *Appendix D*. ERA has evaluated the property using the criteria prescribed under O. Reg. 9/06. Our assessment is summarized in the following pages. ERA previously prepared an HIA for the Site in 2015. Since that time, ERA has conducted additional research and the evaluation of the property has been updated accordingly.

CRITERION	Y/N	COMMENTS
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.	Yes	This building is a representative example of an industrial warehouse type building constructed in the early twentieth century, with typical machine hall elements including a common basilica plan, high ceilings and gabled truss. The building is devoid of any remarkable design expression, insufficient to meet the criteria of a rare, unique, or early example of a style, type, expression, material or construction method.
2) The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No.	The building was designed for efficiency. It does not display a high degree of craftsmanship or artistic merit.
3) The property has design value or physical value because it demonstrates a high degree of scientific or technical achievement.	No.	Research and site observations indicate that the building does not demonstrate a high degree of technical or scientific achievement.
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.	No.	While the east wall of this building is a remnant of the Broom Factory building which is one of two surviving remnants from the Toronto Central Prison complex, the Broom Factory building served a secondary purpose within the prison complex and the building is no longer intact. The property's association with correctional facilities in Toronto is therefore minimal and does not rise to meet the threshold.
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.	No.	Historical research does not indicate that the property yields or has the potential to yield information that contributes to an understanding of a community or culture.
6) The property has historical value or associative value because it demonstrates, or reflects the work or ideas of an architect, builder, designer or theorist who is significant to a community.	No.	While the Liberty Storage Warehouse was designed by Kaplan & Sprachman, a prolific architectural firm in Toronto, the building is not associated with the work for which the firm is best known, nor does it reach the same design value as other warehouse buildings designed by the firm. It therefore does not demonstrate or reflect the work or ideas of an architect, artist, builder, or theorist that is significant to a community.
7) The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes.	The Liberty Storage Warehouse is a core component of the Liberty Street neighbourhood in Garrison Common. The building is important in maintaining the historic industrial character of the area.
8) The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	Yes.	The Liberty Storage Warehouse is historically linked to the area's emergence as an industrial precinct in the early twentieth century. Although the building is visually linked to its surroundings and other remaining industrial buildings in the area through a common industrial aesthetic and material palette, this value is minimal given the extent of the context's evolution and presence of contemporary construction. The building is not physically or functionally linked to its surroundings as these links have eroded. The historical link to the Toronto Central Prison complex is minimal given that the remnant of the Broom Factory building is no longer intact and does not rise to meet the threshold.
9) The property has contextual value because it is a landmark.	No.	The building is not considered a local or regional landmark.

ERA has evaluated the property using the prescribed criteria under O.Reg 9/06. This evaluation finds the property meets the criteria.

7.15.1 Integrity Analysis of Existing Buildings

The following section provides an overall assessment of the level of integrity for properties when there is a question of cultural heritage value. This includes properties where the evaluation of cultural heritage value determined that the value was marginal but there is a possibility that the property can meet 9/06 criteria, or where the property was determined to meet 9/06 criteria but it may not have sufficient integrity to express its cultural heritage value.

The definition of integrity contained in the City of Toronto Official Plan Chapter 3.1.6 (consolidated March 2022), is as follows:

Integrity: as it relates to a heritage property or an archaeological site/resource, is a measure of its wholeness and intactness of the cultural heritage values and attributes. Examining the conditions of integrity requires assessing the extent to which the property includes all elements necessary to express its cultural heritage value; is of adequate size to ensure the complete representation of the features and processes that convey the property's significance; and the extent to which it suffers from adverse affects of development and/or neglect. Integrity should be assessed within a Heritage Impact Assessment

The existing building is in a degraded state. Previous reporting by ERA for the Site noted that the building retains its wholeness and intactness. The following list indicates area of the building that have been altered or an in a deteriorated condition.

- The northern portion of the building has been altered and is in poor condition. Changes include alterations to the structure, and openings which have been filled in. This section retains some original elements, including its double-height space, clerestory windows, steel framing, and a gantry crane. The gable roof form is intact, however the low roof at the northern portion of the building is defective.
- The southern portion of the building has been altered and is in fair condition. Changes include modified openings, a new roof terrace, new roofing, changes to the building interior including the construction of a new mezzanine, modified floor levels with a new finished floor, and removal of sections of the gantry crane track. This section retains some original elements, including clerestory windows, steel columns and trusses.
- The east elevation and south wall remnants of the Central Prison Complex are in poor condition and have been altered. Although one of only two remaining elements from the Central Prison complex, these remnants are a small portion of the former building within the large complex, and do not convey the wholeness of that complex.

For a detailed description of existing conditions, refer to Section 13. The context of the Site has been altered.

7.16.1 Draft Statement of Significance

Description

Located on the north side of Lynn Williams Street (formerly East Liberty Street), between Strachan Avenue and Hanna Avenue, the property at 80 Lynn Williams Street includes a 20th century industrial building. The east wall of the building is composed of a portion of the Broom Factory from the Central Prison, a facility for the incarceration of male convicts that operated on the west side of Strachan Avenue from 1873 to 1915. Following the closure of the Central Prison, the A. R. Williams Company, dealers in machinery and supplies, acquired the portion of the grounds containing the Broom Factory, and built the existing warehouse.

Draft Statement of Cultural Heritage Value

This property has design or physical value as a representative example of an industrial warehouse type building constructed in the early twentieth century. The property has contextual value for its role as a core component of the Liberty Street neighbourhood in Garrison Common. The building is important in maintaining the industrial character of the area.

Draft Heritage Attributes

The draft heritage attributes of the Site that relate to its design or physical value are as follows:

On the south elevation:

- a gable roof and flat-roofed wings.
- in the central portion of the facade, flat headed window openings at the second floor level with multi-paned steel windows;
- door openings at the ground floor level (previously altered);
- in the east wing a large flat headed opening;
- in the west wing paired flat headed window openings with multi-paned steel windows;
- the brick and stone at the ground and second floor level.
- a painted sign identifying the “A. R. Williams Machinery Company - Liberty Street Plant” filling the area beneath the gable end; and
- a fragment of the south facade of the former Central Prison Broom Factory at the east extent.

On the east and west elevation:

- at the second floor level multi-paned steel clerestory windows and corner buttresses; and
- the brick at the ground floor level.

On the interior:

- the southern portion contains a steel frame structure and roof trusses.

7.16 Statement of Professional Opinion

ERA has evaluated the property using the prescribed criteria under Ontario Regulation 9/06 and found the property meets the criteria. The property is already listed on the City of Toronto heritage register.

8 DESCRIPTION OF ON-SITE RESOURCES

Refer to Section 7.8 of this report.

9 CURRENT PHOTOGRAPHS/IMAGES

Refer to Section 7.9 of this report.

10 DESCRIPTION OF SURROUNDING NEIGHBOURHOOD KEYED TO A CONTEXT MAP

Refer to Section 7.10 of this report.

11 HISTORIC PHOTOGRAPHS

Refer to Section 7.11 of this report.

12 DESCRIPTION OF ADJACENT HERITAGE PROPERTIES

The definition of adjacent contained in the City of Toronto Official Plan Chapter 3.1.6 (consolidated March 2022), is as follows:

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.

The Site is not adjacent to a property on the City of Toronto Heritage Register.

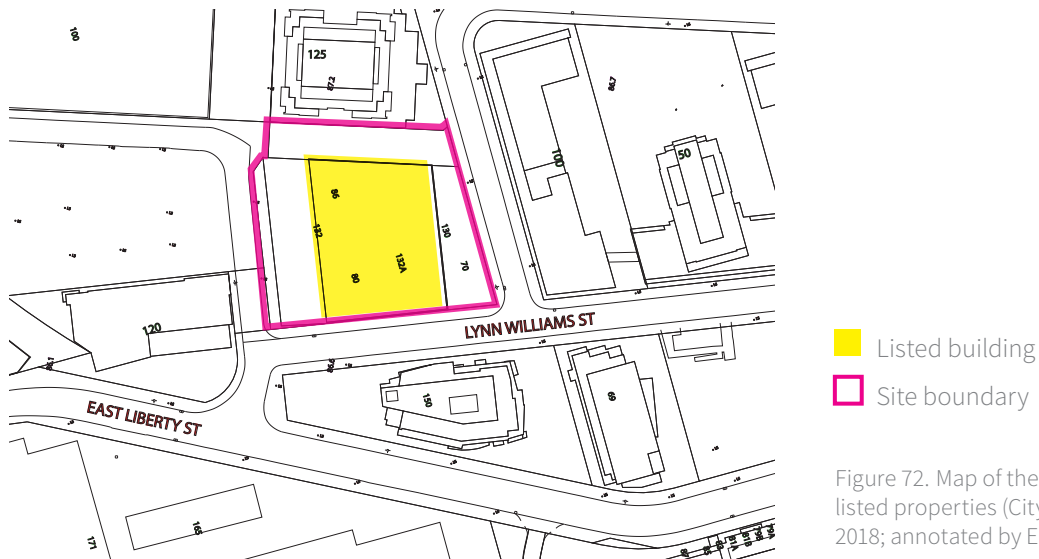


Figure 72. Map of the Site showing listed properties (City of Toronto, 2018; annotated by ERA).

13 CONDITION ASSESSMENT

ERA has conducted multiple site visits and assessments through between 2015-2023. ERA undertook a condition assessment of the Site which included visual inspections of the interior and exterior on August 6, 2021, March 3 and 17, 2022 and July 11, 2023. Our assessment, unless otherwise noted, was carried out from grade and included no destructive testing. Refer to Section 17 for comments regarding the existing building's foundation and structural stability. For this condition assessment, the building components were graded using the following terms:

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 may be required within the next five years to maintain functionality.

Poor: Not functioning as intended; deterioration and distress observed; maintenance and some repair may be required in the next year or two to restore functionality.

Defective: Not functioning as intended; significant deterioration and major distress observed, possible damage to support structure; should be dealt with promptly.

EXTERIOR

South Elevation

Overall the south elevation is in poor condition.

Brick

The south gable end wall is part of the 1929 construction, built with brown facing brick with weatherstruck jointing. The brick on the west and central portions of the south elevation are in fair condition, while the east side appears to be poor condition. The east corner of this elevation is part of the no longer extant Central Prison Broom Factory wall built circa 1903 with a red facing brick. The wall face is heavily spalled over much of its area and is defective.

The masonry on the south elevation has been repaired previously. There is spalling, mostly at-grade and in/on jambs. A crack is also visible adjacent to the central door jamb at the existing metal lintel. There is another masonry crack on the east side from the centre of the lintel up to the existing metal bolt. Masonry deterioration was also present in this area. Large holes were observed throughout the facade in the masonry and stone sills.

Minor staining is visible on the facade, concentrated under the stone sills. Minor efflorescence is also visible at grade level. The east side of the facade adjacent entries shows significant efflorescence as well. There are deteriorated jambs on the large window on the east side of the facade with significant efflorescence. The existing metal lintel on east side appear to have spalling masonry around the leading edge of steel. The south portion of the remaining Broom Factory wall is in poor condition with significant masonry deterioration throughout with efflorescence and recessed mortar joints visible.

Stone

The stone elements appear to be in fair condition.

Windows and Doors

The metal windows and central doors appear to be in fair condition. There is minor rusting of the steel lintel.

The windows are replacements that match the original pattern in all respects in existing openings, and with additional reinforcing transoms in the new enlarged openings. The previously modified window openings that flank the central opening were structurally reinforced with galvanized steel plate channels at the head and jambs which distinguishes them from the original openings. The windows are in good condition.

The new entrance doors are glazed with divided lights and are in good condition.

Flashing

Metal flashings on this elevation appear to be in fair condition with some units deformed.

West Elevation

Overall the west elevation is in poor condition.

Brick

The single-storey west wing and elevation was built with the gable end wall in 1929 and matches its brick construction. The masonry has been repaired previously and the replacement masonry appears to be in orange brick, inconsistent with the original bricks. There are also localized areas of recessed mortar joints as well as metal fasteners visible in the masonry.

There are step cracks which have been previously infilled, some with caulking. There is consistent spalling and joint deterioration visible at-grade and selective spalling apparent throughout the facade which has exposed the softer red interior body of the bricks. Efflorescence was present at localized areas and paint remnants are visible on the facade in selective locations. Graffiti was also visible in some locations. Roofing bituminous coatings are visible at the parapet level. Galvanized metal jambs also appear to be in good condition.

Stone

The stone elements appear to be in fair condition at the pilasters.



Figure 73. Detail of staining beneath the stone sill (ERA, 2023).



Figure 74. Detail of facade efflorescence (ERA, 2023).



Figure 75. Entrance doors surrounded by galvanized steel plates (ERA, 2023).

Windows and Doors

The metal windows appear to be in fair condition.

The windows in the south half are replacements that match the original pattern in all respects in existing openings, and with additional reinforcing transoms in the new enlarged openings. The previously altered openings were structurally reinforced with galvanized steel plate channels at the head and jambs which distinguishes them from the original openings. The windows are in good condition.

For clerestory windows, subsequent condition assessments and roof access are needed to verify conditions.

Flashing

The metal flashings appear to be in poor condition. Some are missing and others deformed.

East Elevation

Overall the east elevation is in poor condition.

Brick

This single-storey, east elevation is the former interior face of the west wall of the Central Prison Broom Factory. The east elevation's brick face was not built to be exposed to the weather, but it is in poor condition. The red bricks have spalled heavily allowing moisture into the wall. There appears to be significant deterioration through the facade with spalling, efflorescence and recessed mortar joints. There are also remnants of white paint visible on the masonry. Scattered holes in the facade were observed and some of the holes contained metal anchors. Step cracking is also apparent throughout the east facade with severe deterioration of mortar joints at grade along length of the facade. The remaining Broom Factory wall is in poor condition. Caulking in mortar joints is also visible in select locations and grout infill of deteriorated masonry is apparent at the south half of the facade. Significant cracking was observed next to the entrance door jambs. Rusting metal fasteners are visible. Sill parging appears to be in poor condition and deteriorating. Concrete block infill at-grade appears to be in fair condition. Bituminous roof coatings were observed on the facade. There also appears to be severe deterioration of masonry at roof level.



Figure 76. Detail of spalling and joint deterioration (ERA, 2023).

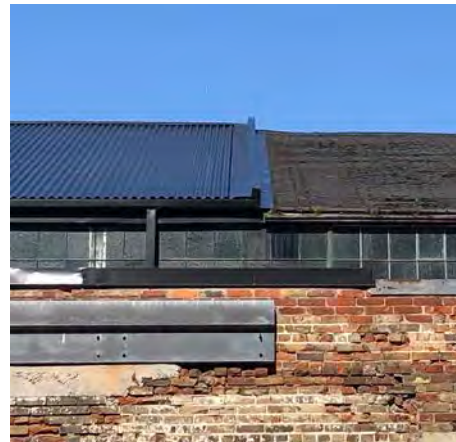


Figure 77. Detail of step cracking and bituminous coating at the parapet level (ERA, 2023).



Figure 78. Detail of masonry with remnants of paint and recessed mortar joints (ERA, 2023).

A concrete cap has been added to the top of the wall. Given that concrete does not have the same material properties as brick in terms of movement due to expansion and contraction and level of porosity, areas of brick adjacent to the concrete cap show accelerated deterioration.

Stone

None was observed.

Windows and Doors

The metal windows and doors appear to be in fair condition. Galvanized jambs also appear in fair condition, with minor rusting at-grade on the steel jambs.

The windows in the south half are replacements that match the original pattern in all respects in existing openings, and with additional reinforcing transoms in the new enlarged openings. The previously altered openings were structurally reinforced with galvanized steel plate channels at the head and jambs which distinguishes them from the original openings. The windows are in good condition.

The new entrance door forms an integrated whole with the new windows. It is glazed with divided lights and fit well with the industrial aesthetic and is in good condition.

For clerestory windows, subsequent condition assessments and roof access are needed to verify conditions.

Flashing

No flashings were observed, which may be leading to increased deterioration at the roof level.

North elevation

Overall the north elevation is in poor condition.

Brick

The north gable end wall is part of the 1929 construction, built with brown facing brick. The brick is in poor condition, with selective spalling throughout the facade and efflorescence present in localized areas. The spalling has exposed the softer interior body of these bricks.

Stone

The stone elements appear to be in fair condition.



Figure 79. Detail of remnant of Broom Factory wall with a cast concrete cap (ERA, 2023).



Figure 80. Detail of concrete block infill at-grade (ERA, 2023).

Windows and Doors

The original windows survive intact and are metal, single-glazed, full divided industrial glazing units, with an arrow shaped glazing bar (muntin) typical of the period. The windows appear to be in poor condition.

One of the original doors appear to have survived intact but is in poor condition. Other doors appear to be newer but are also in poor condition.

Roof and rainwater disposal

South portion

The main pitched roof is finished in prepainted profiled metal roofing and flashings on battens and insulation on the existing wood roof deck. The deck was repaired when the new roof was installed within the last 20 years. Roof water is discharged into large square section, prepainted metal eavestroughs, sized for the roof area and in good condition.

The lower flat roofs are finished in membrane roofing installed at the same time as the main roof. The roof on the east side is concealed by a new patio deck. The west side was not accessible for inspection. These roofs are drained by roof outlets and interior downpipes to the storm drain. The parapets on all three elevations are clad in prepainted metal on new wood substructure that replaced the original interlocking saltglazed copings that still survive at the north end of the building.

North portion

The main pitched roofing generally appears to be in defective condition, with subsequent condition assessments and roof access needed to verify conditions.

For the lower flat roofs there are areas visible from the interior that show substructure failure. Subsequent condition assessments and roof access needed to verify conditions.

INTERIOR - SOUTH PORTION

Framing

As part of the change of use in 2005, the interior of the southern portion of the building was fireproofed under Part 10 of the Ontario Building Code.



Figure 81. Detail of brown facing brick (ERA, 2023).



Figure 82. Original metal, single-glazed windows (ERA, 2023).

Roof structure

The roof structure is visible from the mezzanine. The original light-weight steel structure, with plated and riveted connections appears to be in sound condition and its heritage integrity well protected. It's structural capacity should be verified by a structural engineer.

Main framing

The main columns and beams that support the roof are similarly detailed. They have been modified locally and strengthened to suit the current use and the changes fit in well in the spirit of the industrial look. The main frame is well founded on mass concrete footings, which are exposed at the south-west corner where the floor level has been lowered.

Floor structure

The ground floor is a concrete slab on grade, which is approximately 500 mm above the original floor elevation. The new elevation is flush with the sidewalk elevation on Lynn Williams Street indicating that exterior grades have been substantially raised and have concealed the base of the exterior wall. This may account for localized rising damp at the base of the walls, particularly on the west side, which has caused some brick spalling.

The mezzanine level floor is steel framed in standard industrial profiles. It is supported around its perimeter on new connections to the existing steel framing and is pulled back from the second floor exterior walls to allow a continuous view of the latter. The approximately 1 m wide gap is used to run mechanical ducting to the second floor

Structural walls

The perimeter load-bearing brick walls are mass masonry, up to 6 wythes thick, with large reinforcing pilasters. The brick faces have been painted at various times. The walls surfaces have been lightly cleaned which has not damaged the pointing of the joints and has left traces of the paint coatings, which protects the heritage value of the patina and the sense of age of the building. Interior load-bearing walls are in a similar condition.

Partitions

Existing metal stud and gypsum wallboard partitions are all new, constructed at the time of the conversion as a sales office.

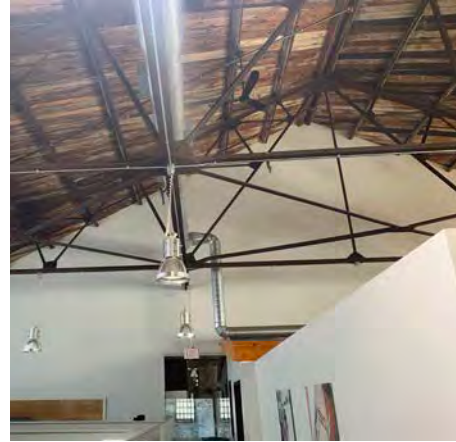


Figure 83. Interior detail of original steel structured roof (ERA, 2023).

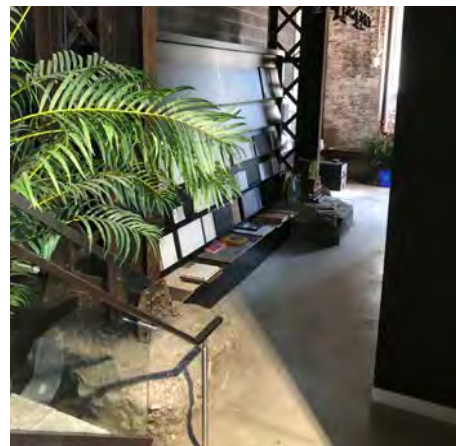


Figure 84. Interior detail of concrete slab flooring and footings (ERA, 2023).



Figure 85. Interior detail of localized brick spalling at-grade (ERA, 2023).

14 DESCRIPTION OF PROPOSED DEVELOPMENT OR SITE ALTERATION

The proposed development will modify the existing Site to accommodate a new mixed-use development. Consistent with previous approvals, the northern portion of the existing two-storey building will be demolished, while the southern portion of the existing building will be retained, including its principal street-facing facade.

The proposed development will include a six-storey podium with a tower above. The ground floor of the proposed development will include a one-storey community retail space, accessed from the west. The residential entrance to the building will be accessed from the east. There will be a new atrium that functions as a mid-block connection running east-west along the south portion of the proposed development and the north portion of the retained building. Levels two through four of the proposed development will include residential units, and indoor amenity spaces. Levels five and six will be comprised of residential units. Level seven will include an indoor amenity space as well as an outdoor amenity space that extends along the north and east elevation and a portion of the west elevation. The tower above the podium has a step back from the west, north and east elevations, and will include residential units. The mechanical penthouse level will include an indoor amenity space and an outdoor amenity space that extends along the south and wraps around the east and west.

Vehicular access will be provided from a new private road that will run east-west along the north portion of the Site. An entrance to below-grade parking and loading entrances for the proposed development will be accessed from the north. The proposed development includes bicycle parking below-grade which is accessed from a bicycle ramp to the east. A covered open space beneath the podium overhang is located on the west, along the proposed retail frontage.

The retained building will include retail on the ground floor and level two. The existing gantry crane will be set in a fixed location within the retained building, either retained in-situ in the new atrium or relocated to the southern portion of the retained building. Several window and door openings on the south, east and west elevations will be modified for additional access to the retained building and accommodate its proposed retail use. Several windows will be modified on the west and south elevations such that the openings extend to grade.

Select plans and elevations from the architectural package by gh3 are provided over the following pages to illustrate the proposed development.

Refer to *Appendix G* for diagrams showing the existing and proposed conditions of the property with areas proposed to be demolished or removed identified in red or altered in blue.

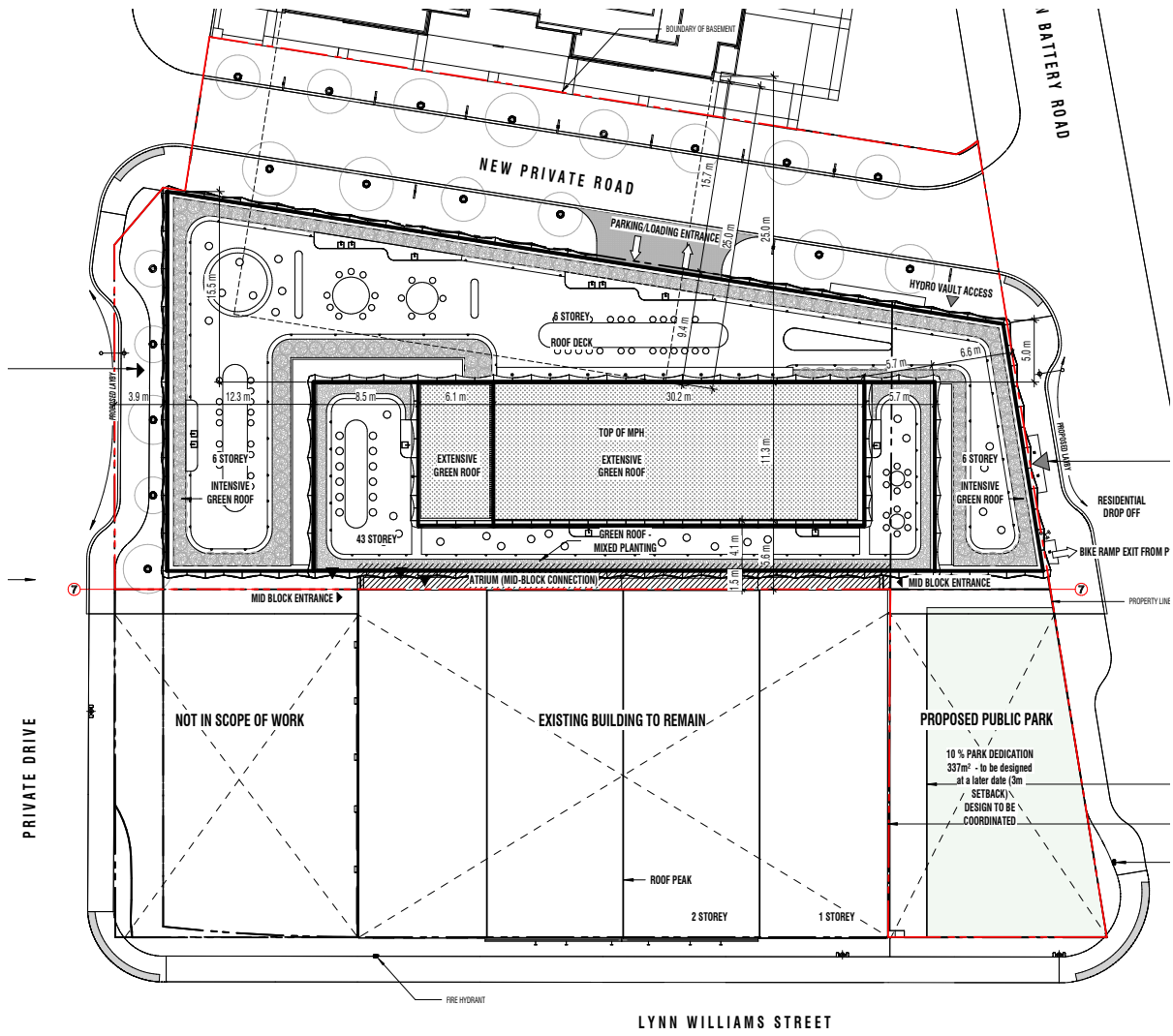


Figure 86. Proposed site plan (gh3, 2023).

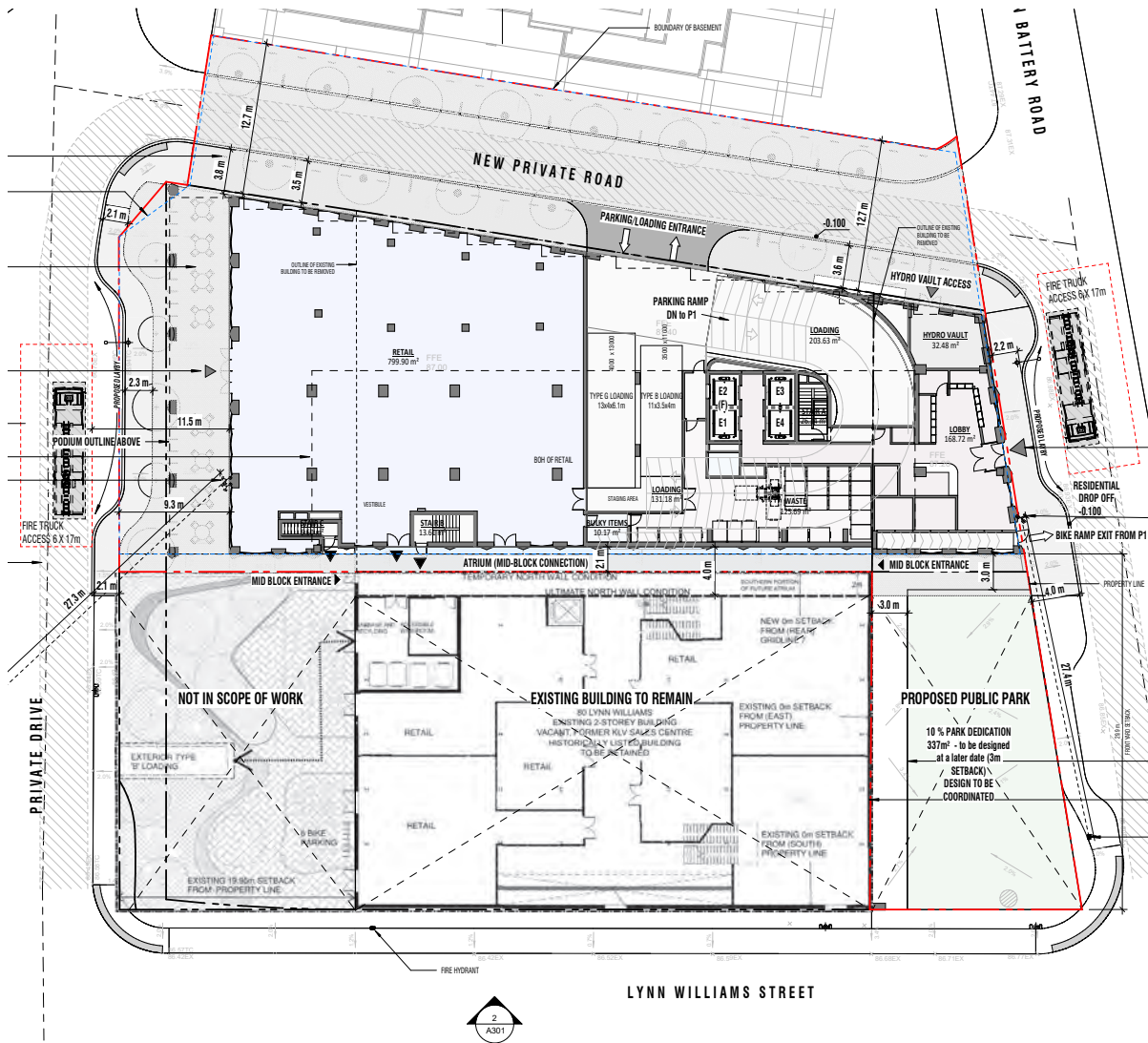


Figure 87. Proposed ground floor plan (gh3, 2023).



Figure 88. Proposed north elevation (gh3, 2023).

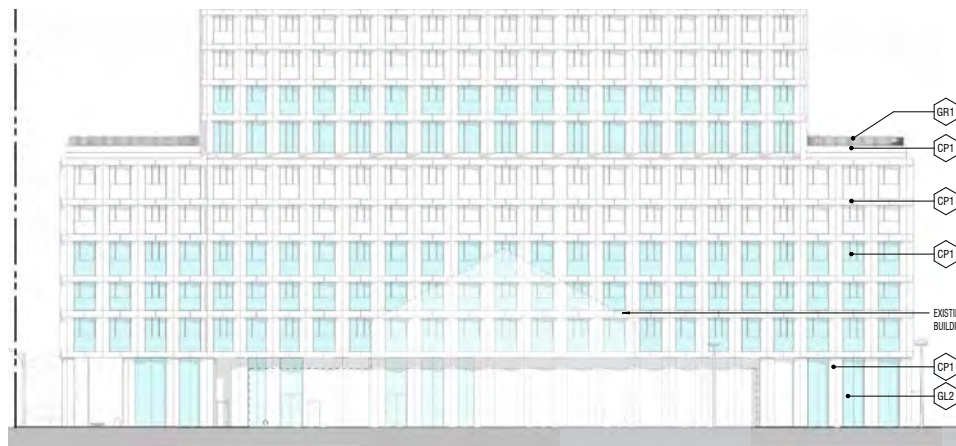


Figure 89. Proposed south elevation (gh3, 2023).



Figure 90. Proposed east elevation (gh3, 2023).



Figure 91. Proposed west elevation (gh3, 2023).

15 DEMOLITION

The OHA does not define the term demolition or removal. The definition of demolition and removal as contained in the City of Toronto Official Plan Chapter 3.1.6 (consolidated March 2022), are as follows:

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

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

The proposal does not contemplate demolition or removal of the heritage structure as defined by Chapter 3.1.6 of the Official Plan, as the southern portion of the property will be retained.

16 ANALYSIS OF THE IMPACT OF DEVELOPMENT OR SITE ALTERATION

This section evaluates the impacts and mitigation of the proposed redevelopment on the cultural heritage value and attributes of the heritage property on the Site as identified in the CHER.

Elements of the Site will be conserved and maintained in a manner consistent with the *Parks Canada Standards and Guideline for the Conservation of Historic Places in Canada*. The proposed conservation approach for the Site 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 reason for selecting rehabilitation as the primary conservation treatment is to allow for the Site to evolve, leading to new and continued uses of the Site while ensuring that the elements that define the Site's cultural heritage value are conserved.

Relevant legislation, policies and guidelines have been applied when considering the impact and mitigation for proposed alterations affecting the cultural heritage value and attributes of the Site. The following were among the sources reviewed in preparing this HIA:

Legislation

- The Ontario Heritage Act (R.S.O. 1990)
- The Planning Act (R.S.O. 1990)

Land Use Policy

- The Provincial Policy Statement (2020)
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe (consolidated August 2020)
- City of Toronto Official Plan (consolidated March 2022)
- Garrison Common North Secondary Plan (2019)
- Official Plan Amendment No. 349 (2005)
- Zoning By-law 600-2005 (2005)
- Zoning By-law 853-2005 (2005)

Heritage Registers

- Toronto Heritage Register

Guidelines

- Standards and Guidelines for the Conservation of Historic Places in Canada
- King Liberty Village Urban Design Guidelines (2003)

A review of the above noted policies that are applicable to this HIA can be found in *Appendix D*.

16.1 Impacts, Rationale and Mitigation

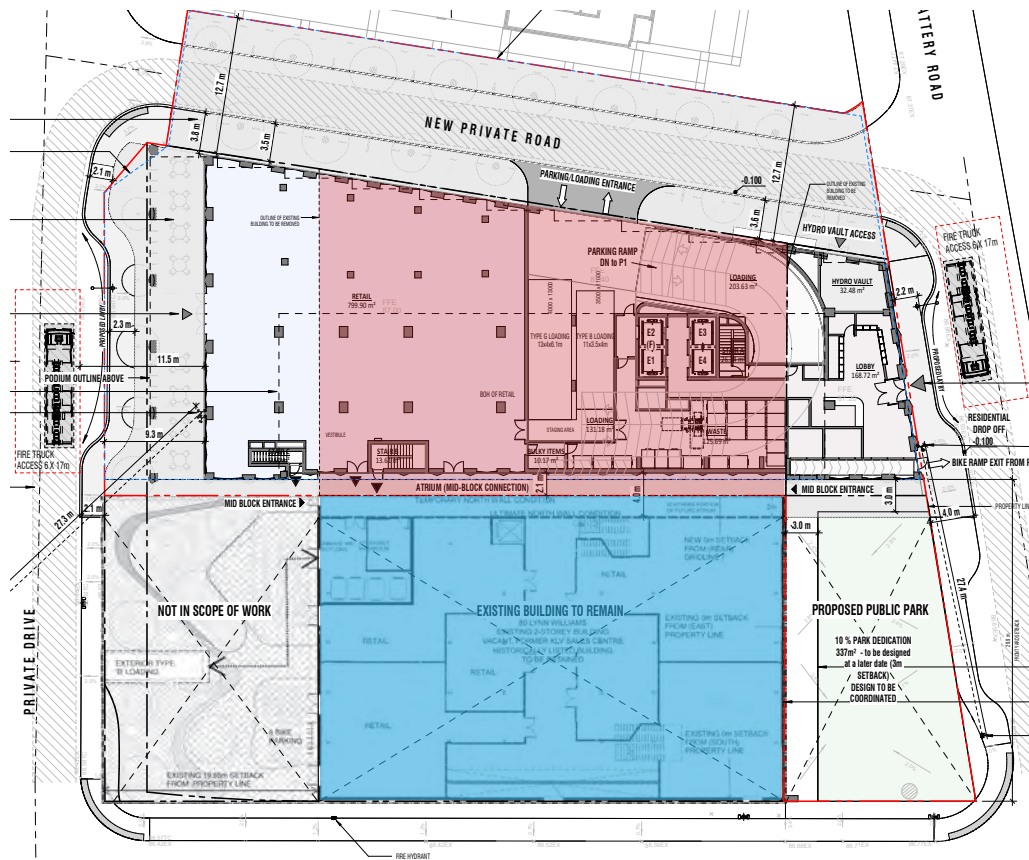


Figure 92. Proposed ground floor plan showing the retained building in blue and the footprint of the demolished portion in red (gh3, 2023; annotated by ERA).

Impact: Demolition of the northern portion of the existing building.

Rationale and Mitigation: The northern portion of the building will be demolished in order to construct the new mixed-use development. The partial demolition of the existing building will be mitigated by the in-situ retention and conservation of the southern portion of the building. This approach to the redevelopment and conservation of the Site is consistent with previous approvals. Existing material from the northern portion will be salvaged for use in the conservation of the southern portion.



Figure 93. West elevation with the location of the proposed atrium in pink (gh3, 2023; annotated by ERA).



Figure 94. Existing and proposed elevations showing the proposed atrium openings (IBI, 2023; annotated by ERA).

Impact: Partial demolition of east and west walls at ground floor level at the northern extent of the retained building.

Rationale and Mitigation: The approximate two-metre wide band running east-west will be modified in order to allow for a new atrium that will function as a mid-block pedestrian connection and provide access points to the retained building and the proposed development. The atrium will be accessible from the east and west elevations. The partial demolition of the east and west walls will be mitigated by the retention and conservation of the steel structure, including columns and truss, clerestory windows, and low and high roof profile.



Figure 95. Existing and proposed elevations showing modifications to the openings for the retained building (IBI, 2023; annotated by ERA).

Impact: Modification to select openings on the east, south, and west elevations of the retained building.

Rationale and Mitigation: Modifications to existing window and door openings on the east, south, and west elevations are provided for additional access to the retained building and to accommodate its proposed retail use. Alterations include the removal of existing window sills and masonry below the openings at selected locations to create larger openings which extend to grade and can accommodate doors. Visual and physical impacts are mitigated by limiting the size of openings and maintaining the proportions of the openings to the historic openings of the building. The width of the openings will be maintained. This approach is consistent with previous alterations: renovations to the south elevation circa 2005 involved the similar alteration of two sets of window openings to either side of the central doors to become door openings. The window openings on the west elevation are not original to the building and were added during the circa 2005 renovations.

Impact: Removal of select windows on the south elevation of the retained building.

Rationale and Mitigation: Removal of the multi-paned steel windows on the west wing of the south elevation is occurring to create larger openings that act as entrances, providing for additional access to the retained building and to accommodate its proposed retail use. The impact is mitigated by the retention and conservation of the existing windows on the second floor of the south elevation, which are similar in size and pattern. The proposed modifications are consistent with other modifications that have occurred along the south elevation.

Adjacent Heritage Properties

There are no adjacent heritage properties and thus no heritage impacts.

16.2 Integrity Analysis

The following section provides an overall assessment of the impact of the proposed development on the integrity of the Site.

The proposed redevelopment maintains the integrity of the Site. The southern portion of the building will be retained. The impact of removing the northern portion of the building will be mitigated. One way that the Site conveys its value is through its draft heritage attributes. Given that the draft heritage attributes of the retained building are concentrated on the southern portion of the building and this portion will be maintained, their ability to convey their value will persist. As such, the proposed development generally maintains the elements that characterize the Site.

16.3 Visual Impacts of New Construction

ERA has evaluated the visual impact of the design of the new development on the potential heritage value and draft heritage attributes. The proposed development has been designed to respond and provide a compatible relationship to the potential cultural heritage value of the existing property. There is a considerable stepback from the south elevation of the retained building to the new construction. The heritage building will be legible as a distinct building element, and its three-dimensional legibility will be maintained as seen from the street. The design of the facades of the proposed development, including their horizontal and vertical rhythm, and punched window openings within a substantial solid wall construction, responds to the surrounding context and references traditional architecture. The use of contemporary cladding materials on the new construction will ensure distinguishability between the new and old elements.

17 ENGINEERING CONSIDERATIONS

Refer to *Appendix H* for the retention letter by Read Jones Christoffersen Ltd., dated August 21, 2023.

18 MITIGATION

Refer to Section 16 of this report for mitigation strategies addressing the potential impacts of new construction.

Considered Alternatives

A considered alternative included providing a new atrium which would be fully enclosed, with new door openings on the east and west elevations. The design team explored replacing some areas of the existing masonry on the east and west elevations of the atrium with new glazing to allow for more daylight and to act as a distinctive reveal between the retained building and the proposed development.

19 CONSERVATION STRATEGY/SUMMARY

The conservation strategy for the Site consists of the following measures itemized and summarized from the previous relevant sections, and diagrams annotated by ERA:

- In-situ retention of the southern portion of the Site with modifications, including:
 - Existing window openings – six openings modified on the west elevation and four openings modified on the south elevation;
 - Existing door openings - one door opening modified on the east elevation; and
 - Construct an atrium that functions as a mid-block connection running east-west along the north portion of the retained building. In this location, the steel structure, including columns and truss, clerestory windows, and the low and high roof will be retained. Materials to be removed in this location include east and west masonry walls at the ground floor level.
- Construct new demising wall between proposed development and retained building.
- Gantry crane to be retained in-situ or relocated and set in a fixed location within the retained building.
- Salvage sound heritage fabric from the northern portion of the building for repairs to the retained building.
- Conservation work to the southern portion of the Site will be implemented in order to address defective conditions and bring the building to a state of good repair.
 - Generalized masonry cleaning to address soiling;
 - Selective masonry replacement using salvaged material in sound condition;
 - Repointing where essential of carefully selected areas so as to avoid giving the wall visual consistency, which would be inconsistent with its existing patchwork appearance; and
 - Concrete cap at the top of the wall on the east elevation to be clad in new metal flashing.

Optional conservation work for the balance of the building includes roof replacement and clerestory window replacement.

New Construction

- The new construction will be setback from Lynn Williams Street and will maintain the prominence of the existing building on the street; and
- A contemporary design for the new construction that is of its time to help distinguish between old and new.

20 STATEMENT OF PROFESSIONAL OPINION

This HIA considers the heritage impacts of the proposed development in relation to the potential cultural heritage resources that may be impacted. The property has been evaluated and identified as meeting the criteria under O.Reg 9/06.

The conservation strategy for the proposed development includes the in-situ retention of the southern portion of the Site with modifications that include changes to the existing openings on the south, east and west elevations and new openings on the east and west elevation. Salvaged elements from the northern portion of the building will be used for the repairs on the retained elements.

Based on the findings of this HIA, the proposed development conserves the identified cultural heritage value, attributes, and character of the Site. The proposed redevelopment responds to the surrounding context and provides a new mixed-use building as well as a new open space and mid-block connection.

21 APPENDICES

Appendix A: Cultural Heritage Evaluation Report & Heritage Impacts Assessment Terms of Reference & Checklist

Appendix B: Zoning By-law Amendment No. 600-2005, enacted June 16, 2005 & Zoning By-law Amendment No. 853-2005, enacted September 30, 2005

Appendix C: Inclusion on the City of Toronto Inventory of Heritage Properties - 80 Lynn Williams Street (Liberty Storage Warehouse) (Ward 19 - Trinity-Spadina), dated February 2, 2006

Appendix D: Heritage Policy Review

Appendix E: Resource List

Appendix F: List of Figures

Appendix G: Architectural diagrams by ERA using base drawings by IBI, dated April 18, 2023

Appendix H: Retention Letter by Read Jones Christoffersen Ltd., dated August 21, 2023

Refer to architectural drawings by gh3, dated September 1, 2023

Refer to architectural drawings by IBI, dated April 18, 2023

Appendix A: Cultural Heritage Evaluation Report and Heritage Impacts Assessment Terms of Reference and Checklist



Cultural Heritage Evaluation Report Terms of Reference and Checklist

City Planning, Heritage Planning, Urban Design

Revised July 26, 2021

A. PURPOSE

The purpose of a Cultural Heritage Evaluation Report (CHER) is to assist the City in determining whether a property, collection of properties, or landscape feature has cultural heritage value. It will be considered when determining whether a recommendation is made to City Council for the inclusion of the property on the City of Toronto's Heritage Register and/or designation under Part IV of the Ontario Heritage Act.

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

A CHER includes primary and secondary research, visual inspection, and evaluation against prescribed criteria (Ontario Regulation 9/06), and where appropriate, the preparation of a draft Statement of Significance and identification of Heritage Attributes. The CHER is the recommended first step in the development application process, and establishes what heritage values and attributes will be conserved when planning for change. The preparation of a CHER prior to determining what change may be appropriate enables a resource's significance to be determined at the earliest stages of the development application process. It may also be used to identify heritage resources outside of the development application process, in order to recognize valued community assets or qualify a property for the heritage property tax rebate and grant programs.

A CHER can ensure that an understanding of a resource's cultural heritage value is made without regard to pre-determined or desired outcomes. A clear understanding of the resource's heritage value can both ensure its long term conservation, as well as identify opportunities for flexibility and change early in the planning process.

In addition to a standalone document, a CHER may also be submitted as part of a development application, forming part of the Heritage Impact Assessment. Applicants are encouraged to undertake a CHER and submit that to the City of Toronto prior to the submission of a development application to assist with the conservation of buildings and structures as part of the land use planning process.

D. STANDARDS AND PRACTICES

The CHER 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 CHER 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, and the identification and evaluation of cultural heritage value or interest.

The CHER 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.

A CHER may be subject to a peer review if determined appropriate by the Senior Manager.

E. WHEN REQUIRED

A CHER **will be required**:

- for development applications that include a property that is listed under Section 27 of the Ontario Heritage Act on the City of Toronto's Heritage Register
- for development applications that include a property that is designated under Section 29 of the Ontario Heritage Act prior to 2006
- Prior to the submission of an application for either the heritage grant program or the heritage property tax rebate program

A CHER **is strongly encouraged**:

- for development applications that include a property that is not on the City's Heritage Register, but that is believed to have cultural heritage value as identified by the community, City staff, professional site assessments, planning studies or local Councillor
- for applications on properties that include a building or structure that is 40 years or older

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

F. REQUIRED CONTENTS AND CHECKLIST

If the property under review is on a development site, it is advisable that you discuss your project in advance with Heritage Planning staff during preliminary consultation meetings. Evaluation of cultural heritage resources prior to project planning is strongly encouraged.

The CHER 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 CHER 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 Professional member of the Canadian Association of Heritage Professionals and in good standing. The background and qualifications of the professional(s) completing the CHER 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 CHER is accurate and reflects their professional opinion.

3. Executive Summary

- This section includes a summary of the evaluation of the potential cultural heritage resource(s); a summary of recommended heritage values and attributes and a summary of the reasons for or against their identification as warranting inclusion on the Heritage Register, with reference to applicable regulation(s).

4. Property Owner

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

5. Owner's Representative or Agent Not applicable.

- 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 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. Reasons for the CHER and Background Information

This section will include information pertaining to the reasons why the CHER has been prepared. For properties that were designated under Part IV prior to 2006, or that are listed under Section 27 of the OHA, any pertinent information relating to either the designation or listing will be provided, including reasons for inclusion (where known) and the date of inclusion on the Heritage Register.

Check all that apply:

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

8. Description of the Property and Visual Inspection

This section will include an overview of the property, including its physical condition and noting any additions or alterations. It will include a description of the property's location and existing conditions as observed through a visual inspection of the property, a the date(s) of the visual inspection. The section must:

- Provide the resource's legal address and land use designation and, if applicable, any Secondary Plan or Site and Area Specific Policy that applies
- Identify any existing heritage recognitions
- Identify and describe all existing buildings and/or structures on the property

- ☒ Identify and describe any other features that may be of interest, including landscape features
- ☒ Identify whether the property is within an area of archaeological potential

9. **Current Photographs/Images**

This section will include photographs, both general and of each building, structure or landscape feature. For larger properties or properties with a number of features, a map or annotated aerial photograph may be required.

- ☒ Current photographs/images taken within 3 months of the CHER submission date showing the existing context and features of existing and potential heritage resources on the property. 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 heritage attribute, including both exterior and interior, where applicable
 - Existing context including other buildings on and adjacent to the site and existing landscaping
 - a photograph 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
 - a photograph showing the relationship of the site to the adjacent properties

10. **Description of Surrounding Neighbourhood Keyed to a Context Map**

- ☒ Provide a description 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.

11. **Historic Photographs**

- ☒ Historic photographs should be provided where available. If historic photographs cannot be located, it must be confirmed that the noted sources in Section 12 have been checked and no photographs were present.

12. **Primary and Secondary Research**

This section will document the research that was undertaken for the property, including the primary and secondary sources that were consulted, and will record and present the findings of the research in a logical and chronological order. This section will also identify any archaeological assessment reports that apply to the property, and whether the property has been identified as an area of archaeological potential in the City of Toronto's Archaeological Management Plan.

Primary resources must be consulted in order to identify the property's history of ownership and development. If certain primary resources are determined not to be of relevance or are unavailable, the rationale for the exclusion must be demonstrated. At minimum, the resources that must be consulted include:

- Toronto Archives
- Assessment Rolls
- Building Permits
- Toronto Building Records
- Goad's Atlas of the City of Toronto Maps
- Toronto City Directories
- Land Registry Office (or online equivalent) A chain of title was provided by the applicant.

Additional resources that may be consulted include: These sources were consulted digitally.

- Ontario Archives
- Toronto Public Library
- Historical society archives Historical society archives were not consulted for this section given that many photographs were found from other sources.
- The Biographical Dictionary of Architects in Canada 1800-1950
- City of Toronto Aerial Photographs
- Other historic maps including Cane, Boulton, Tremaine, Miles & Co., etc.

The section will include written narrative, describing the history of development and activity of the site, including any events, communities, individuals or activities that are historically or continue to be associated with to the property where applicable. A chronological timeline may be included as a summary historical narrative where warranted. All statements of fact regarding ownership, date of construction, occupation, sale, etc. will be footnoted providing the source, including relevant identifiers such as dates including day month, and year as appropriate, page numbers, and location of source.

Research results will be used as the basis for an evaluation of the property's cultural heritage value, following Ontario Regulation 9/06. In the event that City heritage staff find that the research provided within this section provides insufficient information or detail to properly inform the evaluation, additional information and a revised CHER will be requested.

Research sources must be documented using a consistent citation style (MLA, APA, or Chicago). All research sources will also be listed in an appendix attached to the report. If possible, copies of such sources should be provided to the City as part of the CHER submission.

13. Visual Resources (Maps, Drawings, Plans and Images)

This section will include a visual overview of the property over time, including the pertinent maps, images, drawings and plans consulted, to assist with understanding the general history of the site and its development over time. Images should be arranged chronologically and will illustrate the historical development and evolution of the site, including chronological construction and/or alterations to the size, features or primary use of the property and its associated buildings or features.

Images included in this section should be labelled appropriately with a title of the image, a description of what is being shown, and the source for the image including author, publication, date (day, month, year), volume where appropriate, page number, archival references, location or website, etc. All visual resources will also be listed in an appendix attached to this report.

14. Community Consultation

This section will outline what, when and how community input was undertaken as part of the research methodology for the property and describe the results. Based on the resource(s) being evaluated, the City may suggest groups, organizations or individuals for consultation and may participate/lead in the consultation. At a minimum, the relevant Community Preservation Panel must be consulted, and it is recommended that local heritage groups and historical societies are consulted. If consultation at the time of submission has not been undertaken, it is expected to take place at the earliest possible opportunity.

There may be circumstances where community input is fundamental to understanding the value of a property and an HIA or CHER may be considered incomplete until appropriate consultation has taken place.

- Community Preservation Panel Will be undertaken after submission.
- Local heritage group/historical society
- Other (oral histories, individual meetings, etc.)

15. Evaluation under Ontario Regulation 9/06

This section will describe how the prescribed criteria, Ontario Regulation 9/06 (Ontario Heritage Act), was applied to understand the property's cultural heritage value, if any. It will present a rationale supporting how each criterion was met or not met, and include a summary of the physical/design, historic/associative and/or contextual value of the property, where the prescribed criteria have been met.

16. Statement of Professional Opinion

The conclusion will summarize the research, survey and evaluation undertaken for the property, and where the property is believed to have cultural heritage value, will provide a

recommendation for its inclusion on the Heritage Register. If the evaluation believes that the property has cultural heritage value based on an evaluation against O. Reg. 9/06, a draft Statement of Significance must be prepared and a draft list of Heritage Attributes identified. The list of Heritage Attributes provided in the CHER should be organized in relation to each criterion met.



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 Not applicable.

- 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

Historical society archives were not consulted for this section given that many photographs were found from other sources including: the City of Toronto Archives and the Toronto Public Library. Subsequent sections include photos from the Ontario Archives and the University of Toronto Map and Data Library.

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)

Not 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: Zoning By-law Amendment No. 600-2005, enacted June 16, 2005 & Zoning By-law Amendment No. 853-2005, enacted September 30, 2005

Authority: Toronto and East York Community Council Report No. 5, Clause No. 6,
as adopted by City of Toronto Council on June 14, 15 and 16, 2005
Enacted by Council: June 16, 2005

CITY OF TORONTO

BY-LAW No. 600-2005

To amend the General Zoning By-law No. 438-86 of the former City of Toronto as amended by By-law No. 566-2000, and By-law No. 684-2003 with respect to the lands known as 65, 75 and 85 East Liberty Street; 69 Lynn Williams Street; 150 East Liberty Street; 80 Lynn Williams Street; and 90 Lynn Williams Street being portions of the Garrison Common North Area, for the lands known as the *Inglis Lands*.

WHEREAS this By-law is passed in implementation of the Part II Official Plan Amendment for Garrison Common North for the former City of Toronto as amended by OPA No. 165 being the site specific Official Plan Amendment for the *Inglis Lands* approved by City of Toronto Council at its meeting on August 1, 2, 3 and 4, 2000; and as further amended by OPA No. 349 as adopted by City of Toronto Council at its meeting on June 14, 15 and 16, 2005; and

WHEREAS pursuant to Section 37 of the *Planning Act*, the Council of the Municipality may, in a by-law passed under Section 34 of the *Planning Act*, authorize increases in height or density of development beyond that otherwise permitted by the by-law in return for provisions of such facilities, services and matters as are set out in the by-law; and

WHEREAS the Council of the City of Toronto, at its meeting held on August 1, 2, 3 and 4, 2000 passed By-law No. 566-2000, as amended by By-law No. 684-2003, passed by the Council of the City of Toronto at its meeting held July 22, 23 and 24, 2003, in respect of a portion of the *Inglis Lands* both of which by-laws increased the height and density thereon; and

WHEREAS pursuant to Section 37 of the *Planning Act*, the City of Toronto entered into a Section 37 Agreement with the owner of the *Inglis Lands* on August 1, 2000, which authorized increases in height or density of development on the *Inglis Lands* beyond those otherwise permitted by the by-law in return for the provision of facilities, services or matters therein set out; and

WHEREAS the Council of the City of Toronto has been requested to amend its zoning by-law pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, respecting the lands municipally known in the year 2005 known as 65, 75 and 85 East Liberty Street; 69 Lynn Williams Street; 150 East Liberty Street; 80 Lynn Williams Street; and 90 Lynn Williams Street being portions of the *Inglis Lands* thus authorizing further increases in height and density; and

WHEREAS the increases in density or height permitted hereunder, beyond those otherwise permitted on the aforesaid lands by By-law No. 438-86, as amended, are to be permitted in return for the provision of the facilities, services and matters set out in this By-law and are to be secured by one or more agreements between the owners of such lands and the City of Toronto, hereinafter referred to as the City; and

WHEREAS the Council of the City of Toronto conducted a public meeting under section 34 of the *Planning Act* regarding this proposed zoning by-law amendment; and

WHEREAS the Council of the City of Toronto, at its meeting held on June 14, 15 and 16, 2005, determined to further amend Zoning By-law No. 438-86, as amended by By-law No. 566-2000, and By-law No. 684-2003;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Upon execution and registration of the agreement to be entered into with the City pursuant to Section 37 of the *Planning Act* in accordance with the provisions of Section 3 herein, the *Inglis Lands* are subject to the requirements set out in this By-law and except as otherwise provided herein, the provision of By-law No. 438-86, as amended, shall continue to apply to the *Inglis Lands*.
2. By-law No. 566-2000, as amended by By-law No. 684-2003 is further amended as follows:
 - (1) Section 2(1)(c) is renumbered as 2(1)(d) and
 - (2) Sections 2(1)(a) and (b) are replaced by the following:
 - “(a) on *block 1, block 2A, block 2B, block 11A, block 3, block 4, block 5, block 6, block 7, and block 8 internet/computer technology uses*, and any use permitted in an IC or I3 district in Section 9(1)(f) of the aforesaid By-law No. 438-86;
 - (b) on *block 1, block 2A, block 3, block 5 and block 7* any residential use permitted in Section 8(1)(f)(a) of the aforesaid By-law No. 438-86;
 - (c) on *block 2B, block 11A, block 6 and block 8 live-work units* are permitted provided that 50% of the units above the ground floor, in the podium of each of the buildings on *block 2B, block 11A, block 6 and block 8* shall have spaces that are at least 5 metres in height, measured from the top of the finished lower floor to the underside of the finished ceiling of the upper floor of such unit, over at least 45% of the floor area of said lower floor;”
 - (3) Section 2(3) of By-law No. 566-2000 is replaced by:
 - “(3) Maximum Floor Area
 - (a) Despite Section 9(3) PART I of the aforesaid By-law No. 438-86, as amended, the total amount of *non-residential gross floor area, residential gross floor area* or any combination thereof, permitted in the *Inglis Lands* shall not exceed 456,911 square metres;

- (b) Density transfers within the *Inglis Lands* will be permitted provided that:
- (i) the total amount of *non-residential gross floor area*, *residential gross floor area* or any combination thereof noted above in section 2(3)(a) is not exceeded;
 - (ii) the total amount of *non-residential gross floor area*, *residential gross floor area* or any combination thereof for the blocks listed below in Column A does not exceed the maximum density in Column B by more than 10%;
 - (iii) the footprint of the tower above the *podium*, on each of the blocks listed in Column A will not exceed the amounts set out in Column C below; and
 - (iv) of the total amount of *non-residential gross floor area*, *residential gross floor area* or any combination thereof, noted in section 2(3)(a) above, 16,722 sq.m is permitted to be constructed on *block 8* which amount shall not be increased or decreased by transfers to or from any other portion of the *Inglis Lands*.

COLUMN A	COLUMN B	COLUMN C
BLOCK	MAXIMUM DENSITY (Sq.m)	MAXIMUM TOWER FOOTPRINT ABOVE <i>PODIUM</i>
2B/11A	86,684	1,395*
5	19,655	1,115
6	39,651	1,690
7	38,339	1,645

* Note: This maximum tower footprint above *podium* applies to each of the three towers to be located on *blocks 2B/11A*”

- (4) Section 2(7) of By-law No. 566-2000 is further amended by the following:

“The amount of *non-residential gross floor area* used for *street-related retail and service uses* on each block as set out in Column A below, shall not exceed a *non-residential gross floor area* equal to the amount set out in the corresponding row in Column B;”

COLUMN A	COLUMN B
BLOCK	MAXIMUM NON-RESIDENTIAL GROSS FLOOR AREA USED FOR STREET RELATED RETAIL OR SERVICE USES (Sq.m)
1	2,320
2A	2,000
2B	2,300
11A	4,980
3	4,650
4	14,000
6	3,050
8	2,400

(5) Section 2(9) is replaced by the following:

“(9) Required Building Setback – Streets

No person shall erect or use a building or structure within the *Inglis Lands* that is closer to any *street* than 2.0 metres measured from the main building face, with the exception of:

- (a) buildings or structures adjacent to Strachan Avenue for which no setback is required from Strachan Avenue as widened; and
- (b) that portion of the building existing on *block 8* as of the date of the passing of this by-law, which will have a setback of 0.0 metres from the south property line;”

(6) Section 2(10) is replaced by the following:

“(10) Required Building Stepback

No person shall erect or use a building or structure within the *Inglis Lands* that exceeds a height of 24.0 metres, unless:

- (a) on *block 1, block 2A, block 3, block 4, block 5, block 7* and *block 12*:
 - (i) the portion of the building or structure above such *height* is set back a minimum distance of 3.0 metres from the exterior face of such building or structure which faces a *street* or *private roadway*; and
 - (ii) the required stepback is provided beginning at a *height* between 24 metres and 27 metres above *grade*
- (b) on *block 2B, block 11A, block 6* and *block 8* the portion of the building or structure above the *podium* is set back a minimum

distance of 3.0 metres from all exterior faces of such *podium*;"

- (7) Section 2(13) PARKING as contained in By-law No. 566-2000 is further amended by adding the following standards for *live-work units*:

- (13) Required Parking: dwelling units, office, retail stores and live-work

Despite Section 4(4)(b) of the aforesaid By-law No. 438-86, in the case of a building or structure used for any of the uses set out in Column A of the following Table, parking spaces shall be provided and maintained at the rate set out in the corresponding row in Column B:

USE	REQUIRED PARKING
Retail store	4.3 parking spaces per 100 sq.m of non-residential gross floor area
Office	1.1 parking spaces per 100 sq.m of non-residential gross floor area
Residential	
Bachelor dwelling units	0.3 parking spaces per unit
One bedroom dwelling unit	0.7 parking spaces per unit
Two bedroom dwelling unit	1.0 parking spaces per unit
Three or more bedroom dwelling units	1.2 parking spaces per unit
Residential visitor parking	0.12 parking spaces per unit
Live-work	
Residential and non-residential gross floor Area	1 parking space per 102 sq.m of residential and non-residential gross floor area
Live-work visitor parking	0.25 parking spaces per unit

- (8) Section 2(18) AFFORDABLE HOUSING (defined by maximum unit sizes) as contained in By-law No. 566-2000 is amended by altering this section to read as follows:

"Not less than 30 percent of the *dwelling units* within each of *block 1, block 2A, block 3, block 5 and block 7* and not less than 30 percent of the *live-work units* within *block 2B, block 11A, block 6 and block 8* shall comply with the size requirements for each of the unit types listed..."

- (9) Add a new Section 2(19) to read as follows:

"*Podium*

Despite Section 2(17) of this by-law, no person shall erect or use a building or structure on *block 2B, block 11A, block 6 and block 8* unless such building or structure contains a *podium* with the following characteristics:

- (i) on *block 2B* and *block 11A* the maximum *height* of the *podium* will be 25.0 metres measured from *grade* and the minimum height of the first *storey* above *grade* will be 5.0 metres measured from *grade*;
 - (ii) on *block 6* the maximum *height* of the *podium* will be 16.0 metres measured from *grade* and the minimum height of the first *storey* above *grade* will be 4.0 metres measured from *grade*;
 - (iii) on *block 8* the maximum *height* of the *podium* will be 15.5 metres measured from *grade* and the minimum height of the first *storey* above *grade* for the new building, on the northern portion of this block, will be 6.0 metres measured from *grade*; and
 - (iv) any portion of the building or structure above the *podium* is set back a minimum distance of 3.0 metres from all exterior faces of such *podium*;
- (10) Add a new Section 2(20) to read as follows:
- “Despite Section 2(1) of this By-law, no person shall erect or use a building or structure on the northern portion of *block 8* (80 Lynn Williams Street) as shown on Map 5 unless the existing building on the southern portion of *block 8*, as shown on Map 5, is retained and restored;”
- (11) Sections 5(8), 5(9), 5(10), 5(11) and 5(13) are renumbered 5(9), 5(10), 5(12), 5(13) and 5(15) respectively, and Section 5(12) is renumbered 5(7);
- (12) Section 5(2) is replaced by the following:
- “*block 1*”, “*block 2A*”, “*block 2B*”, “*block 11A*”, “*block 3*”, “*block 4*”, “*block 5*”, “*block 6*”, “*block 7*”, “*block 8*” and “*block 12*” mean those lands respecting designated and shown as BLOCK 1, BLOCK 2A, BLOCK 2B, BLOCK 11A, BLOCK 3, BLOCK 4, BLOCK 5, BLOCK 6, BLOCK 7, BLOCK 8 and BLOCK 12 on Map 2, appended hereto;”
- (13) Section 5(3) is amended by revising the definition of *Chapel Building* as follows:
- “*Chapel Building*” shall mean the building located on *block 12* of the *Inglis Lands* that has been designated as an historical structure under the provisions of the *Ontario Heritage Act*, and more specifically, by the Council of the former City of Toronto by By-law No. 1996-0378;”

- (14) Section 5(7) is amended by revising the definition of *live-work unit* as follows:

“*live-work unit*” means a *dwelling unit* that is also used for work purposes provided the resident or residents of such accommodation work in the *dwelling unit*, and the *dwelling unit* may also be used for work purposes by any number of other persons; and is renumbered 5(8)”

- (15) Add a new Section 5(11) to read as follows:

““*podium*” means that portion of the building which does not exceed the maximum height requirement as described in Section 2(19) of this bylaw;”

- (16) Add a new Section 5(14) to read as follows:

“*storey*” means the portion of the building that is measured from the top of the finished lower floor to the underside of the finished ceiling of the upper floor above it, and if there is no floor above it, the portion between the top of the floor and the ceiling above it; and for the purposes of *block 2B, block 11A, block 6 and block 8* of the *Inglis Lands*, a mezzanine does not constitute a storey unless such mezzanine has an area greater than 45% of the floor area immediately below;”

- (17) Add a new Section 5(16) to read as follows:

“*unit*” means a *dwelling unit* and/or a *live-work unit*;” and

- (18) Maps 1, 2, 3A, 3B, and 4 attached to By-law No. 566-2000 as amended, are replaced by Maps 1, 2, 3A, 3B, 3C, 3D, 3E, 3F, 4 and 5 attached to this By-law.

Definitions

3. All defined terms used in this By-law shall, unless expressly stated to the contrary, have the same meanings as in By-law No. 438-86 as amended by By-law No. 566-2000 and By-law No.684-2003.
4. Further to the Section 37 agreements as set out in By-law No. 566-2000, the owner of the site enters into one or more further agreements, pursuant to Section 37 of the *Planning Act*, satisfactory to the Chief Planner and Executive Director, City Planning Division, and the City Solicitor and that such agreement(s) be registered against the title to the site to secure the following facilities, services and matters:
 - (i) *low-end-of-market housing*;
 - (ii) a public art program;
 - (iii) a process for consideration of a Toronto District Heating Corporation proposal;

- (iv) community meeting space that is conveyed to the City; and
- (v) a contribution of \$100,000 towards the cost of a pedestrian/bicycle connection across the CN rail corridor.

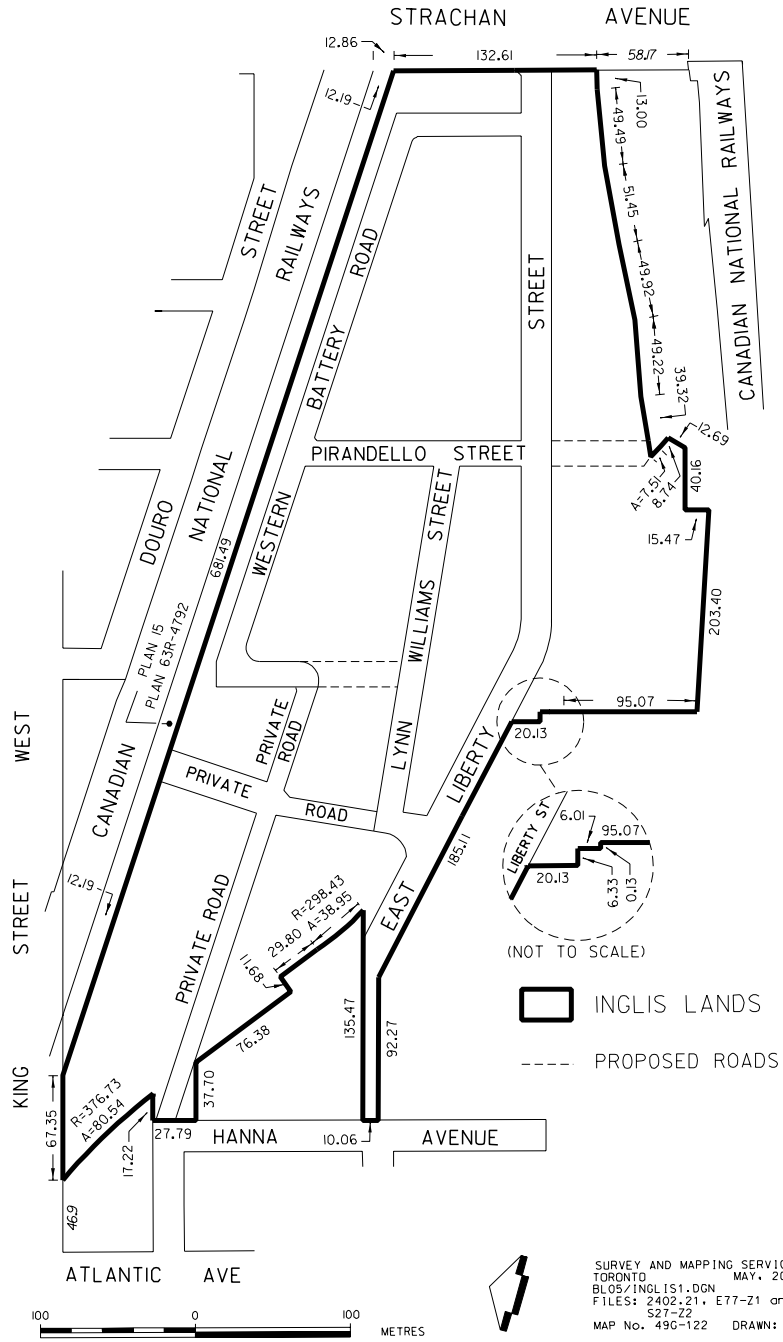
ENACTED AND PASSED this 16th day of June, A.D. 2005.

DAVID R. MILLER,
Mayor

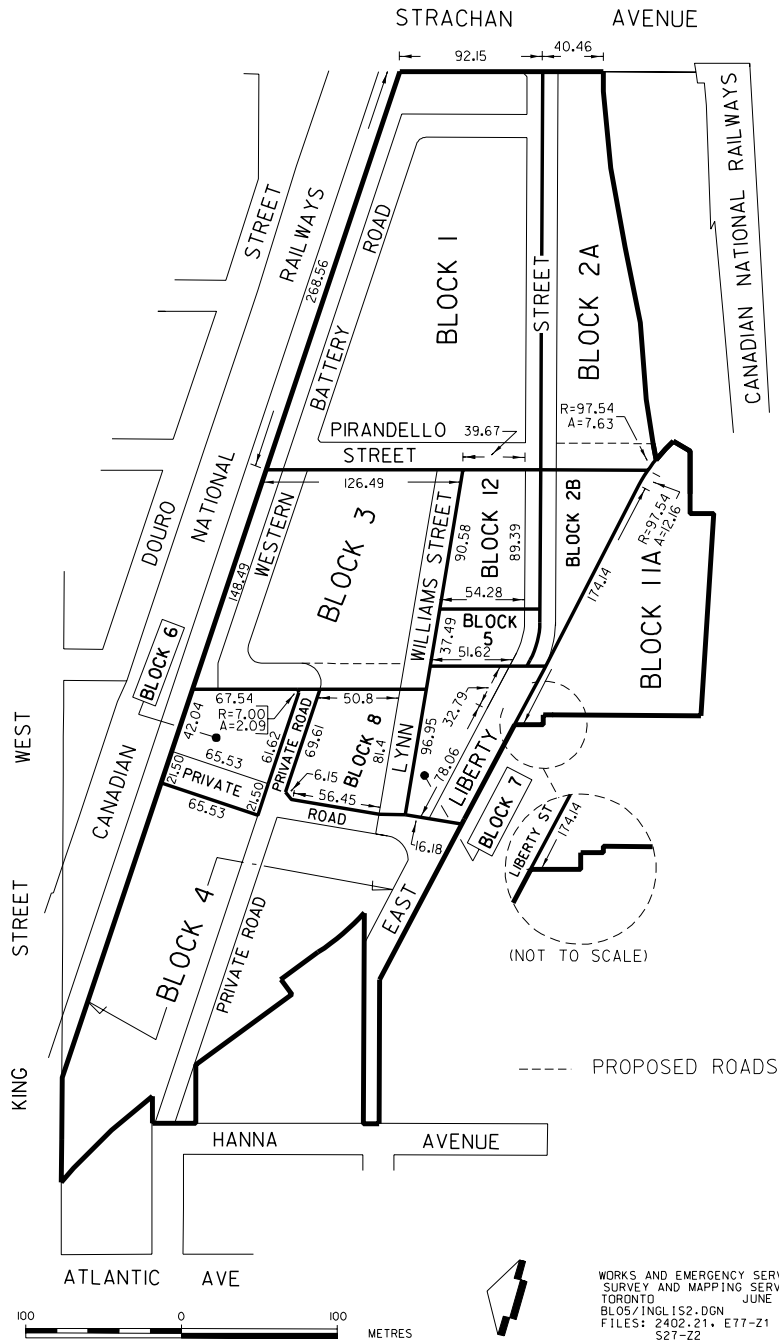
ULLI S. WATKISS
City Clerk

(Corporate Seal)

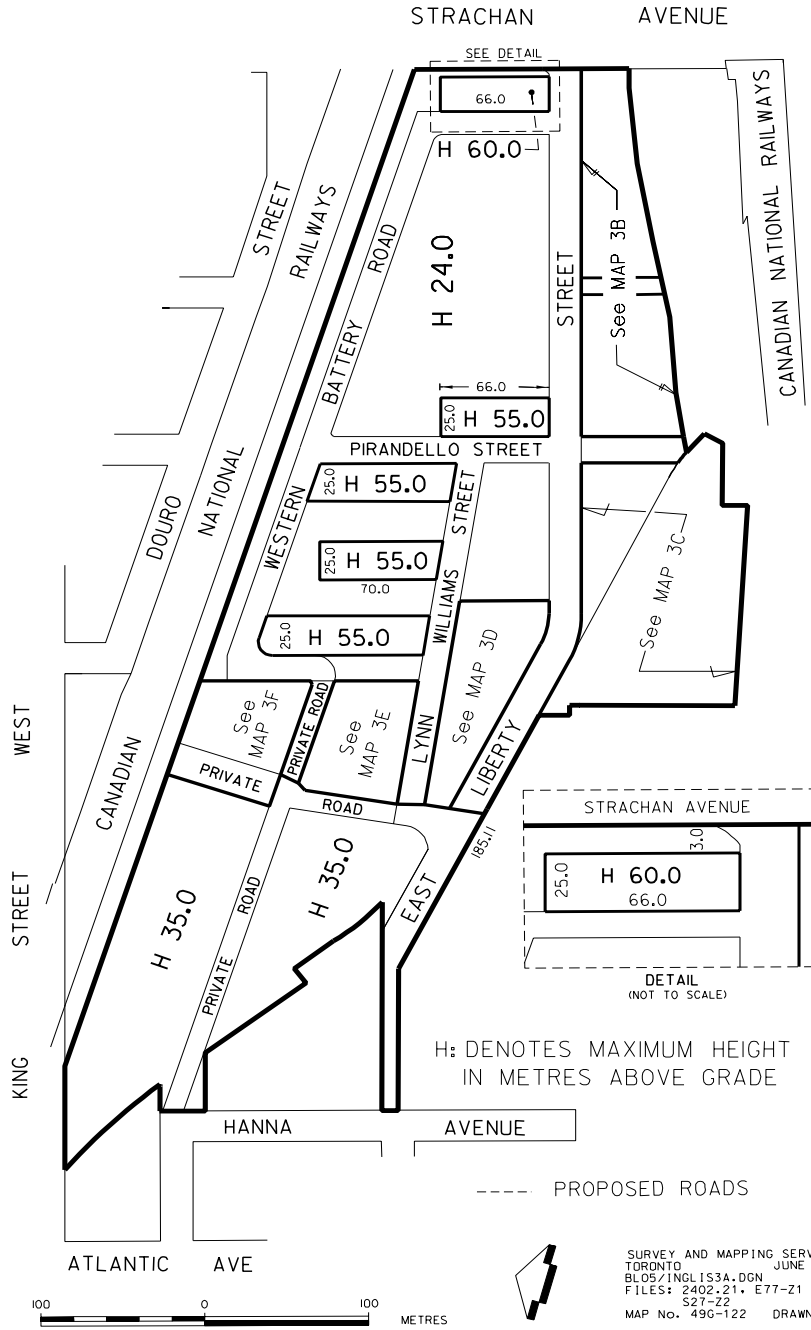
MAP 1



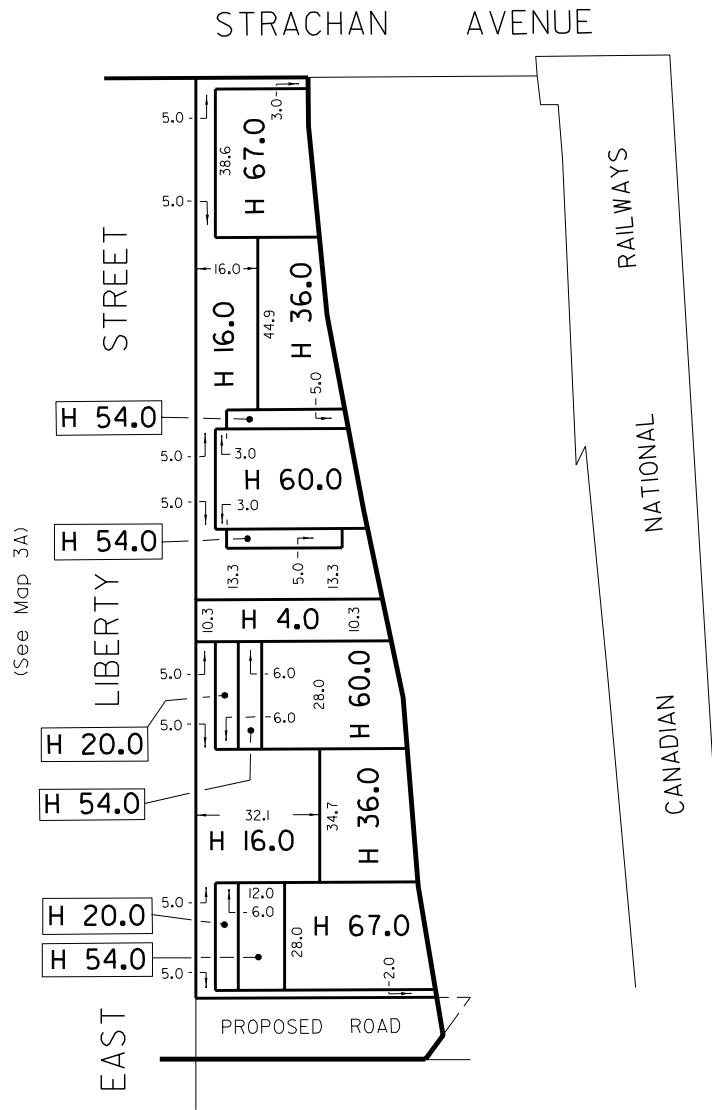
MAP 2



MAP 3A



MAP 3B

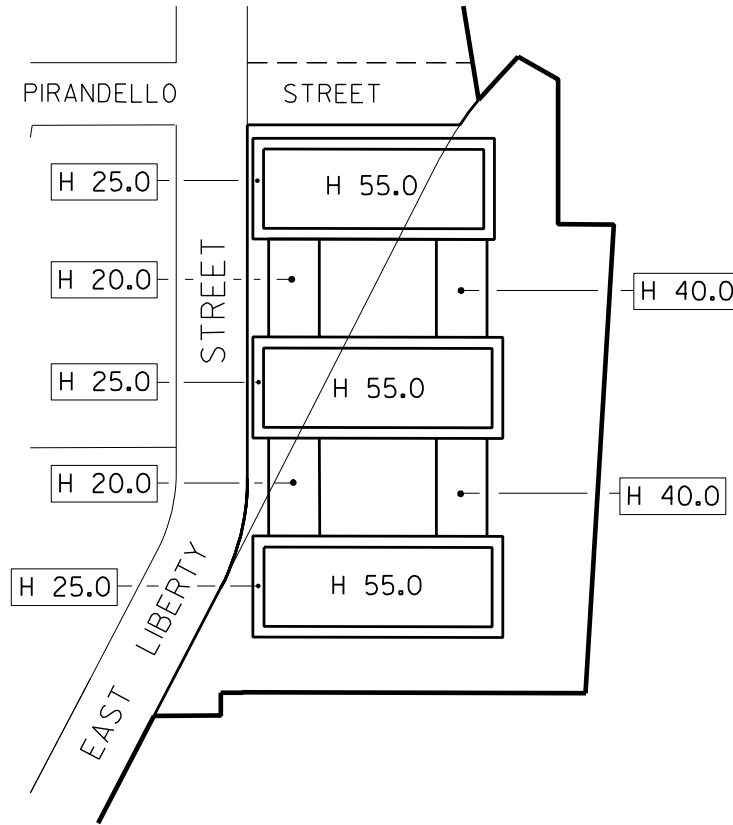


H: DENOTES MAXIMUM HEIGHT IN METRES ABOVE GRADE



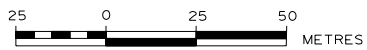
WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO JULY, 2003
 BL03/INCL13B.DGN
 FILES: 2402-21, E77-Z1 and
 S27-Z2
 MAP No. 49G-122 DRAWN: WS

MAP 3C
(BLOCKS 2B and 11A)



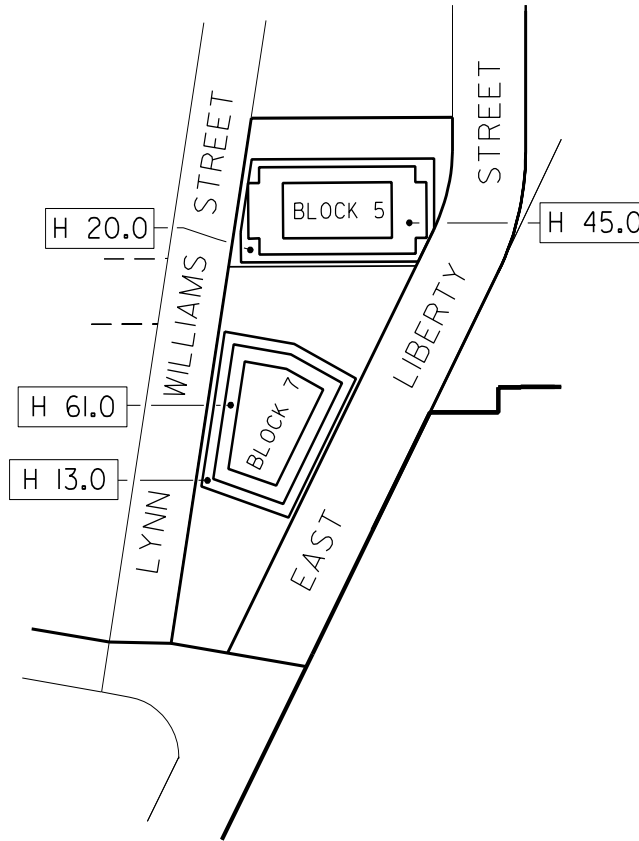
----- PROPOSED ROAD

H: DENOTES MAXIMUM HEIGHT IN METRES ABOVE GRADE



SURVEY AND MAPPING SERVICES
TORONTO MAY, 2005
BL05/INGLIS3C.DGN
FILES: 2402.21, E77-Z1 and
S27-Z2
MAP No. 49G-122 DRAWN: VG

MAP 3D
(BLOCKS 5 and 7)



----- PROPOSED ROAD

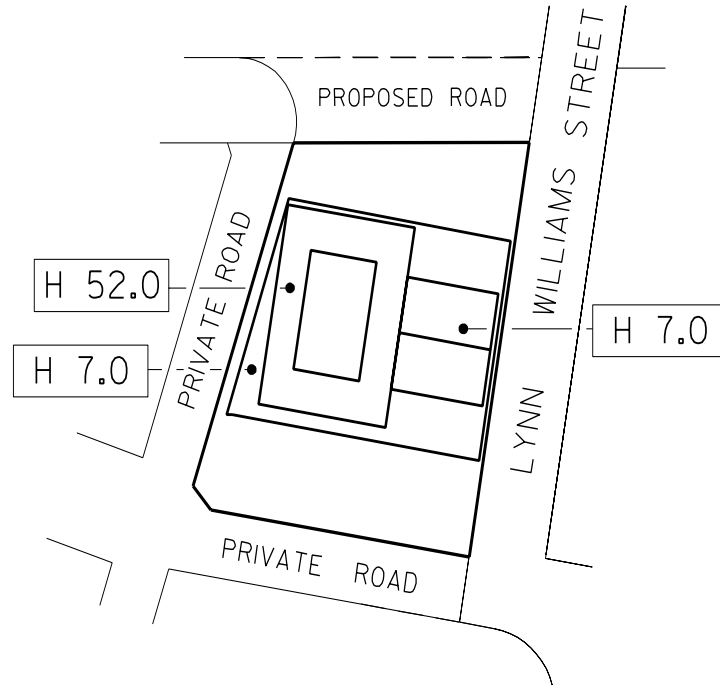
H: DENOTES MAXIMUM HEIGHT IN METRES ABOVE GRADE



SURVEY AND MAPPING SERVICES
TORONTO MAY, 2005
BL05/1NGLIS3D.DGN
FILES: 2402-21, E77-21 and
521-22
MAP No. 496-122 DRAWN: VG

MAP 3E

(BLOCK 8)

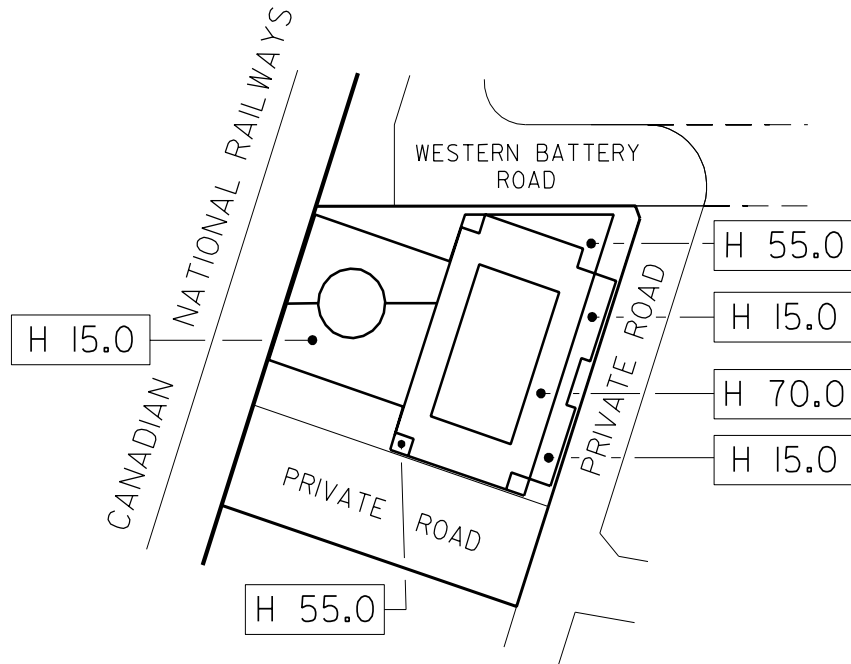


H: DENOTES MAXIMUM HEIGHT IN METRES ABOVE GRADE



SURVEY AND MAPPING SERVICES
TORONTO MAY, 2005
BL05/INGLIS3E.DGN
FILES: 2402.21, E77-Z1 and
S27-Z2
MAP No. 496-122 DRAWN: VG

MAP 3F
(BLOCK 6)



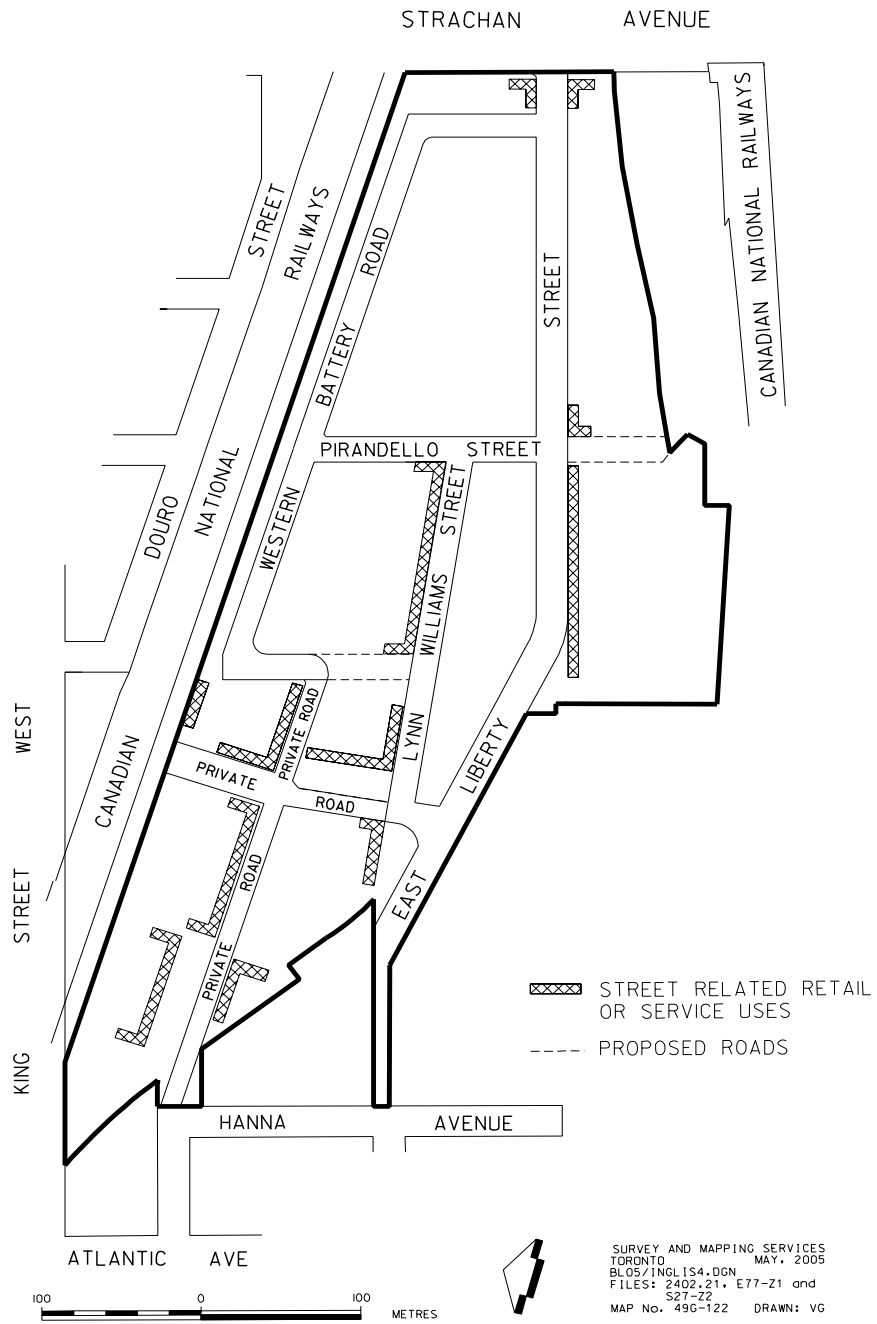
----- PROPOSED ROAD

H: DENOTES MAXIMUM HEIGHT IN METRES ABOVE GRADE

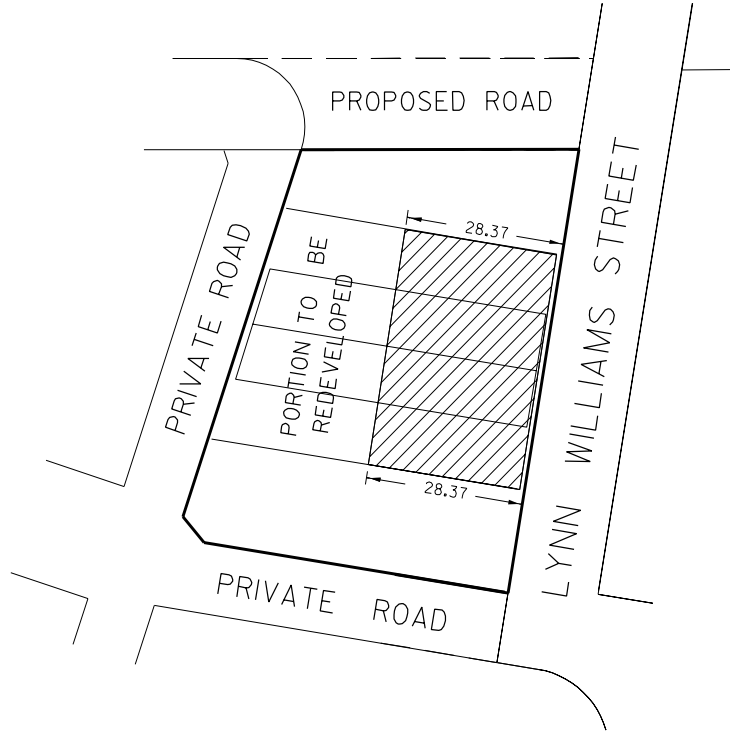


SURVEY AND MAPPING SERVICES
TORONTO JUNE 2005
BLOS/INGL1S3F.DGN
FILES: 2402.21, E77-Z1 and
S27-Z2
MAP No. 496-122 DRAWN: VG

MAP 4



MAP 5



 PORTION OF EXISTING BUILDING TO BE RETAINED



SURVEY AND MAPPING SERVICES
TORONTO MAY, 2005
BL05/INGLISS.DGN
FILES: 2402.21, E77-Z1 and
S27-Z2
MAP No. 49G-122 DRAWN: VG

Authority: Toronto and East York Community Council Report No. 7, Clause No. 2,
as adopted by City of Toronto Council on September 28, 29 and 30, 2005
Enacted by Council: September 30, 2005

CITY OF TORONTO

BY-LAW No. 853-2005

To amend the General Zoning By-law No. 438-86 of the former City of Toronto as amended by By-law No. 566-2000, By-law No. 684-2003 and By-law No. 600-2005 with respect to the lands known as 65, 75, and 85 East Liberty Street, 69 Lynn Williams Street, 150 East Liberty Street, 80 Lynn Williams Street and 90 Lynn Williams Street being portions of the Garrison Common North Area, for the lands known as the *Inglis Lands*.

WHEREAS authority is given to Council by the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this by-law; and

WHEREAS the Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Map 1, Map 2, Map 3A, Map 3E, Map 3F, Map 4 and Map 5 of By-law No. 600-2005 are deleted and replaced with Map 1, Map 2, Map 3A, Map 3E, Map 3F, Map 4 and Map 5 as attached to this by-law.

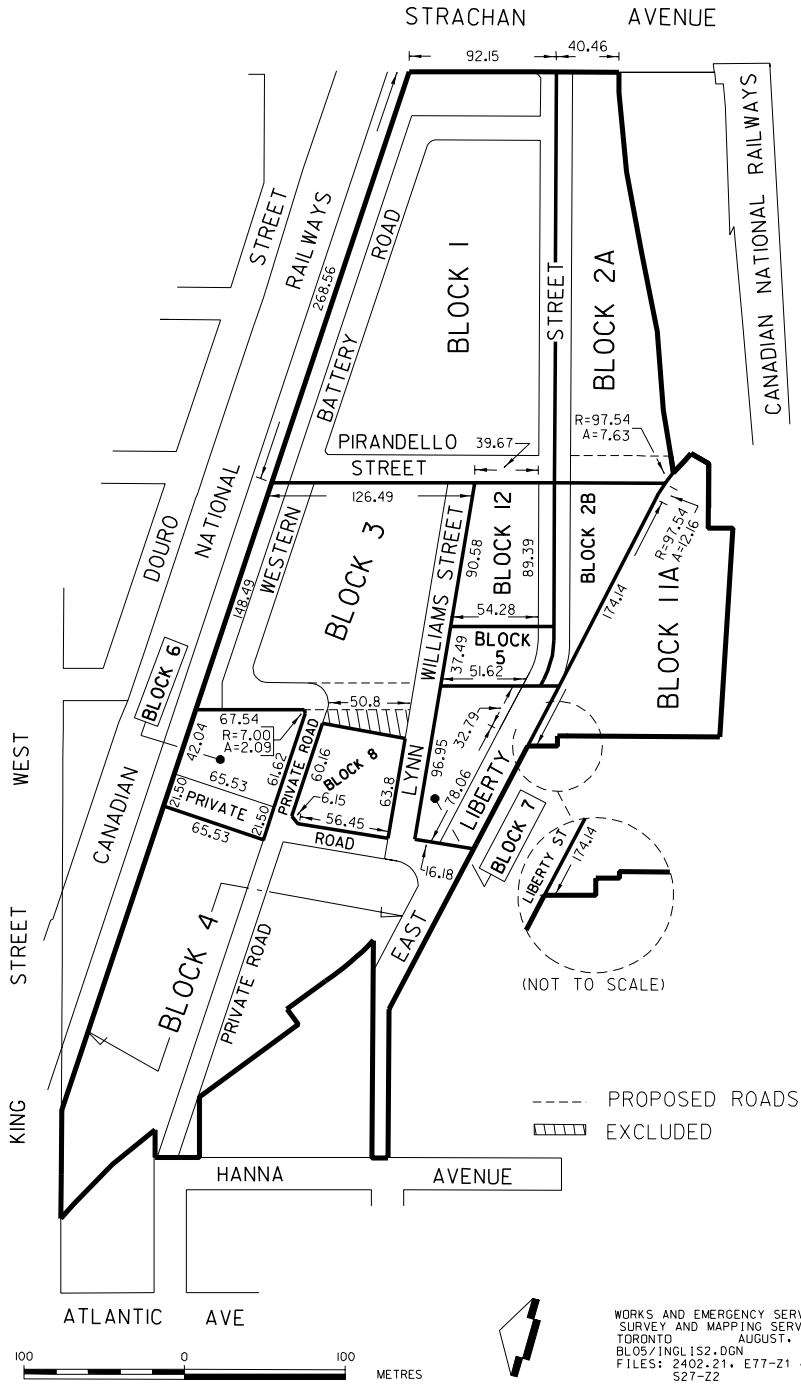
ENACTED AND PASSED this 30th day of September, A.D. 2005.

DAVID R. MILLER,
Mayor

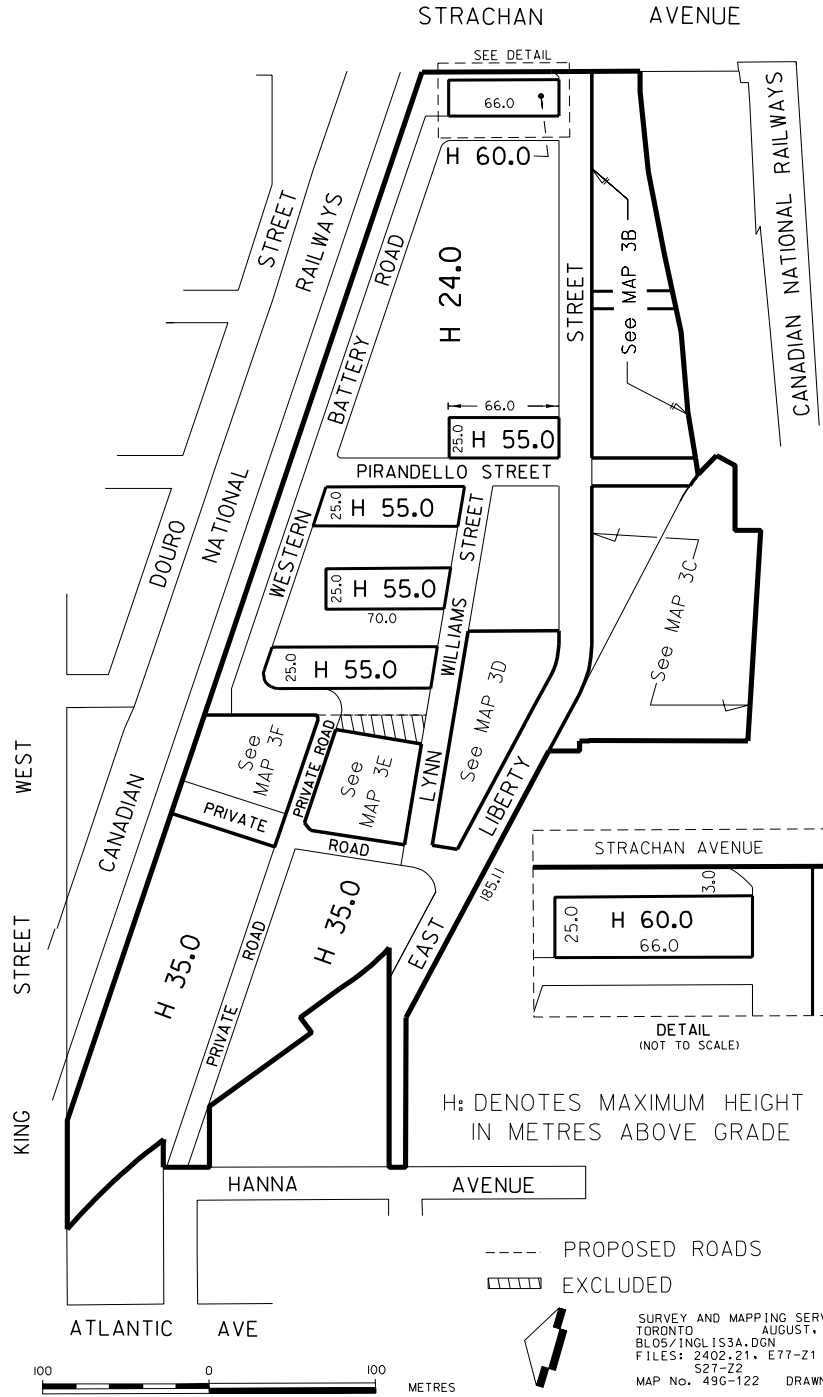
ULLI S. WATKISS
City Clerk

(Corporate Seal)

MAP 2

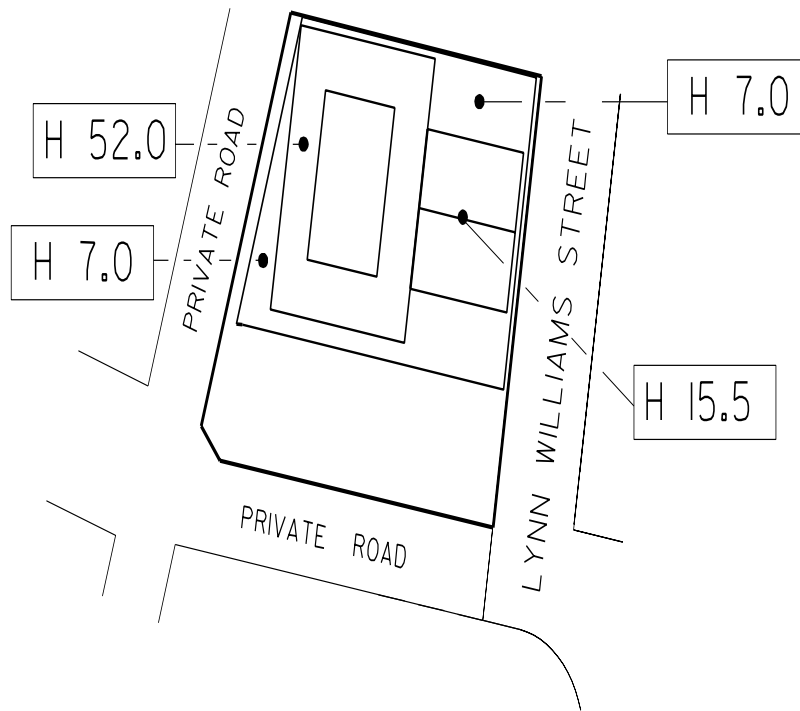


MAP 3A



MAP 3E

(BLOCK 8)



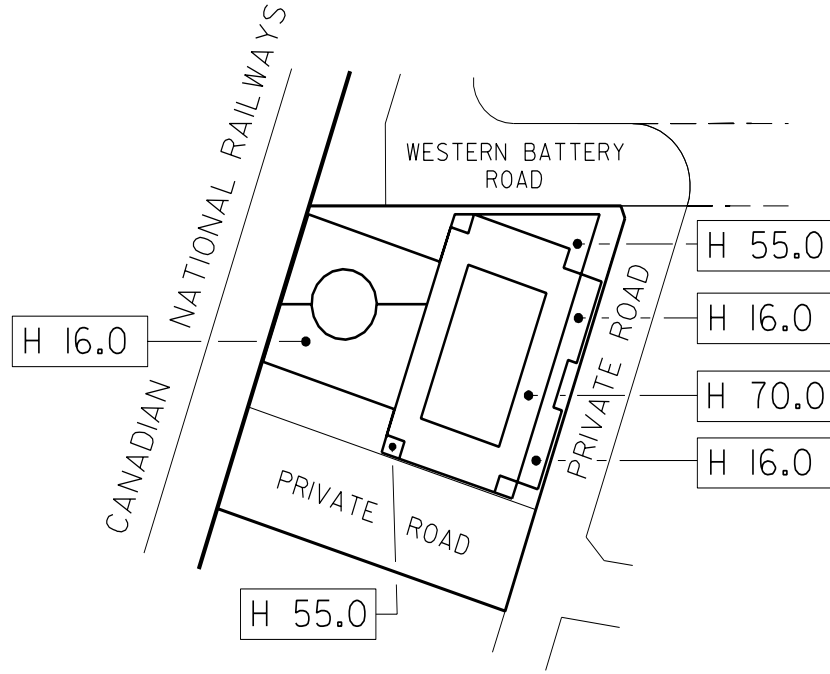
H: DENOTES MAXIMUM HEIGHT IN METRES ABOVE GRADE



SURVEY AND MAPPING SERVICES
TORONTO AUGUST, 2005
BL05/INGLIS3E.DGN
FILES: 2402.21, E77-Z1 and
S27-Z2
MAP No. 496-122 DRAWN: VG

MAP 3F

(BLOCK 6)



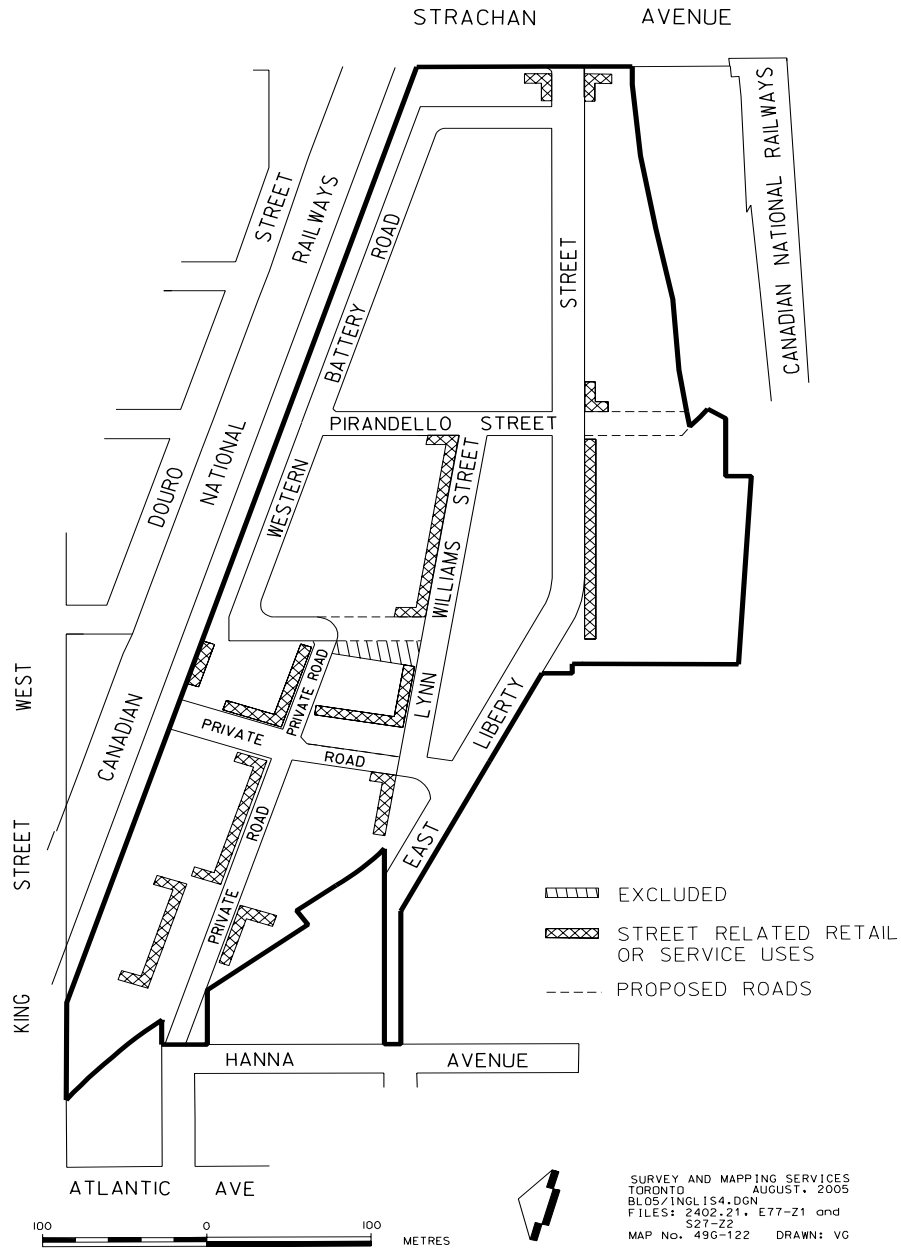
--- PROPOSED ROAD

H: DENOTES MAXIMUM HEIGHT IN METRES ABOVE GRADE



SURVEY AND MAPPING SERVICES
TORONTO AUGUST 2005
BLOS/INCL1S3F.DGN
FILES: 2402.21, E77-Z1 and
S27-Z2
MAP No. 49G-122 DRAWN: VG

MAP 4



MAP 5



 PORTION OF EXISTING BUILDING TO BE RETAINED



SURVEY AND MAPPING SERVICES
TORONTO AUGUST, 2005
BL05/INGL155.DGN
FILES: 2402.21, E77-Z1 and
S27-Z2
MAP No. 49G-122 DRAWN: VG

Appendix C: Inclusion on the City of Toronto Inventory of Heritage Properties - 80 Lynn Williams Street (Liberty Storage Warehouse), dated February 2, 2006

TORONTO STAFF REPORT

December 1, 2005

To: Toronto Preservation Board
Toronto and East York Community Council

From: Director, Policy & Research, City Planning Division

Subject: 80 Lynn Williams Street (Liberty Storage Warehouse) - Inclusion on the City of Toronto Inventory of Heritage Properties
Ward 19 - Trinity-Spadina

Purpose:

This report recommends that City Council include the property at 80 Lynn Williams Street (Liberty Storage Warehouse) on the City of Toronto Inventory of Heritage Properties.

Financial Implications and Impact Statement:

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

Recommendations:

It is recommended that:

- (1) City Council include the property at 80 Lynn Williams Street (Liberty Storage Warehouse) on the City of Toronto Inventory of Heritage Properties; and
- (2) and the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Background:

At its meeting of May 12, 2005, the Toronto Preservation Board considered the report entitled "Garrison Common North Area Study – Inclusion of 38 Properties on the City of Toronto Inventory of Heritage Properties." One of the properties in the study at 80 Lynn Williams Street (formerly known as 130 East Liberty Street) was deferred to allow for further consultation between staff and the property owner.



former Central Prison Paint Shop wall visible on right

**Liberty Storage Warehouse
80 Lynn Williams Street (formerly 130 East Liberty Street)**

Description:

The property at 80 Lynn Williams Street is recommended for inclusion on the City of Toronto Inventory of Heritage Properties for its cultural resource value or interest. The Liberty Storage Warehouse was completed in 1929 according to the designs of Toronto architects Kaplan and Sprachman. The east wall of the warehouse is composed of a portion of the Paint Shop from the Central Prison, a facility for the incarceration of male convicts that operated on the west side of Strachan Avenue from 1873 to 1915. Behind a central administration building, the complex included several auxiliary structures where inmates learned a trade making products that were sold to raise revenue for the institution. A one-storey Paint Shop, built circa 1879, is attributed to Kivas Tully, Provincial Architect from 1867 to 1890. In 1888, prison labourers added a second storey to the Paint Shop. Following the closure of Central Prison, the A. R. Williams Company, dealers in machinery and supplies, acquired the portion of the grounds containing the Paint Shop.

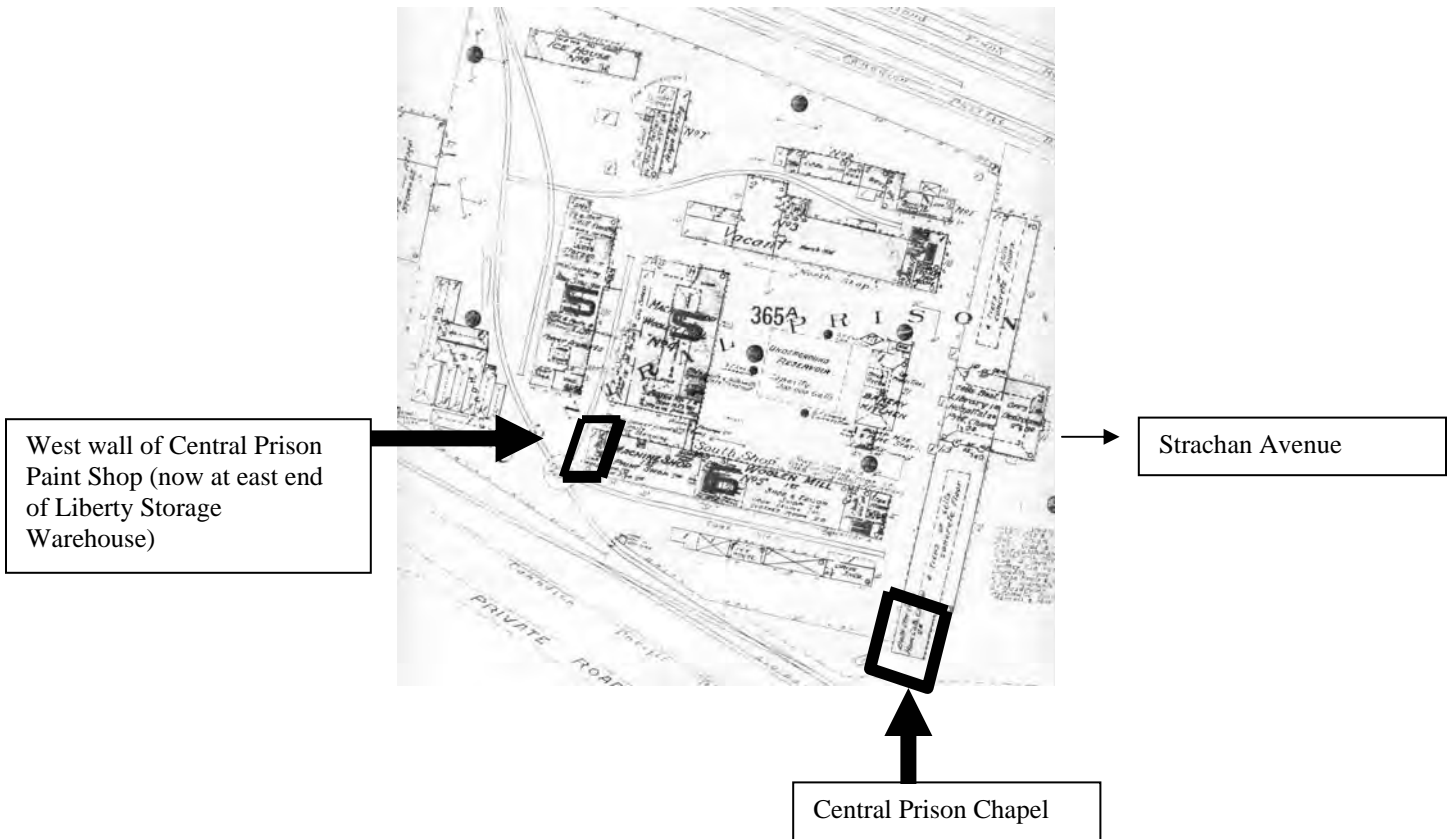
Significance:

The Liberty Storage Warehouse is historically, architecturally and contextually significant for its association with the Central Prison for Men. With the Roman Catholic Chapel, it is one of only two surviving remnants from the prison complex. Located on the north side of Lynn Williams Street (formerly East Liberty Street), between Strachan Avenue and Hanna Avenue, the Liberty Storage Warehouse is a core component of the Liberty Street neighbourhood in Garrison Common.

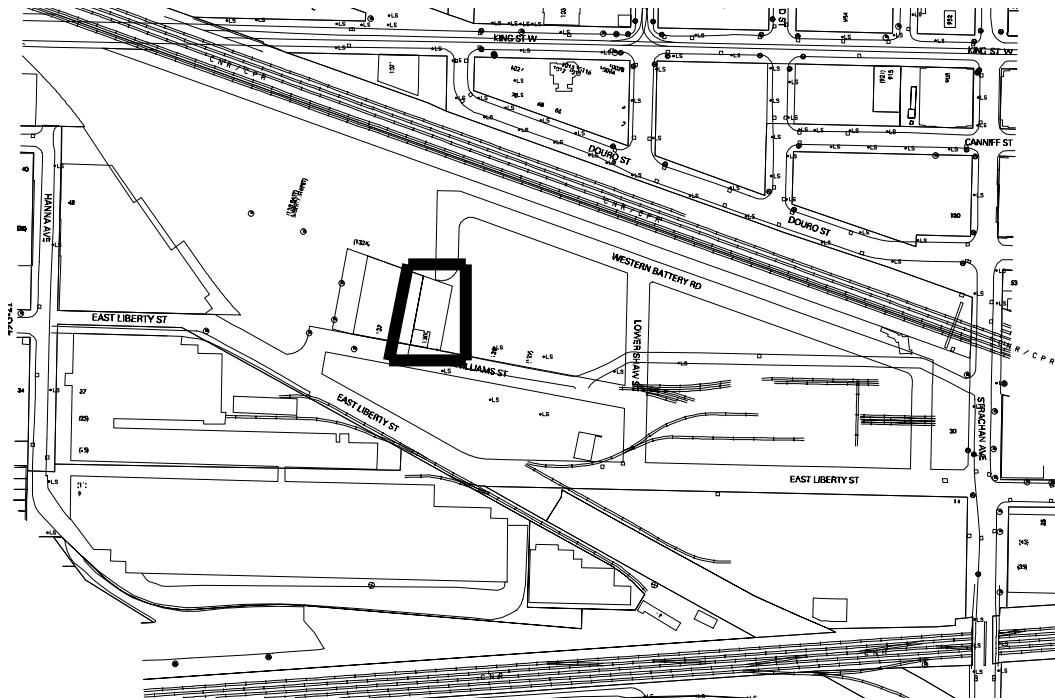
Heritage Attributes:

The heritage attributes of the building are found on the exterior walls and roof, specifically the principal (south) façade and the southernmost portions of the side walls (east and west). The rear (north) wall is not included in the Reasons for Listing.

Constructed of brick and steel with brick and stone trim, the building features a 2½ storey rectangular plan under a gable roof with single-storey flat-roofed wings on the east and west sides. On the principal (south) facade, a large door opening is centered in the lower storey and pairs of flat-headed openings with multi-paned steel windows are placed in both floors. A painted sign identifying the "A. R. Williams Machinery Company - Liberty Street Plant" fills the area beneath the gable end on the south wall. Above the wings, the side (east and west) elevations have clerestory windows and corner buttresses. The west wing has paired flat-headed window openings. On the east wing, a large cargo door opening marks the south facade. The lower west wall and a fragment of the south facade of the Central Prison Paint Shop are incorporated at the east end of the Liberty Storage Warehouse. The interior at the south end of the building, with its steel frame support system and open span, is included in the Reasons for Listing.



Above: excerpt from Goad's Atlas (1910 revised to 1912) showing the two surviving remnants from the Central Prison for Men



The property owner has agreed to the inclusion of the property on the Inventory of Heritage Properties. The south part of the Liberty Storage Warehouse will be preserved in the redevelopment of the property, with the removal of the rear (north) wall and portions of the side walls (east and west) to accommodate an addition to the building.

Comments:

A location map (Attachment No.1) and the Reasons for Listing (Attachment No. 2) are attached.

Conclusions:

It is recommended that City Council include the property at 80 Lynn Williams Street (Liberty Storage Warehouse) on the City of Toronto Inventory of Heritage Properties.

Contact:

Denise Gendron
Manager, Heritage Preservation Services
Tel: 416-338-1075
Fax: 416-392-1973
E-mail: dgendron@toronto.ca

Barbara Leonhardt
Director, Policy and Research

List of Attachments:

Attachment No. 1 – Location Map (80 Lynn Williams Street)
Attachment No. 2 – Photograph and Reasons for Listing (80 Lynn Williams Street)

Appendix D: Heritage Policy Review

Legislation

[The Ontario Heritage Act \(R.S.O. 1990\)](#)

The Ontario Heritage Act (the “OHA”) is the statutory legal foundation for heritage conservation in Ontario. Part IV, Section 29 of the OHA authorizes municipalities to enact by-laws to designate properties to protect their cultural heritage value.

Ontario Regulation 9/06 was passed under the OHA to identify provincially-mandated Criteria for Determining Cultural Heritage Value or Interest. O. Reg 9/06 sets out nine criteria for determining cultural heritage value or interest. The OHA requires that properties meet two or more criteria under O.Reg. 9/06 to be eligible for designation under Part IV of the Act.

[The Planning Act \(R.S.O. 1990\)](#)

The Planning Act is Ontario’s provincial legislation that sets out the rules and regulations for planning in Ontario. Section 3 of the Planning Act gives permission to the Province to issue policy statements on matters relating to municipal planning that are of provincial interest.

Section 2 of the Planning Act provides that:

The Minister, the council of a municipality, a local board, a planning board, and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as:

(d) The conservation of features of significant architectural, cultural, historical, archaeological, or scientific interest;

Land Use Policy

[The Province of Ontario’s Provincial Policy Statement \(2020\)](#)

The Provincial Policy Statement (“PPS”) provides the policy direction for matters relating to land use planning and development in Ontario. The PPS recognizes the role of heritage resources in supporting the long-term economic prosperity of Ontario.

Section 1.7.1.e states:

Long-term economic prosperity should be supported by encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;

Section 2.6 includes the following policy addressing Cultural Heritage:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

[A Place to Grow: Growth Plan for the Greater Golden Horseshoe \(2019\) as amended in 2020](#)

The Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”) is the Province of Ontario’s initiative to plan for growth and development in a way that supports economic prosperity, protects the environment, and helps communities achieve a high quality of life. The Growth Plan supports the policies of the PPS to achieve the development of complete communities, and related economic, environmental, and social challenges.

Section 4.2.7 of the Growth Plan states:

1. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.

[City of Toronto Official Plan \(consolidated March 2022\)](#)

Chapter 3, Subsection 3.1.6 of the Official Plan contains policies pertaining to heritage conservation. The following are policies from the plan.

3.1.6.2. Properties and Heritage Conservation Districts of potential cultural heritage value or interest will be identified and evaluated to determine their cultural heritage value or interest consistent with provincial regulations, where applicable, and will include the consideration of cultural heritage values including design or physical value, historical or associative value and contextual value. The evaluation of cultural heritage value of a Heritage Conservation District may also consider social or community value and natural or scientific value. The contributions of Toronto’s diverse cultures will be considered in determining the cultural heritage value of properties on the Heritage Register.

3.1.6.3. Heritage properties of cultural heritage value or interest properties, including Heritage Conservation Districts and archaeological sites that are publicly known will be protected by being designated under the *Ontario Heritage Act* and/or included on the Heritage Register.

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

3.1.6.5. Proposed *alterations*, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the *integrity* of the heritage property’s cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work.

3.1.6.7. Prior to undertaking an approved *alteration* to a property on the Heritage Register, the property will be recorded and documented by the owner, to the satisfaction of the City.

3.1.6.22. Heritage Impact Assessment will address all applicable heritage conservation policies of the Official Plan and the assessment will demonstrate *conservation* options and mitigation measures consistent with those policies. A Heritage Impact Assessment shall be considered when determining how a heritage property is to be *conserved*.

3.1.6.23. 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.

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

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

Garrison Common North Secondary Plan (2019)

The Garrison Common North Secondary Plan provides policies for the area bounded by Dufferin Street, Queen Street West, Bathurst Street, and the Canadian National Railway.

ERA has reviewed the Secondary Plan and there are no heritage specific policies that apply to the Site.

Official Plan Amendment No. 349 (2005)

Official Plan Amendment ("OPA") 349 was adopted by Toronto City Council on June 16, 2005. The OPA added permission for residential, live-work and ancillary retail uses, as well as increased heights for 80 Lynn Williams Street. As part of this application, a technical error on a map for Block 8 was also amended. The amendment modifies a small parcel of land to the east of Block 8 that was incorrectly included with Block 8 in the mapping.

The OPA updates the parcel to revert back to its designation as General Use Area 'A' in the Garrison Common North Part II Official Plan and the I1 D3 zone category in Zoning By-law 438-86, as amended.

Zoning By-law 600-2005 (2005)

Zoning By-law Amendment ("ZBA") 600-2005 was adopted by City Council on June 16, 2005. The amendment for the former Inglis lands added permission for uses, maximum height modifications, maximum floor area, and setbacks and stepbacks. The ZBA also adds a new section requiring the retention of the southern portion of 80 Lynn Williams in order to permit development on the north portion. Maps 3E and 5 were also provided.

(10) Add a new Section 2(20) to read as follows:

“Despite Section 2(1) of this By-law, no person shall erect or use a building or structure on the northern portion of block 8 (80 Lynn Williams Street) as shown on Map 5 unless the existing building on the southern portion of block 8, as shown on Map 5, is retained and restored;”

Map 3E shows maximum heights on block 8: 7 metres on the south portion, 7 metres on the northern podium, and 52 metres for the tower.

Refer to Maps 1, 2, 3A, 3B, 3C, 3D, 3E, 3F, 4 and 5 for further details.

[Zoning By-law 853-2005 \(2005\)](#)

Zoning By-law Amendment ("ZBA") 853-2005 was adopted in September 2005, and amended By-law 600-2005. The ZBA replaces the previous maps with updated ones in accordance with the technical amendments to Zoning By-law 600-2005.

Heritage Registers

[Toronto Heritage Register](#)

Under the OHA, municipalities are required to maintain a register of properties that are of cultural heritage value or interest. The criteria for determining Cultural Heritage Value or Interest are prescribed by regulation under the Ontario Heritage Act. A heritage register shall contain properties designated by the Minister and municipalities, and may also contain properties that are not designated but the municipality believes to be of Cultural Heritage Value or Interest. Non-designated properties that are added to a municipal register are colloquially referred to as listed properties. With respect to listed properties, the register shall contain a description of the property that is sufficient to readily ascertain the property.

Guidelines

[Standards and Guidelines for the Conservation of Historic Places in Canada](#)

The *Standards and Guidelines for the Conservation of Historic Places in Canada* (the "Standards and Guidelines") is a pan-Canadian document published by Parks Canada as a tool to help users decide how to conserve historic places. The Standards and Guidelines establishes the guiding principles for the conservation of built heritage resources.

[King Liberty Village Urban Design Guidelines \(2003\)](#)

The King Liberty Village ("KLV") Urban Design Guidelines clarify the urban design objectives of the Official Plan and zoning by-laws and help in the translation of policies and performance standards into three-dimensional options. The KLV Urban Design Guidelines help inform the development of the area to ensure it is sensitive and responsive to the heritage and character of the area.

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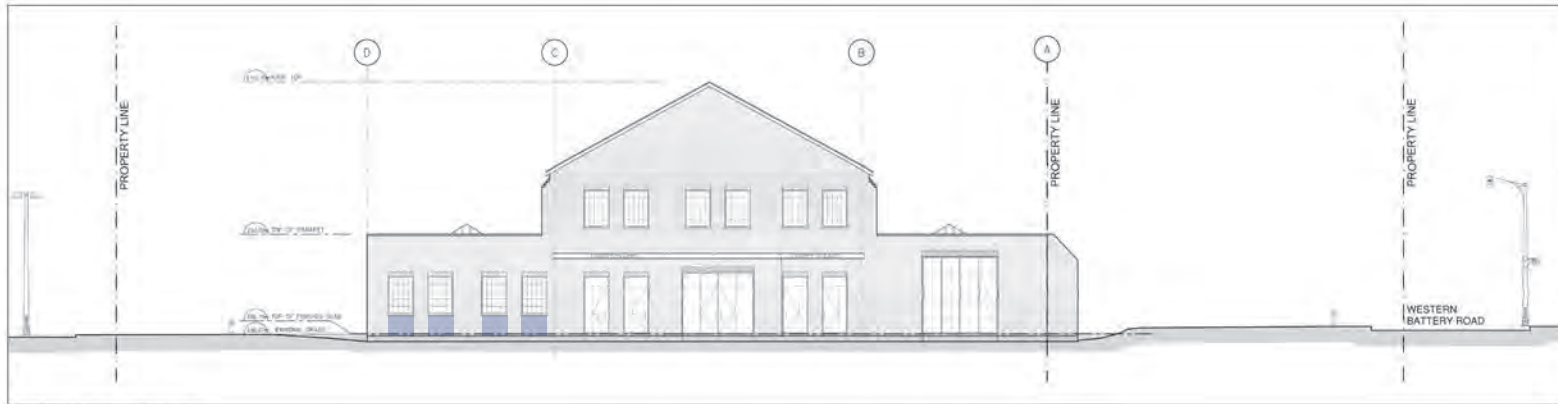
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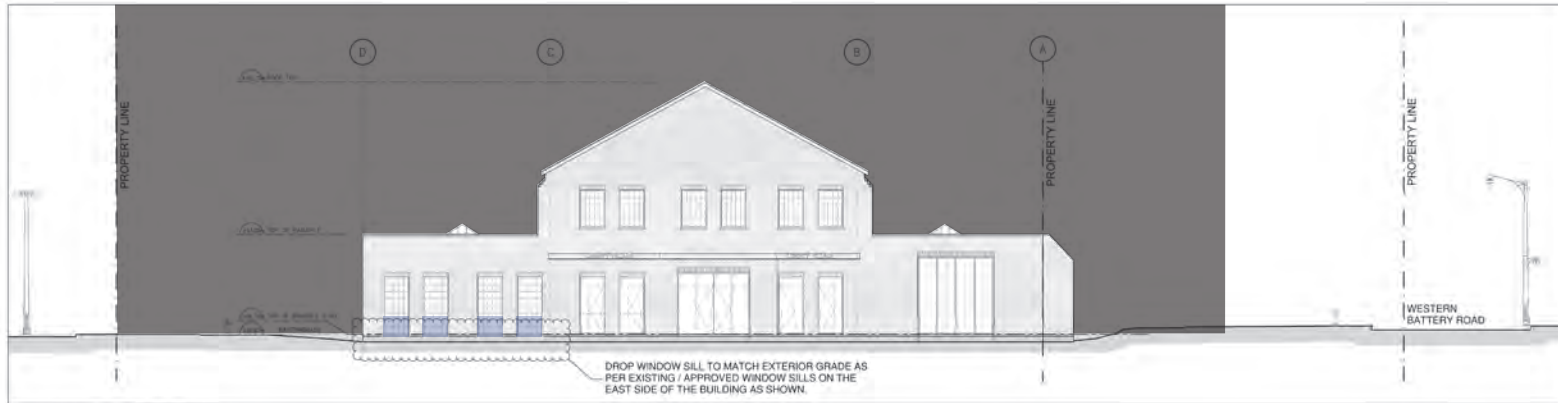
Appendix G: Annotated diagrams by ERA using base drawings by IBI, dated April 18, 2023

LEGEND

- TO BE DEMOLISHED / REMOVED
- TO BE ALTERED / RECONSTRUCTED
- TO BE RETAINED IN-SITU
- NEW CONSTRUCTION



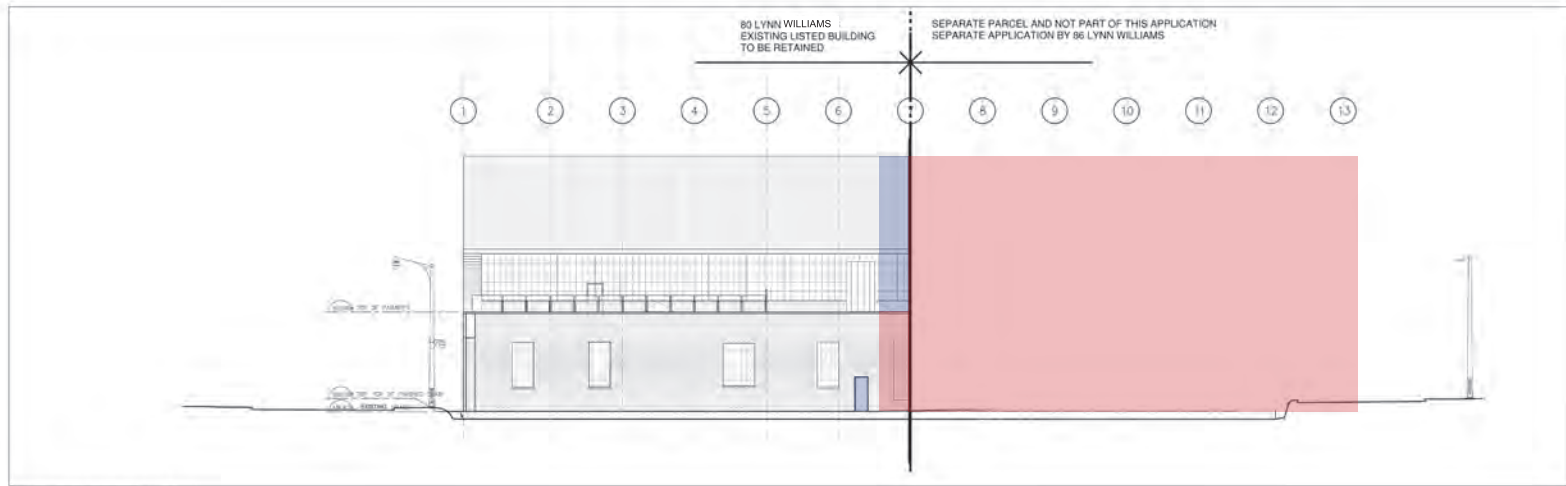
EXISTING SOUTH ELEVATION



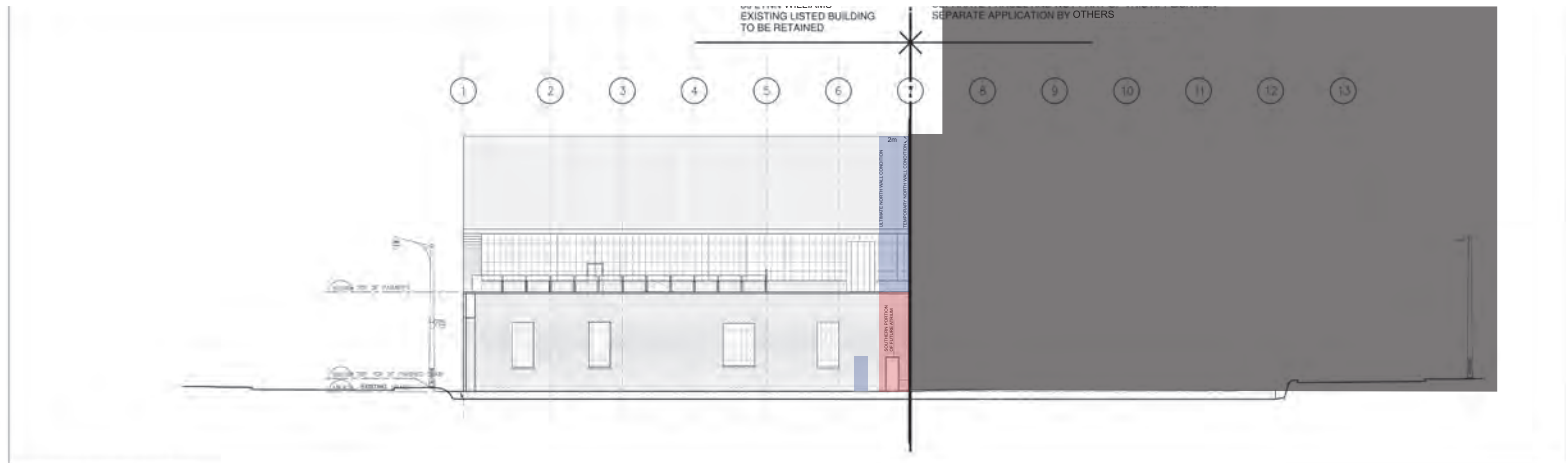
PROPOSED SOUTH ELEVATION

LEGEND

- TO BE DEMOLISHED / REMOVED
- TO BE ALTERED / RECONSTRUCTED
- TO BE RETAINED IN-SITU
- NEW CONSTRUCTION



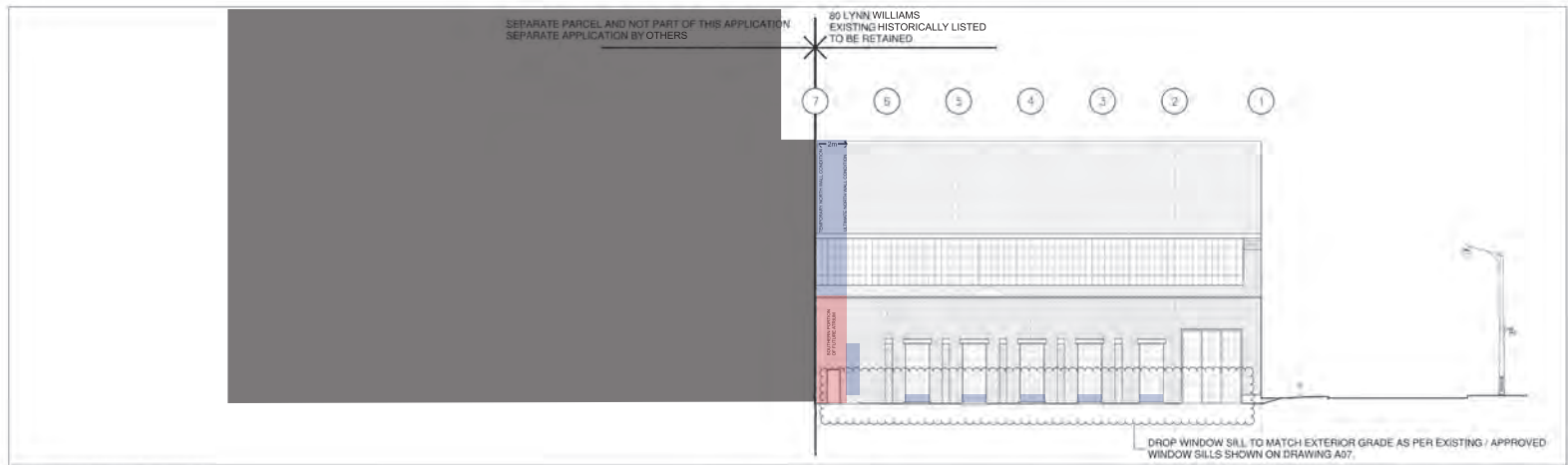
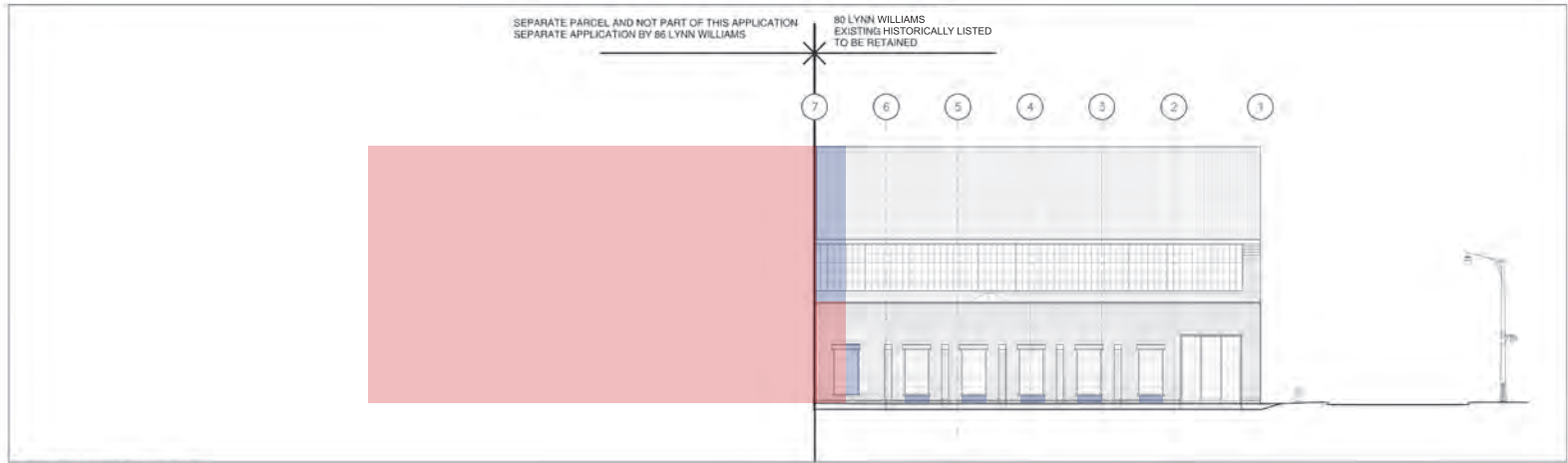
EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION

LEGEND

- TO BE DEMOLISHED / REMOVED
- TO BE ALTERED / RECONSTRUCTED
- TO BE RETAINED IN-SITU
- NEW CONSTRUCTION



Appendix H: Retention Letter by Read Jones Christoffersen Ltd., dated August 21, 2023

August 21, 2023



Andrew Pruss, Principal
ERA Architects
625 Church Street, Suite 600
Toronto, Ontario M4Y 2G1
AndrewP@eraarch.ca

Dear Andrew,

**RE: Structural Review, Partial Building Demolition Study
80 Lynn Williams Street, Toronto**

RJC No. TOR.013577.0013

Introduction

Read Jones Christoffersen Ltd. (RJC) was retained by Collecdev, in coordination with ERA Architects, to complete a structural engineering study with regard to the removal of the northern portion and maintaining the southern portion of the existing building located at 80 Lynn Williams Street in Toronto.

More specifically, ERA reached out to RJC to request a structural review of the existing heritage building at 80 Lynn Williams Street in Liberty Village, Toronto. This engineering study includes a structural feasibility review of the existing building structure to determine the structural work (i.e. reinforcing, bracing, underpinning, etc.) to be completed to allow for the removal of the northern portion while maintaining the entire southern extent of the existing building structure to accommodate future site development. We understand that the new site development is planned to include numerous below grade parking levels at approximately 2.0 m north of grid line 7.



Photo 1: Overview view looking northeast

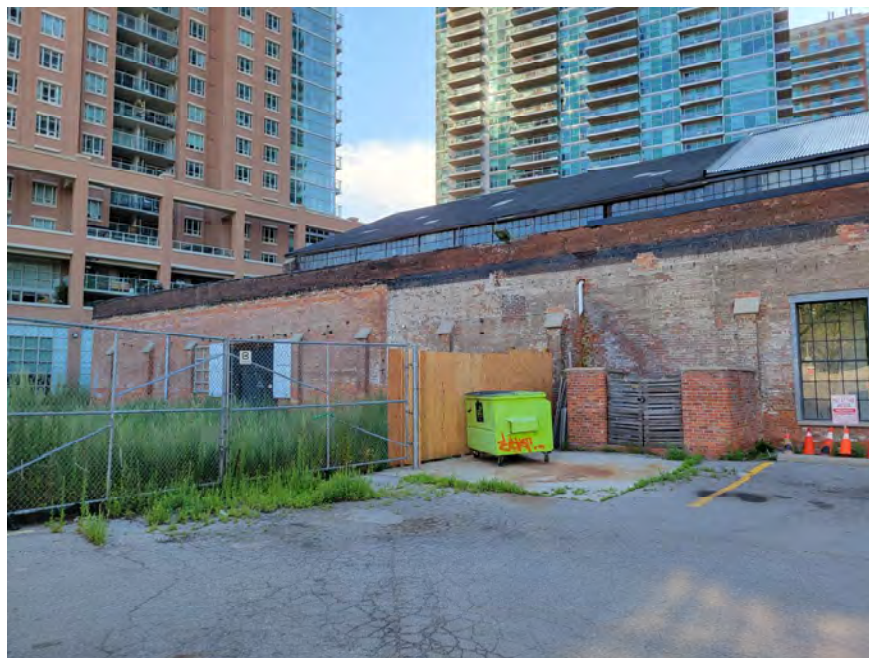


Photo 2: West building elevation, northern (left) portion to be removed



Photo 3: Overall view looking northwest

Building Description

The existing structure is an industrial building constructed in the early 20th Century. The building is overall approximately 59 m long and 43 m wide with three bays across the width of the building. The two narrower bays on the east and west sides are 11.8 m wide and are covered with a lower flat roof at approximately 6.0 m above the ground floor. The central bay is approximately 19.5 m wide with a sloped roof. The column spacing along the length of the building (north-south direction) is approximately 4.6 m. There is a traveling gantry crane and crane rails on beams in each bay of the building. The exterior walls appear to be unreinforced multi-wythe brick. The north wall is not perpendicular to the side walls, resulting in a building that is trapezoidal in plan. A mezzanine including an elevator was constructed in the centre bay of the southern portion as part of building renovations in 2005 to convert the space into a sales centre. The original centre span gantry crane was previously relocated and fixed into its current position as part of the 2005 renovations to provide support for the top of the centre partition wall. There is no below grade space and the building structure appears to be supported on concrete spread footings.

Central Bay:

The roof over the central bay is framed with steel trusses spanning the full 19.5 m span, which is covered with two layers of wood decking laid diagonally over each other in opposing directions. The sloped roof decking is supported by steel channels with wood-nailed plates. The steel roof trusses are supported on steel columns with chords constructed with double angles and latticed together with steel plates.



Photo 4: View of the interior at mezzanine level looking north



Photo 5: View of typical interior column



East and West Bays:

The roofs over the east and west bays are framed with steel I-beams spanning east-west the full 11.8 m directly out of the central bay steel columns. The roof is constructed with two layers of diagonal wood roof decking. Sections of the roof decking along the northern portion of the building have decayed and have locally collapsed.

The interior columns supporting the gantry cranes in the east and west bays are 12" deep I sections riveted to the central columns and share common footings. The exterior columns are constructed of built-up steel members.

The lateral system of the building in the north-south direction appears to consist of exterior multi-wythe brick walls. The lateral system in the east-west direction appears to consist of partial moment columns fixed at the base, the north and south multi-wythe brick walls and the vertical steel bracing along grid line 7 which was installed as part of the renovations in 2005.

The new mezzanine is supported by newer steel columns on concrete spread footings and appears to be mostly independent of the existing structural framing except for beam supports at select locations. The mezzanine has a reinforced concrete block elevator core which also provides lateral stability for the mezzanine.

Basis of Our Review

To develop this report, RJC's work included: a review of various available project reference drawings; a site walkthrough for a visual review of the interior and exterior of the building; a review of various past project documents summarizing previous investigations, renovation and restoration work, and; discussions and coordination with ERA Architects. Our visual review was intended as a general review only to confirm the overall existing framing and building structure matched the available documents; this review is not intended to be a full condition assessment. This report is based on preliminary structural engineering and analysis.

To inform our recommendation on providing a feasible partial building retention for this site, the following factors were taken into consideration: site-specific and heritage considerations; the extent of the existing building to remain; the condition of the existing structure; property lines and adjacent structures, new building construction site access for equipment, foundation design and differential settlement, and coordination for support of excavation during construction.

Overall Building Condition

RJC's review did not include a comprehensive building condition review. Obvious items noted during our walkthrough included locations of fire damage to the sloped high roof decking and localized failure of lower roof framing along the northern portion.



Recommendations

The current intent is to remove the entire existing building north of grid line 7 while maintaining the remainder of the building to the south. RJC has reviewed the existing building structure intended to remain, with respect to overall stability, and has provided the following comments and structural recommendations. Refer also to the incorporated concept sketches in *Appendix A* of anticipated structural work to accommodate the removal of the northern portion of the existing building and new building construction.

Stability of the Existing Building Structure to Remain

- The existing walls, columns and associated footings for the building structure south of grid line 7 should remain. In this approach, no new columns would be required. The gravity support can be maintained and will be adequately stable.
- The lateral stability in the east-west direction can be maintained; in our opinion, no reinforcing is anticipated. The east-west lateral stability is provided by a combination of the moment connections at the existing columns, the south multi-wythe brick wall and the steel bracing along grid line 7.
- The lateral stability in the north-south direction will likely be compromised since the stability appears to be provided by the full length of the east and west multi-wythe brick walls in which the northern half will be removed. We recommend adding vertical cross-bracing between the central columns as shown in the attached sketch in Appendix A. This new bracing must be completed before the removal of the north portion of the building.
- The existing building structure to remain should be a stand alone structure from the new building construction with a continuous separation and expansion joint.



Photo 6: Existing vertical bracing installed in 2005 along grid line 7

Coordination with New Building Construction

We understand the intent is to construct a new development just north of the existing grid line 7, which would include numerous levels of below grade programming (i.e. underground parking). We have reviewed the existing southern structure to remain and have the following recommendations:

New Below Grade Construction

- Based on our review of previous reports by RJC, which involved completion of various test pits to investigate the existing building footings, it appears that the existing footings along grid line 7 consist of cast-in-place shallow spread footings with a width (dimension in the north-south direction) varying from 36" (~ 915 mm) to 48" (~ 1220 mm) wide.



- The existing spread footings should be maintained along grid line 7. The maximum width of spread footings appears to be around 4' wide, or 2' (~ 600mm) north of grid line 7. A secant caisson wall could likely be located just north of the existing footings, thereby maintaining the existing building footings intact. A permanent foundation wall could then be constructed on the north side of this secant caisson wall as part of the new building construction. Note, that this would require further review and design by an excavation shoring engineer to confirm that this approach is feasible.

New Construction – Effect on Existing Building to Remain

- The existing sloped roof and lower flat roof of the building to remain will need to be reviewed with regard to the potential of added snow accumulation. A snow study will likely need to be completed to determine if any additional snow loads on the existing roof would result from the new building construction.
- A review of the final grades and frost cover for the existing building spread footings will need to be reviewed to ensure a minimum soil depth of 4' or an equivalent frost cover is maintained as per building code requirements.

Existing Gantry Crane

The original overhead traveling gantry crane above the central bay is located just south of grid line 7, which is adjacent to the interior glazed partition wall. In 2005, this gantry crane was relocated to this location and fixed into position. Outriggers were added to utilize the existing gantry crane to provide lateral bracing for the interior partition wall. Therefore, the existing gantry crane cannot be removed or relocated without installing new framing / bracing to re-support the existing glazed partition wall.

While on-site, there was a discussion with regard to relocating the gantry crane. In our opinion, this would be very challenging in complexity given the following:

- The existing crane is currently fixed into position and is engaged to provide support for the interior wall noted above.
- The existing crane rails and support beams have been previously removed at numerous locations and therefore reinforcing or new structure may be required.
- Due to the scale and weight of the crane, in order to lift the crane out as one unit and relocate the entire unit, the high roof would likely need to be removed for one full bay at the current location and also where the crane would be relocated to. This is likely possible, however an invasive intervention.

We recommend to consider maintaining the gantry crane in its current location. We understand the design intent is to have existing crane beams extend slightly north of grid line 7. Short stub column supports could be added between the underside of the gantry crane north girder and the top of crane beam supports in line with the columns on grid line 7. This would allow the beams north of grid line 7 to be cut and removed beyond approx. 1m north of grid line 7.



Photo 7: Existing gantry crane located just south of grid line 7

Conclusion

In our opinion, the southern portion of the existing building structure can be retained should the northern portion be removed, provided that new vertical bracing and gantry crane supports are added as noted in this report. The new building structure must be reviewed for the effects of additional snow accumulation. The location of a new excavation shoring wall and new building foundation walls will need to be coordinated with the location of the existing building footings. To reduce and minimize impacts on the existing building structure, consideration must be given to potentially maintain the existing gantry crane in-situ.



Yours truly,
Read Jones Christoffersen Ltd.

Prepared by:

A handwritten signature in blue ink that reads 'Mario Lagana' in a cursive style.

Mario Lagana, EIT
Designer

A handwritten signature in blue ink that reads 'Craig Wadsworth' in a cursive style.

Craig Wadsworth, P.Eng., CCCA, CAHP
Associate



APPENDIX A

BUILDING RETENTION CONCEPT SKETCH

FIELD REVIEW BY READ JONES CHRISTOFFERSEN (RJC)

1. READ JONES CHRISTOFFERSEN PROVIDES FIELD REVIEW ONLY FOR THE WORK SHOWN ON THESE STRUCTURAL DRAWINGS. THIS REVIEW IS NOT A 'TYPICAL' REVIEW BUT IS A PERIODIC REVIEW AT THE SOLE DISCRETION OF READ JONES CHRISTOFFERSEN'S ENGINEERS IN ORDER TO ASCERTAIN THAT THE WORK IS IN GENERAL CONFORMANCE WITH THE PLANS AND SUPPORTING DOCUMENTS PREPARED BY READ JONES CHRISTOFFERSEN. FIELD REVIEW BY READ JONES CHRISTOFFERSEN IS NOT A GUARANTEE OF THE CONTRACTOR'S WORK. IF REMAINS THE CONTRACTOR'S RESPONSIBILITY TO BUILD THE WORK IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. RJC SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CRATOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

FOUNDATION NOTES

- 1. FOOTINGS HAVE BEEN DESIGNED FOR THE FOLLOWING ALLOWABLE WORKING STRESS BEARING PRESSURES IN ACCORDANCE WITH THE SOILS REPORT. PREPARED BY TERRAPROBE DATE: OCT 29, 2004 A. STRIP FOOTINGS: } 250 kPa B. SPREAD FOOTINGS: } 250 kPa

CONCRETE NOTES

- 1. CEMENT SHALL BE PORTLAND CEMENT TYPE 10 (11.0). CONCRETE SHALL BE STONE CONCRETE WITH A UNIT WEIGHT OF 23.6 kN/m³ (150 PCF).

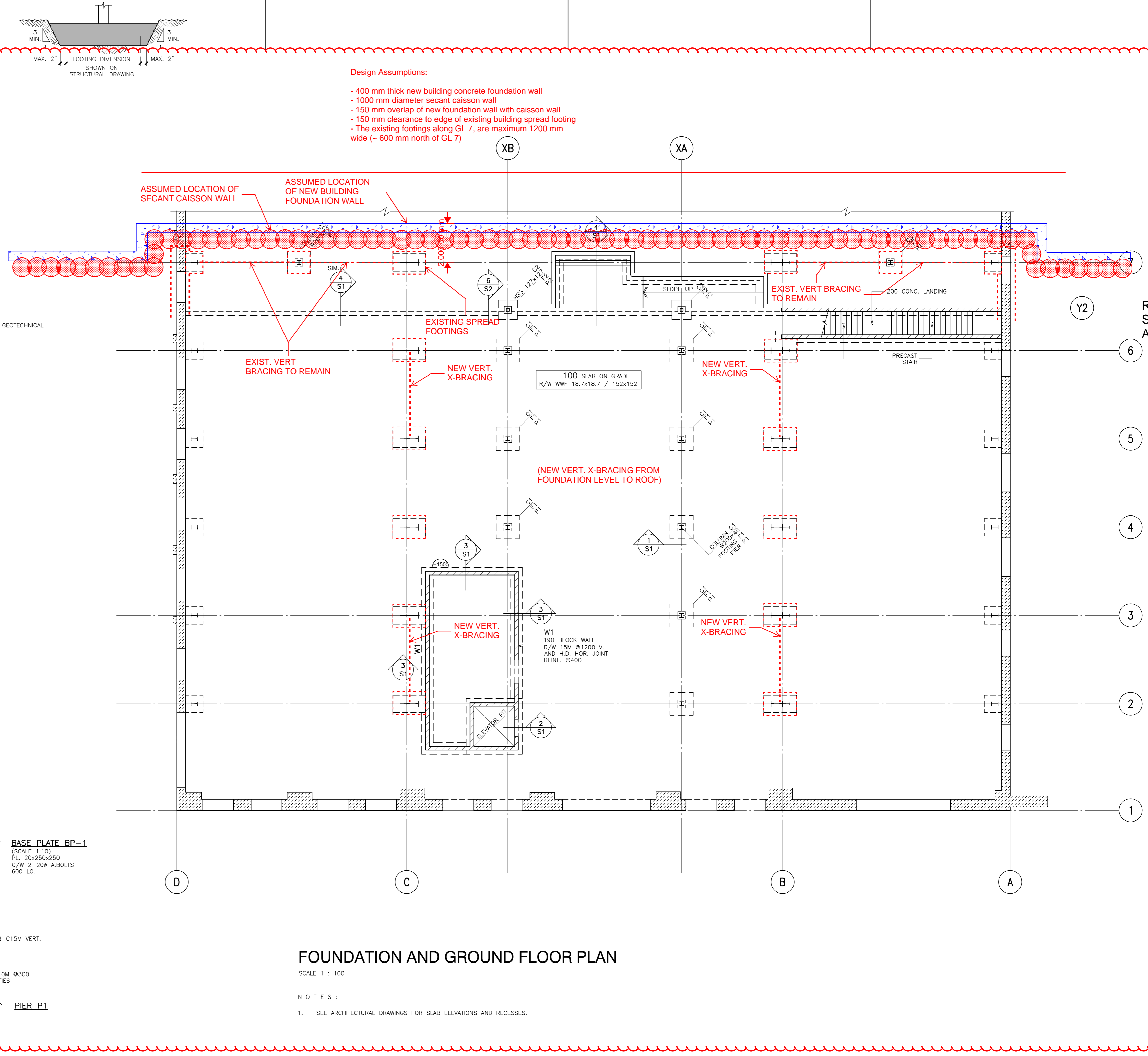
DESIGN LOADS

- 1. SPECIFIED UNIFORM LOADS kN/m² LIVE SUPERIMPOSED LOAD DEAD LOAD (S.D.L.) A. ROOF - BASED ON A GROUND SNOW LOAD OF - 0.8 PLUS A RAIN LOAD OF - 0.4 0.5 B. SECOND FLOOR - - - - - 2.4 0.5 C. ROOF TERRACES - - - - - 4.8 0.5 D. STAIRS AND CORRIDORS - - - - - 4.8 -

GENERAL

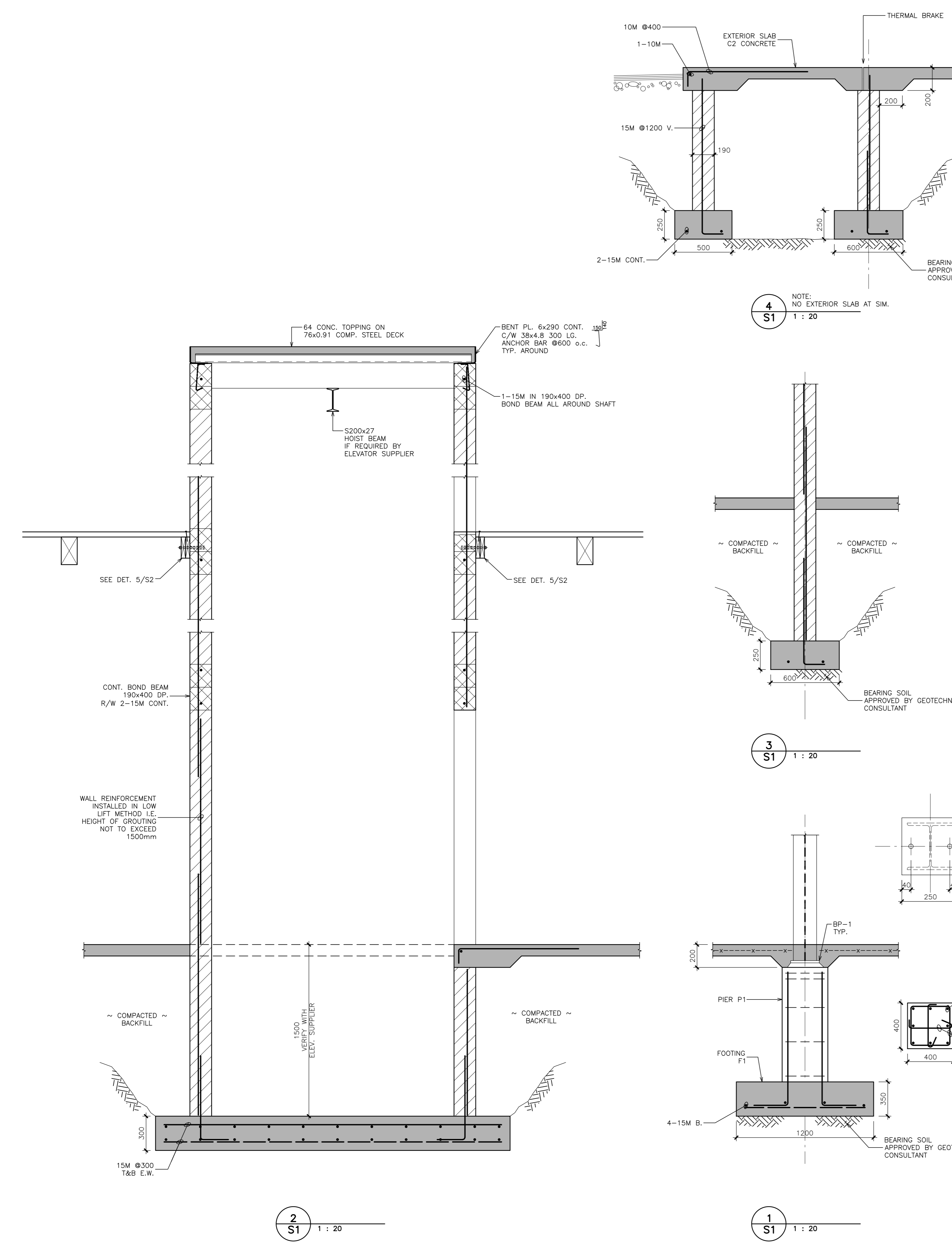
- 1. SECTION MARK SHOWN THUS MEANS SECTION #4 ON DRAWING S-3.

Revision/Submission table with columns for #, Date, By, Comment. Includes entries for APR 19 05, APR 29 05, and MAY 25 05.



FOUNDATION AND GROUND FLOOR PLAN

SCALE 1 : 100 NOTES: 1. SEE ARCHITECTURAL DRAWINGS FOR SLAB ELEVATIONS AND RECESSES.



2 S1 1 : 20

1 S1 1 : 20

NOTE: 1. REFER TO RED ANNOTATIONS BY RJC FOR BUILDING RETENTION STUDY NOTES, OVERLAID ON 2005 IFC DRAWINGS.

rjc Creative Thinking Practical Results

RJC SKETCH: PROPOSED SHORING WALL CONSTRUCTION AND NEW BRACING

CONSULTANTS rjc Read Jones Christ Consulting Engineers

IBI GROUP ARCHITECTS Architects, Engineers, Planners

LIBERTY VILLAC SALES CENTR LATNER BUILDI

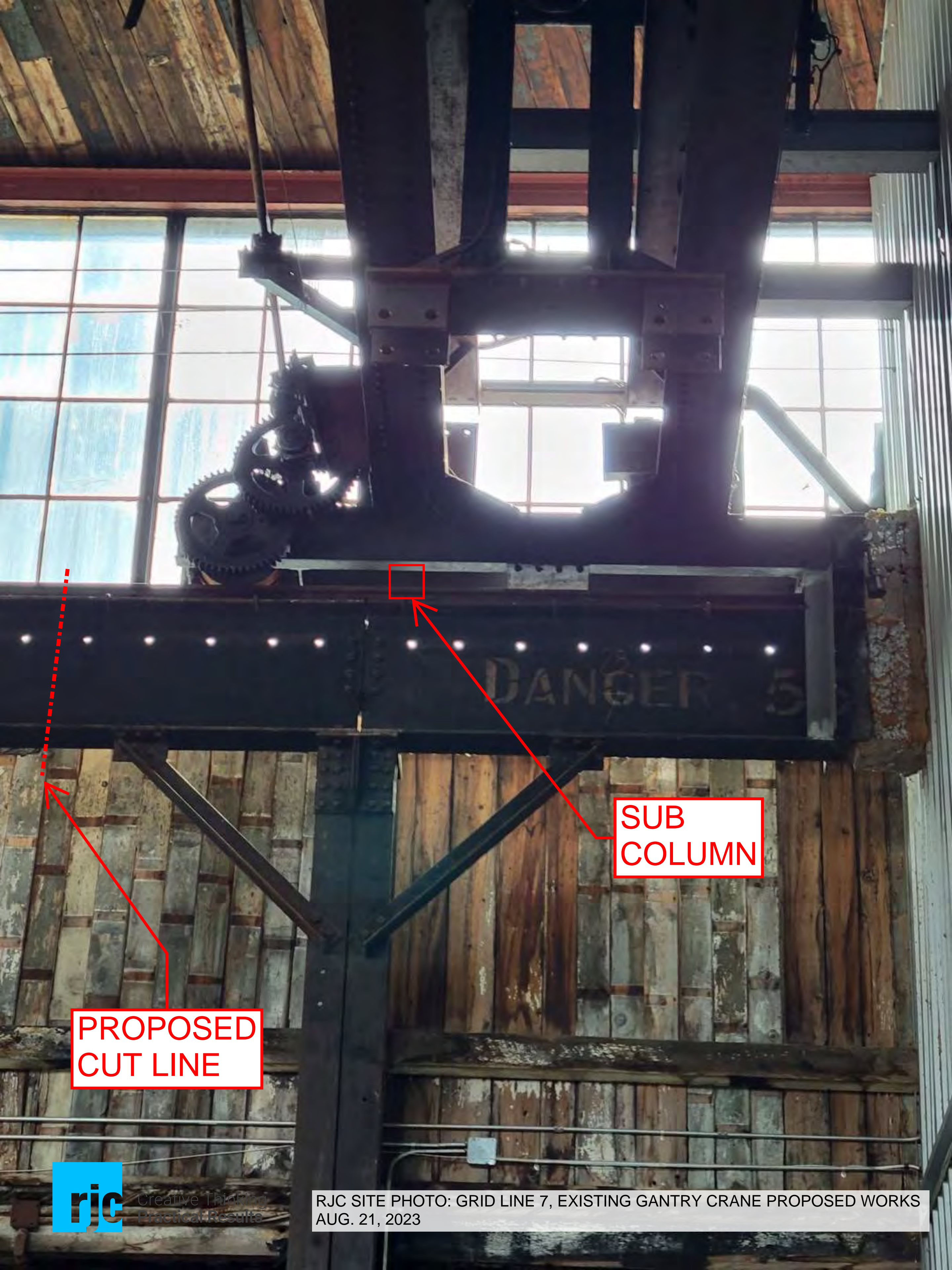
FOUNDATION A GROUND FLOC PLAN

RJC Job No. 13577.12 Scale AS NOTED Date MAY 25, 2005



NEW VERT. X-BRACING
IN LINE WITH COLUMNS,
BEHIND EXISTING
CRANE RAIL BEAM.

RJC SITE PHOTO: PROPOSED BRACING
AUG. 21, 2023



SUB
COLUMN

PROPOSED
CUT LINE



Creative Thinking
Practical Results

RJC SITE PHOTO: GRID LINE 7, EXISTING GANTRY CRANE PROPOSED WORKS
AUG. 21, 2023

