

# HERITAGE IMPACT ASSESSMENT

465-471 Richmond Street West and 38 Camden  
May 29, 2019

Project #

18-185-01

Prepared by

MM / GS / JT / JS / BM

ERA

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Cover image: Rendering of the proposed development  
(Source: Sweeny & Co Architects)

# CONTENTS

Executive Summary	iv
1 Introduction	1
2 Background Research and Analysis	12
3 Assessment of Existing Condition	24
4 Heritage Policy Review	25
5 Statement of Significance	31
6 Cultural Heritage Value Assessment	32
7 Description of Proposed Development	34
8 Development Impacts and Mitigation	38
9 Conservation Strategy	42
10 Conclusion	43
11 Sources	44
Project Personnel	
Appendices	47
Appendix A: Heritage Impact Assessment Terms of Reference	
Appendix B: Condition Assessment of 38 Camden Street by ERA Architects	
Appendix C: Architectural Drawings Prepared by Sweeny & Co Architects dated March 15, 2019	
Appendix D: Municipally Prepared Statement of Significance: 38 Camden Street	

# EXECUTIVE SUMMARY

This Heritage Impact Assessment (HIA) has been prepared by ERA Architects (ERA), on behalf of Manga Hotels (Richmond) Inc. It considers the impact of a proposal for the redevelopment of 465-471 Richmond Street West and 38 Camden Street (the 'Development Site') on on-site and adjacent heritage resources.

The Development Site is located within the boundaries of the King-Spadina Heritage Conservation District (HCD), which has been appealed to the Local Planning Appeal Tribunal (LPAT) and is not yet in force. 38 Camden Street is also listed on the City of Toronto Heritage Register and identified as a 'contributing' property within the King-Spadina HCD Plan, while 465 and 471 Richmond Street West are identified as 'non-contributing' properties. Further, the Development Site is considered adjacent to several listed and 'contributing' properties, including 457, 460 and 474-478 Richmond Street West, and 35, 45 and 47 Camden Street.

The Development Site currently contains a surface parking lot at 465 Richmond Street West, a 2-storey 1950s commercial building at 471 Richmond Street West and a 2-storey 1950s commercial building at 38 Camden Street. The development proposal removes and replaces the existing buildings and surface parking lot with two multi-storey buildings containing hotel uses.

The development proposal contemplates demolishing the listed property at 38 Camden Street. However, an evaluation of the property under Regulation 9/06 determines that it does not have significant design, historical, or contextual value, is not considered a significant cultural heritage resource, and does not merit designation under Part IV of the OHA. As such, its removal does not constitute a significant impact on the cultural heritage value, or attributes of the King-Spadina HCD.

Through various design and mitigation measures discussed in Section 8 of this report, the proposed redevelopment is found to conserve the cultural heritage values and attributes of adjacent heritage properties. Further, the proposal is also found to conform with provincial policy directives, Official Plan heritage policies, relevant municipal design guidelines, and the broad and specific objectives of the Council-adopted, but not yet in force, King-Spadina HCD.

# 1 INTRODUCTION

## 1.1 Scope of the Report

ERA was retained by Manga Hotels (Richmond) Inc. as the heritage consultant for the redevelopment of a property known municipally as 465-471 Richmond Street West and 38 Camden Street (the 'Development Site'). This report considers the impact of the proposal on heritage resources on and adjacent to the Development Site.

## 1.2 Present Owner Contact

Manga Hotels (Richmond) Inc.  
3279 Caroga Drive  
Mississauga, ON L4V 1A3

## 1.3 Site Location and Description

The Development Site is located between Spadina Avenue and Brant Street, and stretches from the south side of Richmond Street West to the north side of Camden Street. The Development Site is bounded by Richmond Street West to the north, the east lot lines of abutting properties at 477 Richmond Street West and 40-44 Camden Street to the west, the west lot lines of abutting properties at 457 Richmond Street West and 32 Camden Street to the east, and Camden Street to the south.

The northwestern portion of the Development Site currently contains a 2-storey red brick commercial building constructed in stages between 1943 and 1953 at 471 Richmond Street West, while the northeast portion of the Development Site contains a surface parking lot at 465 Richmond Street West. The south portion of the Development Site currently contains a 2-storey red brick commercial building constructed in 1951 at 38 Camden Street.



1. Aerial photograph, with the Development Site indicated in pink (Source: Google Earth, annotated by ERA Architects).

## 1.4 Current Context

The Development Site lies within Toronto's King-Spadina neighbourhood, which is typified by its mix of low-rise residential buildings dating from the mid-to-late 1800s, mid-rise commercial buildings from the late 1800s to mid 1900s, and newer mixed-use developments that are mid-to-high-rise in scale.

North of the Development Site, Richmond Street West features low-to-high-rise built form, including a block of 5-storey contemporary townhomes, three late-19th-century row houses, an early 20th century warehouse building, and a contemporary multi-storey residential building. McDougall Lane, which provides a north-south connection between Queen Street West and Richmond Street West and dates to the neighbourhood's founding in the 1840s, is located immediately north of the Development Site.

West of the Development Site lies a multi-storey commercial building dating to the early 1990s, west of which is located the Toronto Water Works Building (1931) and St. Andrew's Playground, both of which are built on lands originally occupied by St. Andrew's Market. East of the Development Site lies a 2.5-storey commercial building dating to 1950 and a surface parking lot, both of which are subject to a redevelopment application for a multi-storey residential tower. East of this is a contemporary multi-storey residential building.

South of the Development Site, Camden Street features low-to-high-rise built form, including contemporary multi-storey residential buildings, along with a few remnant low-rise commercial buildings dating to the early and mid 20th century.

## 1.5 Site and Context Photographs



2. View of the surface parking lot at 465 Richmond Street West. The partial east elevation of the building at 471 Richmond Street West can be seen on the right. (Source: ERA Architects).



3. View of 471 Richmond Street West's principal (north) elevation. (Source: ERA Architects).



4. View of 471 Richmond Street West's side (east) elevation. (Source: ERA Architects).





5. Partial view of 471 Richmond Street West's principal (north) and side (west) elevations. (Source: ERA Architects).



6. View looking southwest along Richmond Street West, with 471 Richmond Street in the left foreground. (Source: ERA Architects).



7. View looking southeast along Richmond Street West, with 471 Richmond Street in the right foreground. (Source: ERA Architects).



8. View of the principal (south) elevation of 38 Camden Street. (Source: ERA Architects).



9. View of the east elevation of 38 Camden Street. (Source: ERA Architects).



10. View of the rear (north) elevation of 38 Camden Street. (Source: ERA Architects).



11. Contextual view of Camden Street, looking east, with 38 Camden Street at the left of the photograph. (Source: ERA Architects).



12. View of the adjacent heritage property at 457 Richmond Street West. (Source: ERA Architects).



13. View of the adjacent heritage property at 460 Richmond Street West. (Source: ERA Architects).



14. View of the adjacent heritage properties at 474-478 Richmond Street West. (Source: ERA Architects).



15. View of the adjacent heritage property at 45 Camden Street. (Source: ERA Architects).



16. View of the adjacent heritage properties at 45 and 47 Camden Street. (Source: ERA Architects).

## 1.6 Heritage Context

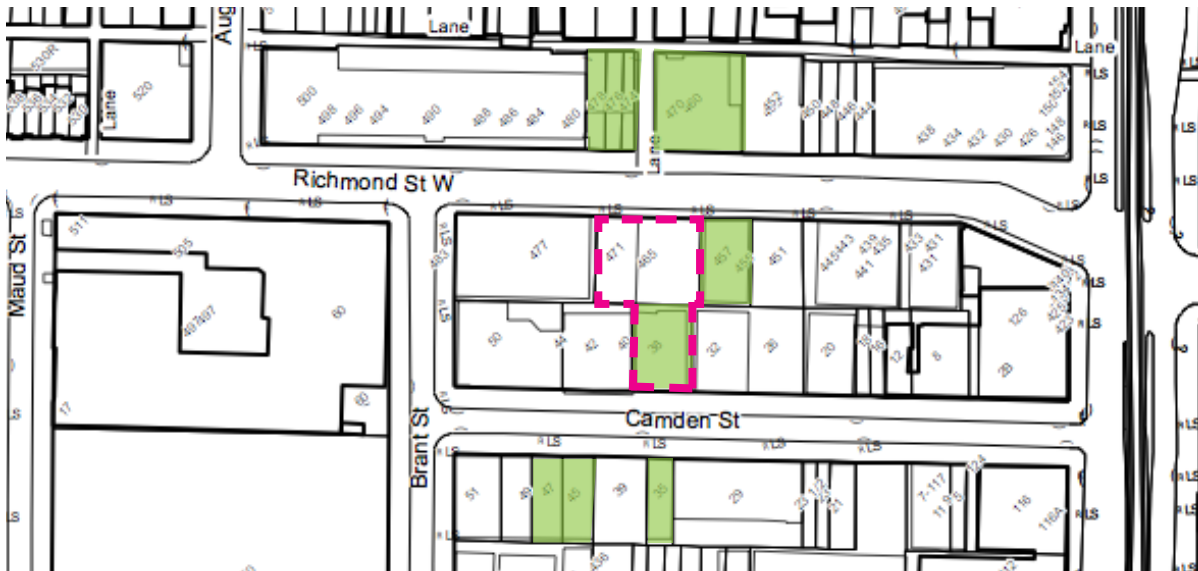
### *On-Site Heritage Resources*

The Development Site is located within the Council-adopted, yet not in-force King-Spadina HCD. However, 465 and 471 Richmond Street West are identified as ‘non-contributing’ properties in the King-Spadina HCD Plan, and are not considered to possess significant cultural heritage value.

#### **38 Camden Street (Listed, Contributing)**

38 Camden Street is a 2.5-storey red brick commercial building constructed in 1951.

The property is identified as ‘contributing’ in the King-Spadina HCD Plan, which is implemented by By-law No. 1111-2017. While By-law No. 1111-2017 was approved by City Council on October 2, 2017, it was subsequently appealed to the LPAT, and is not yet in force. 38 Camden Street was listed on the City’s Heritage Register on December 5, 2017, as part of the batch listing for the King-Spadina HCD.



17. City of Toronto Property Data Map showing the Development Site in pink, and adjacent heritage properties in green (Source: City of Toronto, annotated by ERA Architects).

## *Adjacent Heritage Resources*

There are several recognized heritage properties considered adjacent to the Development Site, which are described below:

### ***457 Richmond Street West (Listed, Contributing)***

457 Richmond Street West is a 2.5-storey red brick commercial building constructed in 1950.

The property is identified as ‘contributing’ in the King-Spadina HCD Plan, which is implemented by By-law No. 1111-2017. While By-law No. 1111-2017 was approved by City Council on October 2, 2017, it was subsequently appealed to the Local Planning Appeal Tribunal (LPAT), and is not yet in force. 457 Richmond Street West was listed on the City’s Heritage Register on December 5, 2017, as part of the batch listing for the King-Spadina HCD.

A development application for 457 Richmond Street West, which proposes the replacement of the existing building with a multi-storey mixed-use tower, was submitted to the City in December 2016. The application was subsequently appealed to the LPAT, with a hearing scheduled for June 2019.

### ***460 Richmond Street West (Listed, Contributing)***

460 Richmond Street West is a 7-storey buff brick commercial warehouse building constructed in 1925.

The property is identified as ‘contributing’ in the King-Spadina HCD Plan, which is implemented by By-law No. 1111-2017. While By-law No. 1111-2017 was approved by City Council on October 2, 2017, it was subsequently appealed to the LPAT, and is not yet in force. 460 Richmond Street West was listed on the City’s Heritage Register on December 5, 2017, as part of the batch listing for the King-Spadina HCD.

### ***474-478 Richmond Street West (Listed, Contributing)***

474-478 Richmond Street West are a row of three 3-storey residential red-brick buildings, constructed in a Queen Anne Revival Style in 1890.

The properties are identified as ‘contributing’ in the King-Spadina HCD Plan, which is implemented by By-law No. 1111-2017. While By-law No. 1111-2017 was approved by City Council on October 2, 2017, it was

*Provincial Policy Statement, 2014*

*Adjacent: for the purposes of policy 2.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.*

*City of Toronto Official Plan, Chapter 3.1.5 (Consolidated June, 2015):*

*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.*

subsequently appealed to the LPAT, and is not yet in force. 474-478 Richmond Street West were listed on the City's Heritage Register on December 5, 2017, as part of the batch listing for the King-Spadina HCD.

***35 Camden Street (Listed, Contributing)***

35 Camden Street is a 2-storey red-brick commercial building constructed in 1950.

The property is identified as 'contributing' in the King-Spadina HCD Plan, which is implemented by By-law No. 1111-2017. While By-law No. 1111-2017 was approved by City Council on October 2, 2017, it was subsequently appealed to the LPAT, and is not yet in force. 35 Camden Street was listed on the City's Heritage Register on December 5, 2017, as part of the batch listing for the King-Spadina HCD.

***45 Camden Street (Listed, Contributing)***

45 Camden Street is a 2-and-one-half-storey buff-brick commercial building constructed in 1950.

The property is identified as 'contributing' in the King-Spadina HCD Plan, which is implemented by By-law No. 1111-2017. While By-law No. 1111-2017 was approved by City Council on October 2, 2017, it was subsequently appealed to the LPAT, and is not yet in force. 45 Camden Street was listed on the City's Heritage Register on December 5, 2017, as part of the batch listing for the King-Spadina HCD.

***47 Camden Street (Listed, Contributing)***

47 Camden Street is a 2-storey red-brick commercial building constructed in 1950.

The property is identified as 'contributing' in the King-Spadina HCD Plan, which is implemented by By-law No. 1111-2017. While By-law No. 1111-2017 was approved by City Council on October 2, 2017, it was subsequently appealed to the LPAT, and is not yet in force. 47 Camden Street was listed on the City's Heritage Register on December 5, 2017, as part of the batch listing for the King-Spadina HCD.

## 2 BACKGROUND RESEARCH AND ANALYSIS

### 2.1 Historical Context

The content of this section is based on information found within the King-Spadina HCD Study (Taylor Hazell Architects, 2014), as well as additional historical and archival research.

#### *Pre-Contact*

The Development Site is located on the traditional territory of the Wendat (Huron), the Anishinabeg, Haudenosaunee, Metis, and the Mississaugas of the New Credit First Nation.

Archaeological evidence suggests that the Wendat (Huron) occupied and cultivated portions of the land that would become Toronto as early as the 15th century. European contact, the fur trade and disease initiated the displacement of the Wendat (Huron) in the 17th century, whereupon the Haudenosaunee occupied the territory.

The territory is the subject of the Dish with One Spoon Wampum Belt Covenant, an agreement between the Haudenosaunee Confederacy and the Anishinabeg and allied nations to peaceably share and care for the resources around the Great Lakes.

#### *Early European Settlement and the Garrison Military Reserve*

In 1787, British Loyalists negotiated the first Toronto Purchase from the Mississaugas of the New Credit, purchasing over 250,000 acres of land for small amounts of money and supplies, including gunflints, rifles, mirrors, and western clothing. In 1805, the 1787 Purchase was revised and the two documents were amalgamated as Crown Treaty Number 13.

The British moved quickly to survey these newly acquired lands for the purposes of establishing their own settlement. In 1793, the Town of York was established as the capital of the Province of Upper Canada. The original Town – now known as “Old Town” - was laid out as a compact 10-block gridiron bounded by Front, George, Duke, and Berkeley streets.

Lands to the east were reserved for Government uses (this area was bounded by the Don River, the marsh and harbour to the south, Parliament Street on the west and Carleton Street to the north) and lands to the west were reserved for the Military. The “Military” or “Garrison Reserve” was centred around Fort York at the mouth of the



Garrison Creek and was bounded by the lake, Queen Street, Dufferin Street, and Peter Street. The area was maintained as an undeveloped plot of land, and functioned as a western defensive buffer to the city.

However, after the Garrison Reserve failed to protect the city during the 1813 Battle of York, these fortifications lost importance, and ceased to be part of Toronto's defence plans. Thus, following the incorporation of the City of Toronto in 1834, the Garrison Reserve was substantially reduced in size, and the western border of the city was extended from Peter Street to Bathurst Street.

### ***Dissolution of the Garrison Reserve Lands & Early Residential Development***

The former Garrison Reserve lands were surveyed, subdivided, and either granted or sold to prominent Toronto residents. The subdivision of these lands also resulted in major east-west streets including King and Queen Streets being extended west to Bathurst, the creation of new streets such as Brock Street (now known as Spadina Avenue) and Hospital Street (now known as Richmond Street West), and the establishment of public spaces such as Victoria and Clarence Squares, and a public market, later known as St. Andrew's Market. In effect, these subdivisions established the network of streets and public spaces that exist in the area to this day, as can be seen in the Hawkins Map from 1837 (Figure 21), which shows the newly subdivided Garrison Reserve lots and their owners.

The former Garrison Reserve land remained relatively undeveloped until the 1850s, when residential development coincided with the construction of a new public market to serve this emerging neighbourhood. In 1850, the City commissioned architect Thomas Young to build a wood-frame West City Market, later renamed St. Andrew's Market in 1857, which contained a variety of market stalls, along with a police station. After the wooden market hall was destroyed by fire in 1860, St. Andrew's Market operated as an open-air market until 1873, when an impressive new white-brick market hall was built on the site, followed by a red-brick annex in 1889 (Figure 18).

Following the establishment of St. Andrew's Market, Camden Street was created around 1855. Residential development was quickly introduced to Camden Street, largely consisting of single-storey



18. 1921 photograph showing St. Andrew's Market at Richmond Street West and Brant Street (Source: City of Toronto Archives).



19. 1932 photograph showing the vacant St. Andrew's Market, prior to demolition (Source: City of Toronto Archives).

residential buildings constructed of wood. By 1866, City of Toronto directories indicate 9 houses on the north side of Camden Street and 10 located on the south.

### *The Railways and Industrial Growth*

From the mid to late 1800s, the character of the King-Spadina neighbourhood remained largely residential. However, the construction of Toronto's railways in the 1850s spurred the neighbourhood's development, and led to the construction of many industrial and commercial buildings. Often, large assemblies of fine-grained residential buildings were demolished to make space for larger industrial and manufacturing buildings.

Unlike earlier residential buildings, which were typically low-rise and set back from the street, these newer industrial buildings were larger in scale, and often built to the property line. Following the Great Fire of 1904, which destroyed the commercial core of the city, then located around Bay and Wellington Streets, industry and manufacturing continued to migrate into the King-Spadina neighbourhood. From the early to mid 20th century, the neighbourhood also attracted many Jewish immigrants working in the clothing industry. Garment factories and warehouses were concentrated to the area around Spadina Avenue, leading to the area being coined the 'Garment District'.

The new industrial character of the neighbourhood also led to the decline of St. Andrew's Market in the early 20th century. While the City initially released a plan to demolish the market in 1912, it wasn't dismantled until the early 1930s, likely as a make-work project during the Great Depression (see Figure 19). Following this, the Municipal Water Works Building was built on the northern portion of the site, while the southern portion of the site continued to be occupied by St. Andrew's Playground.

### *The Automobile Age and Urban Decline*

Despite the area's rapid commercial and industrial growth in the early 20th century, starting from the 1920s, the King-Spadina neighbourhood's commercial and industrial development was bridled by significant government investment in automobile transportation. As roads improved and truck transport became more efficient, industry started to move away from the harbour and railways located in the city core. During this automobile age, many older residential buildings

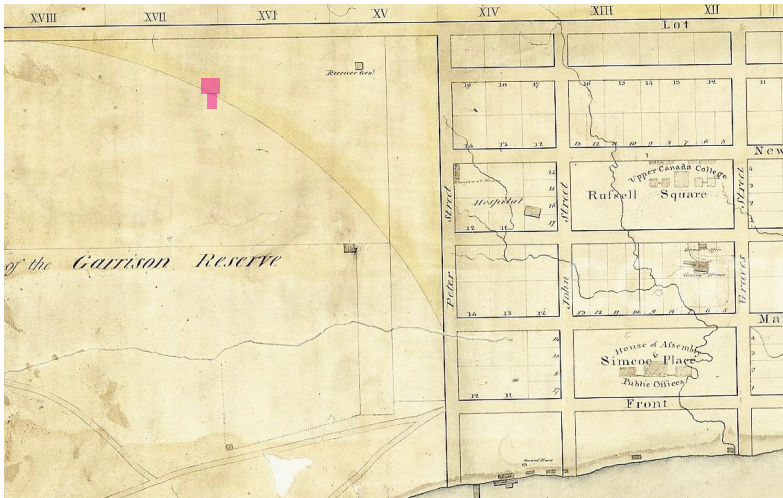
were also torn down and replaced with garages, service stations and surface parking lots, some of which still exist in the neighbourhood today.

### *Regeneration and Emergence as the Entertainment District*

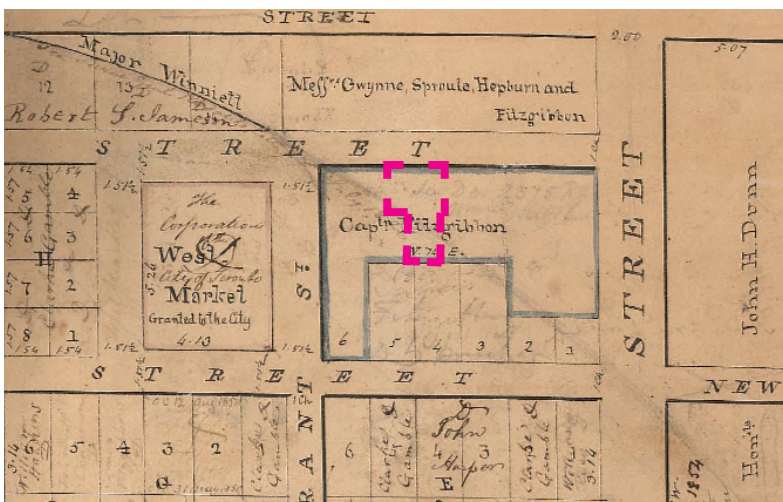
Although the neighbourhood, like many inner-city areas, saw a decline after the mid-century, the prevalence of entertainment establishments such as the Royal Alexandra Theatre and restaurants saw the area reborn as Toronto's entertainment district in the 1990s. This was reinforced by a regulatory change in 1996, which removed the industrial zoning exclusions from the neighbourhood, zoned it as a Regeneration Area and allowed bars and nightclubs to move into the area.

While the area's identity as the 'entertainment district' persists to this day, supported by the many restaurants, theatres and nightclubs in the area, many new residential and commercial developments are starting to change the character of the neighbourhood. Now, the King-Spadina neighbourhood is equally known for its concentration of new mid and high-rise residential development and creative industry office space, much of which occupies historic industrial buildings.

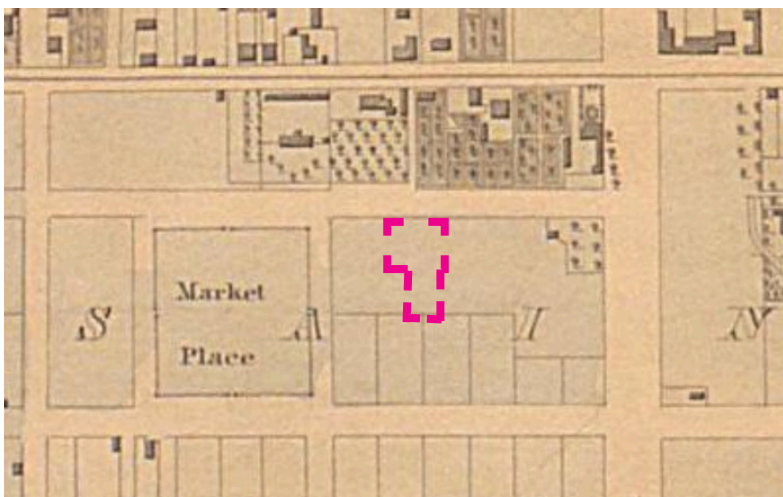
## Site Evolution



20. 1827 JG Chewett Plan of the Town of York showing the Garrison Reserve west of the city limit of Peter Street. The approximate location of the Development Site is shown in pink. (Source: Library and Archives Canada, annotated by ERA Architects).

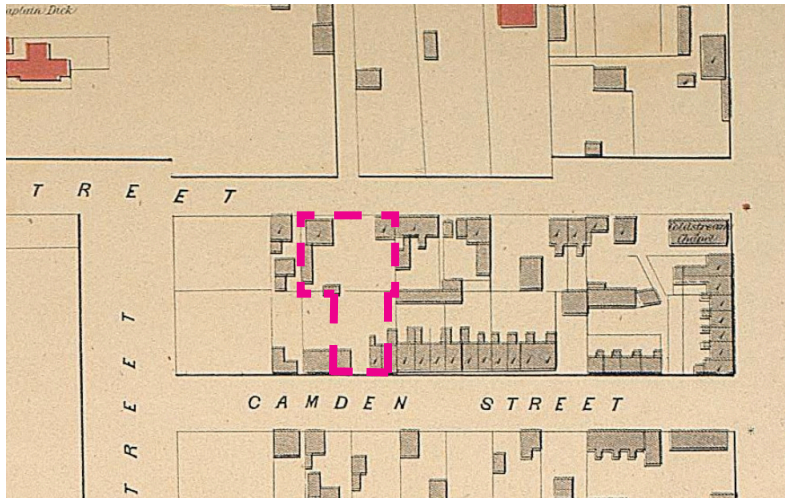


21. 1837 Hawkins Plan showing the newly subdivided Garrison Reserve lands, and the approximate Development Site location in pink. Note that at this point, the Development Site was located on a large property owned by Captain James FitzGibbon. Lands to be used for the West Market (St. Andrew's Market) can also be seen west of the Development Site. (Source: Ontario Ministry of Natural Resources, annotated by ERA Architects).

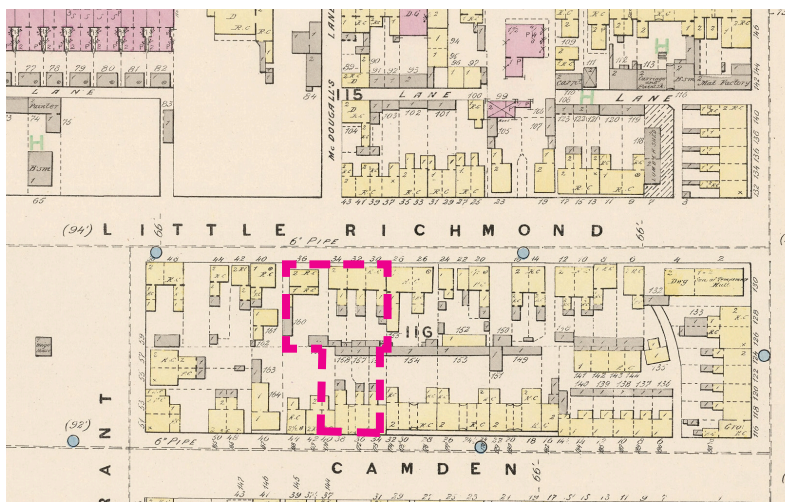


22. 1842 Cane Topographical Plan of Toronto, showing the approximate location of the Development Site in pink. Note that at this point, small-scale development has started in the area, including James FitzGibbon's modest dwelling at the southwest corner of Brock Street (now Spadina Avenue) and Simcoe Street (now Richmond Street West). (Source: City of Toronto Archives, annotated by ERA Architects)

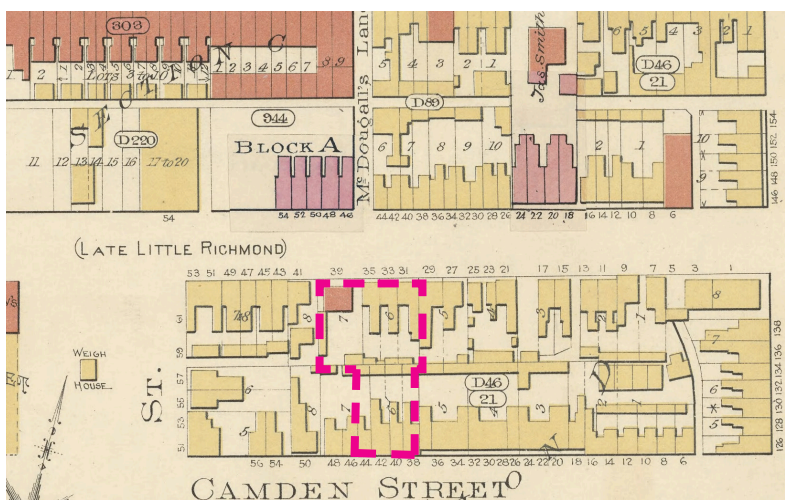
## Site Evolution



23. 1858 WS Boulton Atlas of the City of Toronto and Vicinity, showing the approximate Development Site location in pink. Note that small-scale residential development in the area has continued, with several fine-grained buildings located on what is today the Development Site. By this point, Camden Street has also been created south of the Development Site. (Source: Toronto Public Library, annotated by ERA Architects).

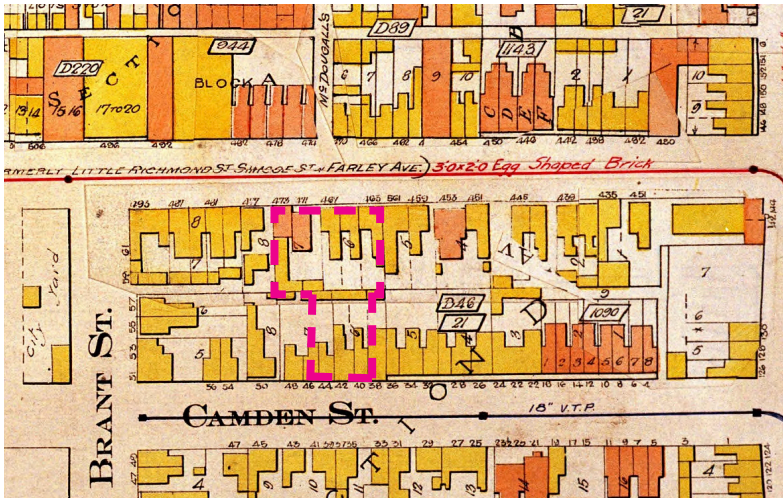


24. 1880 Goad's Fire Insurance Map showing the Development Site in pink. Note that the south side of Little Richmond Street (Now Richmond Street West) features a near-continuous street wall. This includes one detached building and three row houses on the Development Site. (Source: City of Toronto Archive, annotated by ERA architects).

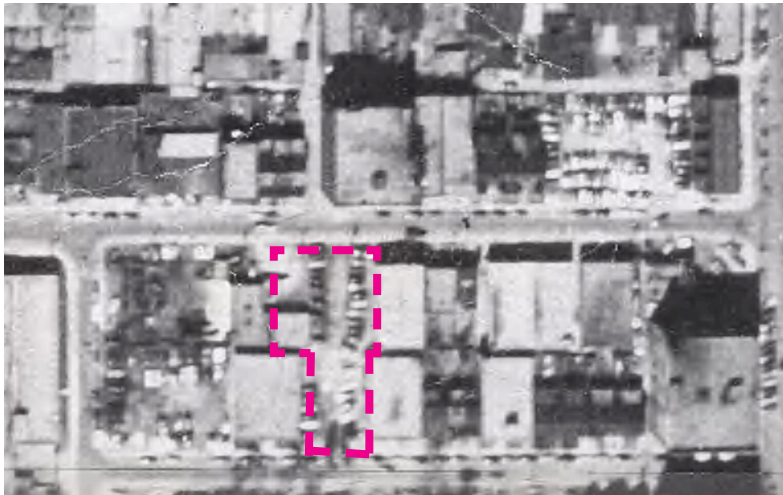


25. 1894 Goad's Fire Insurance Map showing the Development Site in pink. Note that by this point, residential development in the area has continued, including the red brick row houses on the north side of Richmond Street, just west of McDougall's Lane, three of which still exist today. (Source: City of Toronto Archive, annotated by ERA architects).

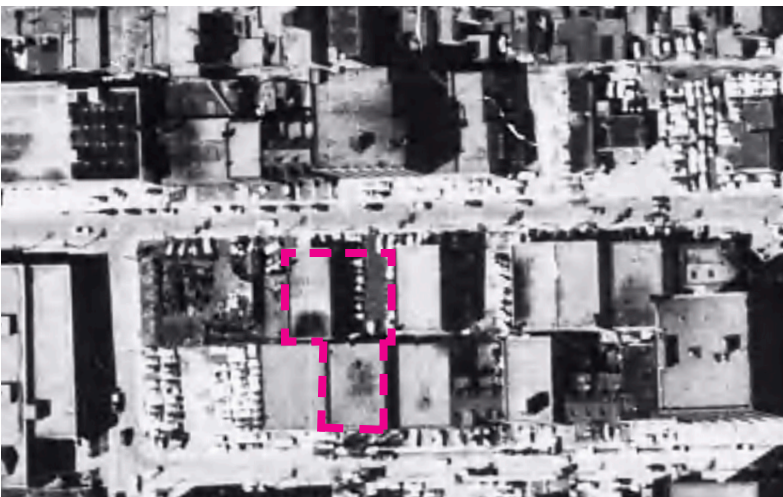
## Site Evolution



26. 1924 Goad's Fire Insurance Map showing the Development Site in pink. Note that by this point, larger-scale industrial development has started in the neighbourhood, including several commercial/industrial buildings on the north side of Richmond Street West. The detached brick building on the west portion of the Development Site has also been replaced by 2 smaller buildings. (Source: City of Toronto Archive, annotated by ERA architects).



27. 1950 aerial photograph showing the Development Site in pink. At this point, the Development Site contains a small industrial building, towards the rear of the property. Note that many older small-scale buildings in the area have been demolished and replaced by surface parking lots, including the three row houses formerly existing on the east portion of the Development Site. St. Andrew's Market has also been replaced by the City Water Works. (Source: City of Toronto Archives, annotated by ERA Architects).



28. 1956 aerial photograph showing the Development Site in pink. Note that by this point, the existing buildings at 471 Richmond Street West and 38 Camden Street have been built. (Source: City of Toronto Archives, annotated by ERA Architects).

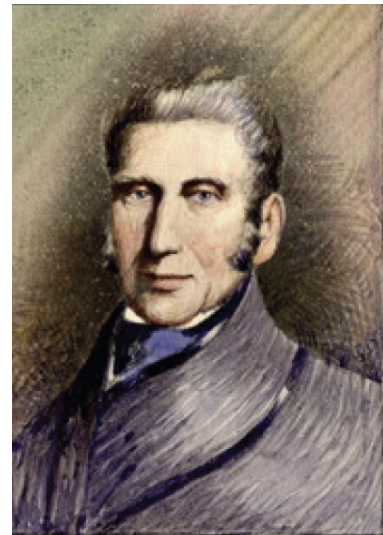
## 2.2 Site History

The Development Site is located in Toronto's King-Spadina neighbourhood, between the south side of Richmond Street West and the north side of Camden Street, and between Brant Street and Spadina Avenue.

The Development Site was originally part of the Garrison Reserve lands, which were subdivided and sold off starting in 1837. The 1837 Hawkins Plan (Figure 21), which served as the plan of subdivision for the Garrison Reserve, shows that the Development Site was originally part of a large lot on the south side of Hospital Street (now Richmond Street West) granted to Captain James FitzGibbon (Figure 29). FitzGibbon, born in Ireland in 1780, was a soldier and public servant who came to Canada to fight in the War of 1812. Following the war, during which FitzGibbon had been warned by Laura Secord of an impending American attack, he settled in York's Garrison Reserve. FitzGibbon built a modest rough-cast house near what is today Spadina Avenue and Richmond Street West, where he lived from 1831 to 1840, before moving his family to Kingston.

While the Cane Plan from 1842 (Figure 22) reveals that in the 1840s the area's development was largely concentrated to Lot Street (now Queen Street West), by the late 1850s fine-grained residential development had started along Richmond Street West, west of Spadina Avenue. As described earlier, the creation of Camden Street and this initial wave of residential development was catalyzed by the creation of St. Andrew's Market in the 1850s, just west of the Development Site at Richmond Street West and Brant Street. At the time the Boulton Map was created in 1858 (Figure 23), the Development Site contained two small-scale detached residential structures with frontage onto Richmond Street and two semi-detached residential structures with frontage onto Camden Street.

The area's residential development accelerated through the latter half of the 19th century, and by 1880 the east side of the Development Site had been further subdivided into three narrow lots, and contained three row houses at 30-34 Little Richmond Street (now 365 Richmond Street West) and four row houses at 34-40 Camden Street. The west portion of the site still contained a small detached brick structure at 36 Little Richmond Street (now 471 Richmond Street West) (Figure 24). The 1880 City Directory indicates that at this point, all buildings on the Development Site were occupied by tradespeople, including a frame maker, scale maker, blacksmith, carpenter, coppersmith and teamster.



29. Portrait of Captain James FitzGibbon, 1912 (Source: Toronto Public Library).

The buildings with frontage onto Richmond Street existed on the Development Site until 1912, when City Directories and archival Fire Insurance Plans reveal that the detached brick building on the west portion of the site was replaced by two smaller structures, at 471 and 473 Richmond Street West, which can also be seen in a Fire Insurance Plan from 1924 (Figure 26). By this point, the burgeoning industrial character of the neighbourhood can also be seen in the many new larger-scale warehouse and commercial buildings surrounding the Development Site at the time.

However, as the neighbourhood shifted to an industrial hub through the 1920s and 1930s, older residential buildings became increasingly downtrodden (as can be seen in archival photographs from the late 1930s included as Figures 32 & 33), and many were demolished to make way for industrial buildings, garages, and surface parking lots. As part of this wave of urban change, the Toronto City Directory reveals that the three row houses with frontage onto Richmond Street, in addition to the row houses with frontage onto Camden Street, were demolished between 1937 and 1938 to make way for a surface parking lot.

The two early 1910s buildings at 471 and 473 Richmond Street West were retained until the early 1940s, when they were demolished and replaced by a small industrial building at the rear of the lot, tenanted by Midtown Welding (Figure 27). Archival building permit drawings reveal that this building was then expanded through a series of additions in the late 1940s and early 1950s to accommodate additional tenants, creating the building that currently exists at 471 Richmond Street West.

True to the area's industrial character, the 1952 City Directory lists the tenants of the expanded building at 471 Richmond Street West as Candn Chamois Co, Soag Machinery Co, Standard Pleating & Button Co, and Kramer & Morris Signs. The building has housed a variety of industrial and commercial tenants since that time. The footprint of the building at 471 Richmond Street West has not changed since its expansion in the early 1950s.

The portion of the Development Site with frontage onto Camden Street remained in use as a surface parking lot until 1951, when the existing building at 38-40 Camden Street was constructed. The 1952 City Directory indicates the building was initially occupied by TBS Ltd. (department store contractors), Eugene Neckwear Co., JE Hanger artificial limbs of Canada, Pancer's Red Restaurant and La Bell Garment Co. The building continued to host a variety of commercial and manufacturing uses through the remainder of the 20th century and into the present day.





30. 1914 photograph of the public weigh house in St. Andrew's Yard, looking northeast, towards the intersection of Richmond Street West and Brant Street. While the building existing on the Development Site at the time cannot be seen, the residential character of Brant Street can be seen in the background. (Source: City of Toronto Archives).



31. 1932 photograph of the demolition of St. Andrew's Hall, looking east. The existing residential building at the corner of Richmond Street West and Brant Street can be seen in the background, as can the 3 adjacent 1880s row houses at 474-478 Richmond Street West. The new industrial character of the area can also be seen on the north side of Richmond Street West. (Source: City of Toronto Archives).



32. 1937 photograph of the houses at the corner of Brant Street and Camden Street, looking northeast. These houses would have been located within the same city block as the Development Site, and show the poor condition of the area's first wave of residential development, as the neighbourhood transformed into an industrial hub. (Source: City of Toronto Archives).



33. 1938 photograph of the rear of houses at 40-46 Camden Street, looking southeast. These houses would have been located immediately east of the Development Site, and reveal the poor condition of the area's first wave of residential development, as the neighbourhood transformed into an industrial hub. Large industrial warehouses on Spadina Avenue (including the Darling and Tower Buildings) can be seen in the background. (Source: City of Toronto Archives).



34. 1972 photograph of the corner of Spadina Avenue and Richmond Street West. The Development Site is just out of view, on the left side of the photograph. (Source: Toronto Star Archives).

## 2.3 Design

### *471 Richmond Street West*

The Development Site contains a 2-storey red brick masonry building at 471 Richmond Street West. The building is rectangular in plan and features a minimum of ornamentation. Decorative detailing is limited to small segments of decorative brick banding above the regularly spaced window openings and stone surrounds framing entrances along the building's east and north elevations. A metal canopy extends roughly halfway down the east elevation. Original door and window units appear to have been replaced with contemporary units.

### *38 Camden Street*

The Development Site contains a 2-storey red brick masonry building with a raised basement at 38 Camden Street. The building is rectangular in plan and features a central frontispiece and recessed openings at the principal (south) elevation, and a minimum of ornamentation. Decorative detailing is limited to the principal elevation and includes the vertical window opening at the frontispiece, wood panelling at the window bays, and stone sills. Original door and window units appear to have been replaced with contemporary units.

## 2.4 Architects

### *471 Richmond Street West*

Archival building records reveal that several major late-1940s additions to 471 Richmond Street West were undertaken by E.I. Richmond, Architect. The firm remains active as Richmond Architects Ltd.

### *38 Camden Street*

Archival building records reveal that 38 Camden Street was designed by E.I. Richmond, Architect. The firm remains active as Richmond Architects Ltd.

### 3 ASSESSMENT OF EXISTING CONDITION: 38 CAMDEN STREET

Please see Appendix B for the full condition assessment of 38 Camden Street, completed by ERA Architects.

## 4 HERITAGE POLICY REVIEW

The following were among the sources reviewed in preparing this HIA:

- Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada;
- The Province of Ontario’s 2014 Provincial Policy Statement for the Regulation of Development and Land Use;
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019);
- The Ontario Heritage Act (R.S.O. 1990);
- City of Toronto Official Plan Chapter 3.1.5;
- Heritage Impact Assessment Terms of Reference, City of Toronto (see Appendix A);
- King-Spadina Secondary Plan;
- King-Spadina Urban Design Guidelines;
- King-Spadina Heritage Conservation District Plan; and
- City of Toronto Heritage Register.

### 4.1 Review of Key Heritage Policy

The following section contains a summary of all relevant in-force and emerging policy and guideline documents that relate to the Development Site.

Further evaluation and analysis of the development proposal against these policies and guidelines is contained in Section 8 of this report.

#### *Provincial Policy Statement*

The Provincial Policy Statement (PPS) provides policy direction on matters of Provincial interest related to land use planning and development. The PPS “is intended to be read in its entirety and the relevant policies are to be applied to each situation” (PPS Part III).

Section 2.6 of the PPS titled “Cultural Heritage and Archaeology” provides specific direction regarding heritage sites. Policy 2.6.1 of the PPS states that:

#### *Provincial Policy Statement, 2014*

*Conserved: means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.*

*Significant: means e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.*

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

Further, Policy 2.6.3 of the PPS states that:

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

### *A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)*

A Place to Grow is the Ontario government'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.

Section 4.2.7 of the Growth Plan addresses cultural heritage, and states:

*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 Chapter 3.1.5*

Chapter 3.1.5 of the City of Toronto Official Plan contains policies relating to heritage conservation.

Policy 5 states:

*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.*

Policies 22-25 of OP Chapter 3.1.5 specifically relate to Heritage Impact Assessments.

Policy 23 states:

*A 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.*

Further, policies 26-29 of Chapter 3.1.5 concern properties on the Heritage Register.

Policy 26 states:

*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.*

Finally, policies 30-33 address Heritage Conservation Districts. Policy 32 states:

*Impacts of site alterations or public works within or adjacent to Heritage Conservation Districts will be assessed to ensure that the integrity of the districts' heritage values, attributes, and character are conserved. This assessment will be achieved through a Heritage Impact Assessment, consistent with Schedule 3 of the Official Plan, to the satisfaction of the City.*

### *King-Spadina Secondary Plan*

The King-Spadina Secondary Plan was approved by City Council in 1996 as means of stimulating investment in the King-Spadina neighbourhood. Section 4 of the King-Spadina Secondary Plan addresses the area's cultural heritage value and character, and outlines policies for the conservation of these heritage resources. Regarding new construction within the Secondary Plan area, Policy 4.3 specifies:

*New buildings should achieve a compatible relationship with heritage buildings in their context through consideration of such matters as, but not limited to, building height, massing, scale, setbacks, stepbacks, roof line and profile, and architectural character and expression.*

At the time of writing this HIA, the King-Spadina Secondary Plan was undergoing review. In December 2018, a draft of the revised King-Spadina Secondary Plan was posted on the City Planning website for public review. City Staff anticipate that the final King-Spadina Secondary Plan will be submitted to City Council in early 2019.

### *Revised King-Spadina Secondary Plan (2018 Draft)*

Regarding development within the Secondary Plan area, Policy 2.3.3 states:

*New development and investment in King-Spadina will conserve and compliment the Area's heritage resources.*

Section 9 of the revised draft King-Spadina Secondary Plan addresses the area's built form character. With regards to development, Policy 9.2.3 states:

*Development will demonstrate a high standard of heritage conservation.*

Policy 9.12 states:

*Development on sites that include or are adjacent to heritage properties will include base buildings that respect and reinforce the streetwall height, articulation, proportion, materiality and alignment established by the historic context.*

Policy 9.14.3 states:

*Development will include step backs on all elevations facing public streets. The step backs may be required to be greater than 3 metres to appropriately address heritage resources on or adjacent to the site or a specific built form character of the street.*

Finally, Policy 9.24.3 states:

*Development will be required to demonstrate transition in scale when it is adjacent to a property on the Heritage Register or a Heritage Conservation District.*



## *King-Spadina HCD Plan (under appeal)*

The Development Site is located within the boundaries of the King-Spadina HCD.

The HCD Plan and designation By-law No. 1111-2017 were adopted by City Council on October 2-4, 2017, but was subsequently appealed on a general basis to the LPAT, such that the HCD Plan is not in force.

The HCD Plan, as adopted, identifies 38 Camden Street as a 'contributing' property, and 465 and 471 Richmond Street West are identified as 'non-contributing' properties within the District.

As stated in Section 3.0 of the HCD Plan, as adopted, the overall objective for the Districts is:

*...the protection, conservation and management of its heritage attributes and contributing properties so that the District's cultural heritage value is protected in the long-term. The cultural heritage value of the District consists of its historic, design, contextual, social and community values. The heritage attributes of the District include its built form, public realm and archaeological resources.*

Further, the HCD Plan, as adopted, outlines a number of specific objectives for the District. Objectives of relevance to the Development Site include:

**Objective 1:** *Conserve, maintain, and enhance the cultural heritage value of the District as expressed through its heritage attributes, contributing properties, building typologies, character sub-areas, public realm and archaeological resources.*

**Objective 4:** *Conserve and enhance contributing properties, Part IV designated properties, listed properties and National Historic Sites.*

**Objective 9:** *Ensure complementary alterations to contributing properties and prevent the removal of heritage attributes from contributing properties within the District.*

**Objective 10:** *Ensure that new development and additions conserve and enhance the cultural heritage value of the District in general, as well as the character sub-area in which it is located, particularly with respect to historic scale, public realm and the general pattern of the built form.*

## *King-Spadina HCD Plan, 2017*

**Adjacent:** *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.*

**Contributing property:** *A property, structure, landscape element or other feature of an HCD that supports the identified significant cultural heritage value, heritage attribute and integrity of the District.*

**Non-contributing property:** *A property, structure, landscape element or feature of a district that does not support the overall cultural heritage value, heritage attributes and integrity of the District.*

**Objective 12:** *Encourage high quality architecture that is of its time and ensure that new development and additions are complementary to the District's cultural heritage value.*

### *King-Spadina Urban Design Guidelines*

The King-Spadina Urban Design Guidelines (KSUDG) are consistent with the King-Spadina Secondary Plan, and provide additional detail about the design attributes of the area, as well as a framework for evaluating future development in the neighbourhood. The Guidelines were approved by City Council in 2006.

Section 2.5 of the KSUDG contains a list of heritage-related guidelines, including:

- *New development should be compatible with existing heritage buildings in terms of massing, height, setbacks, setbacks and materials.*
- *New development, within the context of existing adjacent buildings, should define and contribute to a high quality public realm.*
- *Development should relate to key elements of adjacent heritage buildings, such as cornices, rooflines, and setbacks from the property line.*
- *Development should reinforce the character and scale of the existing street wall and historic buildings in the immediately surrounding area. In addition, the scale of the building brought to the sidewalk should respond proportionally to the width of the right-of-way.*
- *Higher building elements, where permitted, are to stepback from the base a minimum of 3m to 9m depending on their proximity to heritage buildings.*
- *New development should reinforce the existing streetscape and building rhythm at the street.*

## 5 STATEMENT OF SIGNIFICANCE

38 Camden Street was listed on the City's Heritage Register on December 5, 2017, as part of the batch listing for the King-Spadina HCD. The municipally prepared Statement of Significance (Reasons for Inclusion) for 38 Camden Street is attached to this report as Appendix C.

## 6 CULTURAL HERITAGE VALUE ASSESSMENT

As part of this report, an assessment of the cultural heritage value of 38 Camden Street under Ontario Regulation 9/06 was undertaken for the purpose of due diligence. The results of the 9/06 evaluation undertaken by ERA Architects are as follows:

### 6.1 9/06 Heritage Evaluation: 38 Camden

#### 1. The property has design value or physical value because it:

- i. is a rare, unique, representative, or early example of a style, type, expression, material, or construction method;
- ii. displays a high degree of craftsmanship or artistic merit, or;
- iii. demonstrates a high degree of technical or scientific achievement

38 Camden Street is a 2-storey red brick masonry building with a raised basement built in 1951. While the property reflects a mid-20th-century commercial character, the property is similar to many low-rise commercial buildings found within the King-Spadina neighbourhood. Further, given the building's modest scale and materiality, in addition to its restrained architectural detailing, it is not considered to be a rare or good representative example of a mid-20th-century commercial building.

The property does not reflect a high degree of craftsmanship, artistic merit, or technical achievement.

#### 2. The property has historical value or associative value because it:

- i. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;
- ii. yields, or has the potential to yield information that contributes to an understanding of a community or culture, or;
- iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.

A review of City directories indicates that 38 Camden Street has been occupied by a variety of commercial tenants since its construction in 1951. Further historical research into the property has not revealed any additional significant links with a theme, event, belief, person, activity, organization, or institution that is known to be meaningful to a community.

While the building does yield general information about the industrial development and history of the King-Spadina area in the mid-20th century, this link is not unique to the existing building and is not considered to be of significant cultural heritage value.

Archival building records indicate the architect of 38 Camden Street is E. I. Richmond. While the firm is still active (as Richmond Architects Ltd.), E. I. Richmond is not considered an architect of significance to a community.

### 3. The property has contextual value because it:

- i. is important in defining, maintaining, or supporting the character of an area;*
- ii. is physically, functionally, visually, or historically linked to its surroundings, or;*
- iii. is a landmark.*

Camden Street generally reflects a contemporary mid-rise mixed-use character, interspersed with remnant mid-20th century low-rise commercial buildings. While 38 Camden Street does share a similar scale, materiality and use to other remnant commercial buildings on the street, given the evolved built-form context of Camden Street, 38 Camden Street is not considered to be important in defining, maintaining, or supporting the character of the area.

Like most buildings, 38 Camden Street is physically, visually, and historically linked to its surroundings. However, these links are not considered to be of significant cultural heritage value.

The property at 38 Camden Street is not a landmark.

#### **Summary Statement:**

In conclusion, the above assessment for 38 Camden under Ontario Regulation 9/06 reveals that the property does not possess significant design, historical or contextual value. As such, the property is not considered to be a significant cultural heritage resource, and does not merit individual designation under Part IV of the Ontario Heritage Act.

## 7 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development, as illustrated in the architectural drawings by Sweeny&Co dated March 15, 2019 and included in Appendix B, removes the existing 2-storey buildings at 471 Richmond Street and 38 Camden Street, and replaces these and the adjacent surface parking lot at 465 Richmond Street with two multi-storey buildings containing hotel uses.

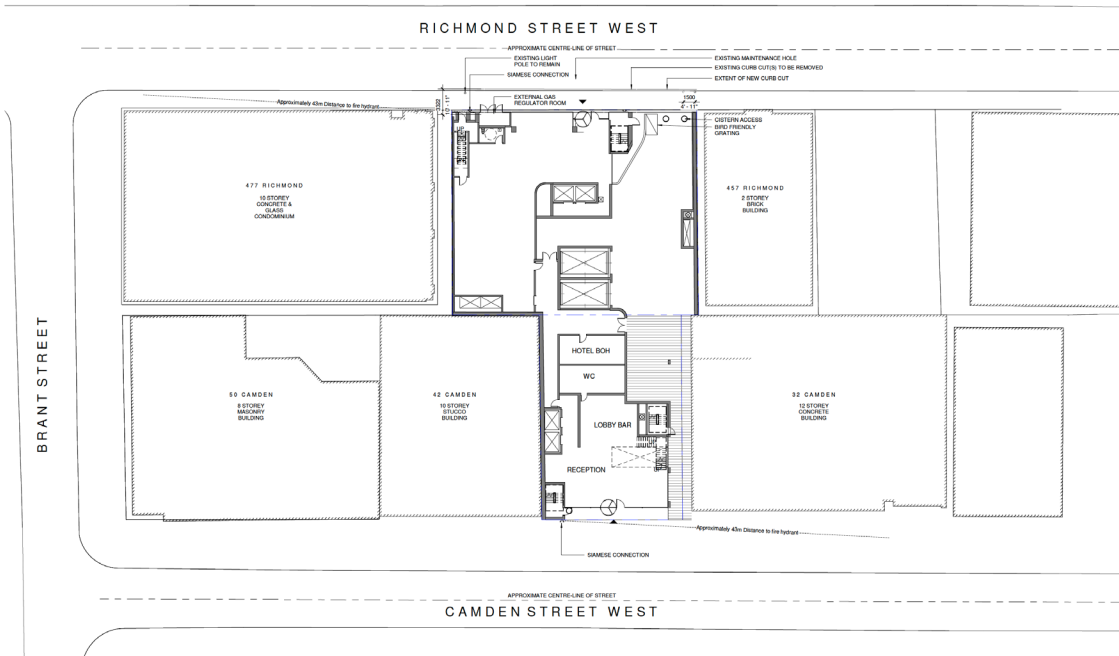
As drawn, the proposed development is composed of two rectangular volumes. The buildings share a two-storey base building containing restaurant uses (with frontage onto Richmond Street) and the hotel reception area and a bar (with frontage onto Camden Street). The remaining levels contain guest rooms, a rooftop restaurant, and outdoor amenity space. Above the second storey of the north building, a stepback of approximately 2.5 metres is indicated along the building's north elevation. Above the second storey of the south building, a stepback of approximately 2.0 metres is indicated along the building's south elevation.

Broadly, the building is proposed to be clad in a combination of transparent glazing, glass spandrel, porcelain panels and masonry, with final materials to be determined through detailed design.

The staggered arrangement of these materials along the north and south elevations of both buildings provides visual interest, while the east and west elevations, none of which are street facing, are clad primarily in porcelain panels. No window openings are proposed along the east and west elevations of the buildings.

The primary entrance to the ground level restaurant, along with vehicular access to three levels of below grade parking, is located along Richmond Street West. The primary entrance to the hotel is located along Camden Street.

See Appendix B for the complete set of architectural drawings by Sweeny & Co Architects.

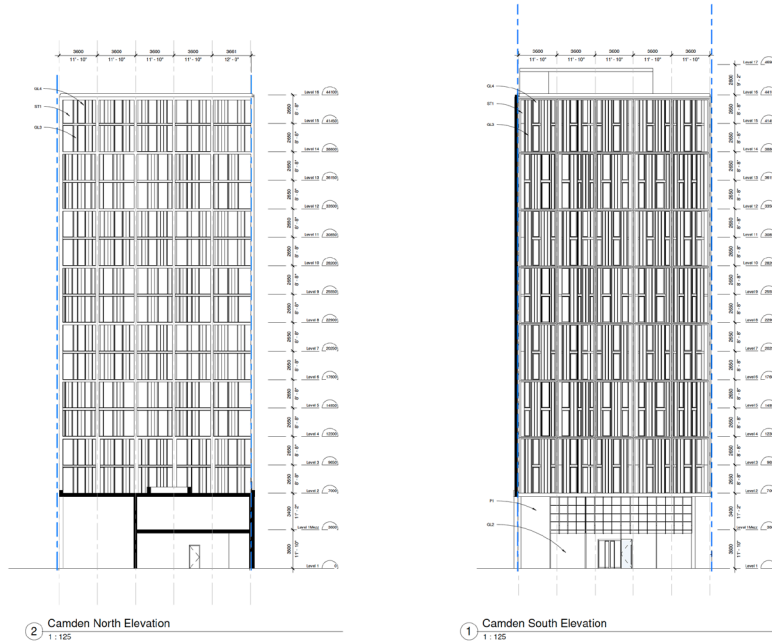


35. Proposed site plan of 465-471 Richmond Street West and 38 Camden Street. (Source: Sweeny & Co Architects).

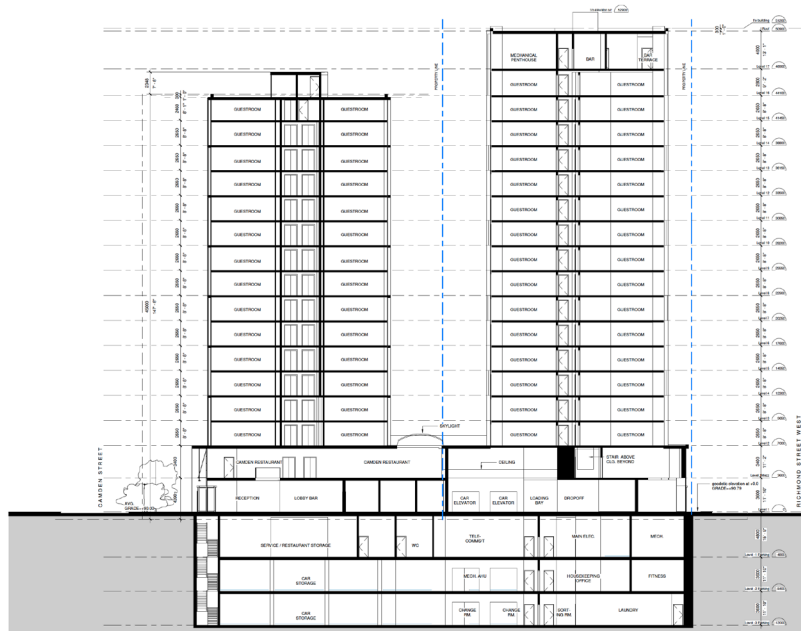


36. Proposed south (left) and north (right) elevations of the north building, with frontage onto Richmond Street West. (Source: Sweeny & Co Architects).

- EXTERIOR MATERIALS**
- 01.1 Glazing
  - 01.2a Glazing, Squared
  - 01.2b Glazing, Slim
  - 02.1 Concrete
  - 02.2a Glass Curtain Wall
  - 02.2b Glass, Multi-Coloured Glass
  - 02.3 Glazing, Vertical Ribbed
  - 02.4 Glazing, Horizontal Ribbed
  - 02.5 Glazing, Flat Panel
  - 03.1 Brickwork
  - 03.2 Brickwork, Painted
  - 03.3 Brickwork, Glazed
  - 03.4 Brickwork, Painted
  - 03.5 Brickwork, Glazed
  - 03.6 Brickwork, Painted
  - 03.7 Brickwork, Glazed
  - 03.8 Brickwork, Painted
  - 03.9 Brickwork, Glazed
  - 03.10 Brickwork, Painted
  - 03.11 Brickwork, Glazed



37. Proposed north (left) and south (right) elevations of the south building, with frontage onto Camden Street. (Source: Sweeny & Co Architects).



38. North-south section of the proposed development, with the south building (fronting Camden Street) on the left and the north building (fronting Richmond Street West) on the right. (Source: Sweeny & Co Architects).





39. Rendering of the proposed north elevation of the north building, with frontage onto Richmond Street. (Source: Sweeny & Co Architects).



40. Rendering of the proposed south elevation of the south building, with frontage onto Camden Street. (Source: Sweeny & Co Architects).

## 8 DEVELOPMENT IMPACTS & MITIGATION

The impacts that the development proposal will have on on-site and adjacent heritage resources, along with measures taken to mitigate these impacts, are summarized below.

### 8.1 Development Impacts

#### *38 Camden Street*

The proposed redevelopment of 465-471 Richmond Street West and 38 Camden Street will remove and replace the property at 38 Camden Street.

An assessment of 38 Camden Street under Ontario Regulation 9/06 presented in Section 6 of this report concludes that the property does not have significant design, associative or contextual value, is not considered a significant cultural heritage resource, and does not merit designation under Part IV of the OHA. As such, it is our opinion that the demolition of 38 Camden Street does not constitute a significant impact on the cultural heritage value of the King-Spadina area.

While the proposed development will introduce a new building at 465-471 Richmond Street and 38 Camden Street, the design is considered appropriate for the evolving built form context of Richmond and Camden Streets. Further, the low-rise scale of 38 Camden Street will generally be maintained through the incorporation of a two-storey base building. Above the second-storey along the southern elevation, the proposed building steps back 2.0 metres, creating a datum line that generally reflects the scale of the existing twentieth-century commercial building.

The proposed development will maintain commercial uses at grade, with frontage onto Camden Street.

#### *Adjacent Heritage Resources*

The proposed redevelopment of 465-471 Richmond Street West and 38 Camden Street will conserve the heritage attributes and cultural heritage value of adjacent heritage properties at 457, 460, and 474-478 Richmond Street West and 35, 45 and 47 Camden Street.

While the development proposal will change the surrounding context of these heritage properties by replacing the two existing 2-storey 1950s buildings and surface parking lot with two multi-storey hotel towers, these adjacent heritage resources already exist within a highly evolved urban setting, featuring many contemporary multi-storey buildings. Further, as the proposed building will replace a surface parking lot at 465 Richmond Street West with a new building, it will reinstate a consistent streetwall on the south side of Richmond Street West and improve the public realm.

The proposed building also incorporates a 2.5-metre stepback along its north elevation and a 2.0-metre stepback along its south elevation above its 2-storey base, which creates a datum line compatible with surrounding low-rise heritage properties, while also increasing physical separation to adjacent heritage properties and mitigating visual impact on these heritage properties from the public realm.

## 7.2 Mitigation Measures

The proposed development incorporates a number of design considerations intended to mitigate negative impacts on the heritage attributes and cultural heritage value of adjacent properties. These mitigation measures ensure that the proposed development conserves the heritage attributes of adjacent properties, and the character of the King-Spadina HCD more broadly, and are outlined below:

- The proposed development will intensify an underutilized site in the downtown core, thus fulfilling broader provincial policy directives, and mitigating any minimal negative impact on adjacent heritage properties;
- The proposed development will have a positive contextual impact on adjacent heritage properties by replacing a surface parking lot at 465 Richmond Street West and reinstating a continuous streetwall along the south side of Richmond Street West;
- The proposed development features a shared 2-storey base, above which the north building steps back 2.5 metres from the north property line, while the south building steps back 2.0 metres from the south property line; these stepbacks reflect the datum line of adjacent low-rise commercial heritage buildings and ensure the proposed development is compatible with the character of the King-Spadina area;
- The abovementioned stepbacks also increase the proposed towers' physical separation from adjacent heritage resources, and mitigate visual impact on adjacent heritage properties;

- The regular, rectilinear forms and flat rooflines of the proposed development are compatible with the character of adjacent commercial/industrial heritage properties, including 457 & 460 Richmond Street West, and 35, 45 & 47 Camden Street;
- The differentiated facade treatment of the proposed building along Richmond Street West breaks up its massing, and reflects a fine-grained character typical of the area;
- The proposed building represents a high-quality architectural addition to the area, that is distinctly of its time, yet compatible with adjacent heritage buildings.

### 7.3 Heritage Policy Discussion

#### *Provincial Policy Statement*

Consistent with the PPS, the mitigation measures outlined above ensure that the proposed development conserves significant built heritage resources on and adjacent to the Development Site. The evaluation of 38 Camden Street, contained in Section 6 of this report, concludes that the property is not a significant heritage resource.

#### *A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)*

In accordance with the Growth Plan, the mitigation measures outlined above ensure that the proposed development conserves cultural heritage resources in order to foster a sense of place in the King-Spadina neighbourhood.

#### *Official Plan and Urban Design Guidelines*

This Heritage Impact Assessment has been prepared to evaluate the impacts of the development proposal on the cultural heritage values and attributes of on-site and adjacent heritage properties, as well as on the character of the King-Spadina HCD, and hence fulfills Policies 5, 23, and 32 of Official Plan Chapter 3.1.5.

In summary, the mitigation measures presented in this report fulfill the intent of policies found in Official Plan Chapter 3.1.5, by ensuring that the proposed development conserves the integrity, cultural heritage values, attributes and character of on-site and adjacent heritage properties, and by ensuring that visual and physical impacts on these heritage properties are mitigated (see Ch. 3.1.5 policies 5 & 26). The

proposed development also meets the intent of OP policies with respect to HCDs, as the proposal conserves the King-Spadina HCD's heritage values, attributes, and character (see Ch. 3.1.5 Policy 32).

The proposed development is also in accordance with Section 4.3 of the King-Spadina Secondary Plan (KSSP), as it achieves a compatible relationship with adjacent heritage properties through design measures such as building height, massing, scale, setbacks, stepbacks, roof line and profile, and architectural character and expression.

The development proposal also follows the guidelines contained in Section 2.5 of the King-Spadina Urban Design Guidelines, as it is compatible with adjacent heritage properties, contributes to a high-quality public realm and establishes a consistent streetwall along the south side of Richmond Street West, and incorporates stepbacks above its 2-storey base along both Richmond Street West and Camden Street.

#### *King-Spadina HCD Plan (under appeal)*

The development proposal conforms with the overall objective of the King-Spadina HCD Plan, by conserving the adjacent contributing properties at 457, 460, and 474-478 Richmond Street West, and 35, 45 and 47 Camden Street through a variety of design and mitigation measures.

The revised proposal also meets the intent of specific HCD Plan Objectives, including Objectives 1, 4, 9, 10, and 12. These objectives are met as the proposed development represents a high-quality architectural addition to the district that is of its time (Objective 12), while also conserving the cultural heritage value and attributes of the District, as expressed in its heritage attributes, contributing properties, and public realm (Objectives 1 & 10).

## 9 CONSERVATION STRATEGY

As the existing buildings on the Development Site (471 Richmond Street West and 38 Camden Street) are proposed to be demolished, no conservation strategy is proposed as part of this development proposal.

## 10 CONCLUSION

This report finds that the development proposal for 465-471 Richmond Street West and 38 Camden Street conserves the cultural heritage value of adjacent heritage resources, while allowing for intensification of the Development Site within its evolved urban context.

38 Camden Street is listed on the Toronto Heritage Register, and is identified as a 'contributing' property within the King-Spadina HCD, as adopted. However, an evaluation of the property under Regulation 9/06 determines that it does not have significant design, historical, or contextual value, is not a significant cultural heritage resource, and does not merit designation under Part IV of the OHA. As such, removal of 38 Camden Street as part of the proposed development does not constitute a significant impact on cultural heritage resources, or on the cultural heritage value of the King-Spadina HCD.

A number of design measures have been incorporated into the development proposal, which help mitigate any potential impacts on, and conserve the cultural heritage value of adjacent heritage resources. In summary, the proposal represents a high-quality contemporary addition to the area, which reinstates a consistent streetwall along the south side of Richmond Street West, establishes a low-rise datum line that reflects the scale of surrounding low-rise commercial heritage buildings and is compatible with adjacent heritage resources. Further, the proposed development incorporates stepbacks to help increase physical separation and mitigate visual impact on adjacent heritage properties.

Based on our review, the proposed development is also found to conform with provincial policy directives, Official Plan heritage policies, relevant municipal design guidelines, and the broad and specific objectives of the Council-adopted, but not yet in force, King-Spadina HCD.

### *Further Reports and Studies*

At this time, no further heritage-related reports or studies are recommended.

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## Project Personnel

*Michael McClelland, Principal, OAA, FRAIC, CAHP*

Michael McClelland, a founding principal of ERA Architects Inc., is a registered architect specializing in heritage conservation, and in particular in heritage planning and urban design. After graduating from the University of Toronto Michael worked for the municipal government most notably for the Toronto Historical Board, advising on municipal planning, permit and development applications, and on the preservation of City-owned museums and monuments.

Michael is well known for his promotion and advocacy for heritage architecture in Canada and in 1999 was awarded a certificate of recognition from the Ontario Association of Architects and the Toronto Society of Architects for his contribution to the built environment and to the profession of architecture.

*Graeme Stewart, Principal, OAA MRAIC RPP MCIP CAHP*

Graeme Stewart has been involved in numerous urban design, cultural planning, conservation and architecture projects with particular focus on neighbourhood design and regional sustainability. Graeme was a key initiator of the Tower Renewal Project. He is also the co-editor of *Concrete Toronto: A Guidebook to Concrete Architecture from the Fifties to the Seventies*. He is a regular lecturer in the Toronto Area's Universities and Colleges and has been a sessional instructor at the Daniels Faculty of Architecture at the University of Toronto. Graeme is a founding director of the Centre for Urban Growth and Renewal (CUG+R), an urban research organization formed by ERA and planningAlliance in 2009. In 2010, he was recipient of an RAIC National Urban Design Award for his ongoing research and design work related to Tower Renewal. Graeme has studied architecture in Canada and Germany and received his Master of Architecture from the University of Toronto.

*Julie Tyndorf, Associate, MCIP RPP*

As an Associate with ERA Architects, Julie Tyndorf MCIP, RPP, CAHP, engages in the field of heritage conservation through urban planning. Her key areas of focus are on municipal heritage policies and the heritage approvals process as they relate to new development. Julie specializes in the interpretation and preparation of complex policy

and assessment documents, and works with property owners on the adaptive reuse and rehabilitation of heritage buildings in evolving urban environments.

In addition to her position at ERA, Julie is actively involved with the School of Urban and Regional Planning at Ryerson University as a sessional lecturer, as the past Chair of the Ryerson Planning Alumni Association, and as a mentor to current students and recent grads from Ryerson's undergraduate and graduate-level planning programs.

Julie is a member of the Canadian Institute of Planners, a Registered Professional Planner with the Ontario Professional Planners Institute, and a Professional Member of the Canadian Association of Heritage Professionals.

#### *Julia Smith*

Julia is an urban planner at ERA, whose interest in cultural heritage first led her to complete an undergraduate degree in Art History from U of T, and an MA in Arts and Heritage Management from Maastricht University, the Netherlands, before gaining a Masters of Planning from Ryerson University. Julia started her career working as a development planner in the private sector, and combines her knowledge of development and municipal processes with a deep appreciation for culture and heritage in her work at ERA.

#### *Brendan McCabe*

Brendan holds a BA Urban Studies from the University of Calgary. Before joining ERA Brendan helmed an NPO focused on the interlocking spheres of arts, identity, and the built environment in Calgary AB. His passion and appreciation for the social fabric inherent to urban life, in addition to his public engagement and teaching experiences throughout Canada, inform both his planning theory and practice.

# 12 APPENDICES

# APPENDIX A:

## Heritage Impact Assessment Terms of Reference, City of Toronto (2010)

### HERITAGE IMPACT ASSESSMENT TERMS OF REFERENCE

<p><b>Study</b></p>	<p style="text-align: center;"><b><i>Heritage Impact Assessment</i></b></p> <p style="text-align: right;">Updated: March 2010</p>
<p><b>Description</b></p>	<p>A Heritage Impact Assessment (HIA) is a study to evaluate the impact the proposed development or site alteration will have on the cultural heritage resource(s) and to recommend an overall approach to the conservation of the resource(s). This analysis, which must be prepared by a qualified heritage conservation professional, will address properties identified in the City of Toronto's <i>Inventory of Heritage Properties</i> (which includes both listed and designated properties) as well as any yet unidentified cultural heritage resource(s) found as part of the site assessment.</p> <p>This study will be based on a thorough understanding of the significance and heritage attributes of the cultural heritage resource(s), identify any impact the proposed development or site alteration will have on the resource(s), consider mitigation options, and recommend a conservation strategy that best conserves the resource(s) within the context of the proposed development or site alteration.</p> <p>The conservation strategy will apply conservation principles, describe the conservation work, and recommend methods to avoid or mitigate negative impacts to the cultural heritage resource(s). Minimal intervention should be the guiding principle for all work. Further, the conservation strategy recommendations will be in sufficient detail to inform decisions and direct the Conservation Plan.</p> <p>Where there is the potential of impacting archaeological resources an <i>Archaeological Assessment</i> will be undertaken as an additional study.</p>
<p><b>When Required</b></p>	<p>A HIA <u>is required</u> for the following application types if the property is on the City of Toronto's <i>Inventory of Heritage Properties</i>:</p> <ul style="list-style-type: none"> <li>• Official Plan Amendment</li> <li>• Zoning By-law Amendment</li> <li>• Plans of Subdivision</li> <li>• Site Plan Control</li> </ul> <p>A HIA <u>may be required by staff</u> for the following additional application types:</p> <ul style="list-style-type: none"> <li>• Consent and/or Minor Variance and Building Permit applications for any property included on the City of Toronto's <i>Inventory of Heritage Properties</i></li> <li>• Where properties adjacent to a cultural heritage resource are subject to Official Plan Amendment, Zoning By-law Amendment, Plans of Subdivision, Site Plan Control and/or Consent and/or Minor Variance applications</li> <li>• Heritage Permit applications for any property designated under Part IV (individual) or Part V (Heritage Conservation District) of the Ontario Heritage Act</li> </ul>
<p><b>Rationale</b></p>	<p>The HIA will inform the review of an application involving a cultural heritage resource(s) included on the City of Toronto's <i>Inventory of Heritage Properties</i>. The rationale for the requirement to provide an HIA arises from: the Ontario Heritage Act; Section 2(d) of the Planning Act; Section 2.6.3 of the Provincial Policy Statement (2005); Chapter 103: Heritage, City of Toronto Municipal Code; and Section 3.1.5, Policies 1-13 of the City of Toronto's Official Plan.</p> <p><b>Format</b> The HIA will be broad in scope but provide sufficient detail to communicate the site issues and</p>

Study	<p style="text-align: center;"><b>Heritage Impact Assessment</b></p> <p style="text-align: right;">Updated: March 2010</p>
	<p>inform the evaluation of the recommended conservation approach for the cultural heritage resource(s). The study will be submitted in hard copy and PDF format.</p> <p><b>Principles</b></p> <p>The HIA will apply appropriate conservation principles such as:</p> <ul style="list-style-type: none"> <li>• The Parks Canada <i>Standards and Guidelines for the Conservation of Historic Places in Canada</i> (2003);</li> <li>• Ontario Ministry of Culture's <i>Eight Guiding Principles in the Conservation of Historic Properties</i> (1997);</li> <li>• Ontario Ministry of Culture's <i>Heritage Conservation Principle's for Land Use Planning</i> (2007); and</li> <li>• <i>Well Preserved: the Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation</i> (1988).</li> </ul>
Required Contents / Format	<p>The HIA will include, but is not limited to, the following information:</p> <p><b>(a) Introduction to Development Site</b></p> <ul style="list-style-type: none"> <li>• A location plan indicating subject property (Property Data Map and aerial photo).</li> <li>• A concise written and visual description of the site identifying significant features, buildings, landscape and vistas.</li> <li>• A concise written and visual description of the cultural heritage resource(s) contained within the development site identifying significant features, buildings, landscape, vistas and including any heritage recognition of the property (City of Toronto's <i>Inventory of Heritage Properties</i>, <i>Ontario Heritage Properties Database</i>, Parks Canada <i>National Historic Sites of Canada</i>, and/or <i>Canadian Register of Historic Places</i>) with existing heritage descriptions as available.</li> <li>• A concise written and visual description of the context including adjacent heritage properties and their recognition (as above), and any yet unidentified potential cultural heritage resource(s).</li> <li>• Present owner contact information.</li> </ul> <p><b>(b) Background Research and Analysis</b></p> <ul style="list-style-type: none"> <li>• Comprehensive written and visual research and analysis related to the cultural heritage value or interest of the site (both identified and unidentified): physical or design, historical or associative, and contextual.</li> <li>• A development history of the site including original construction, additions and alterations with substantiated dates of construction.</li> <li>• Research material to include relevant historic maps and atlases, drawings, photographs, sketches/renderings, permit records, land records, assessment rolls, City of Toronto directories, etc.</li> </ul> <p><b>(c) Statement of Significance</b></p> <ul style="list-style-type: none"> <li>• A statement of significance identifying the cultural heritage value and heritage attributes of the cultural heritage resource(s). This statement will be informed by current research and analysis of the site as well as pre-existing heritage descriptions. This statement is to follow the provincial guidelines set out in the <i>Ontario Heritage Tool Kit</i>.</li> <li>• The statement of significance will be written in a way that does not respond to or anticipate any current or proposed interventions. The City may, at its discretion and upon review, reject or use the statement of significance, in whole or in part, in crafting its own statement of significance (Reasons for Listing or Designation) for the subject property.</li> </ul>

Study	<p style="text-align: center;"><b>Heritage Impact Assessment</b></p> <p style="text-align: right;">Updated: March 2010</p>
	<ul style="list-style-type: none"> <li>• Professional quality <i>record photographs</i> of the cultural heritage resource in its present state.</li> </ul> <p><b>(d) Assessment of Existing Condition</b></p> <ul style="list-style-type: none"> <li>• A comprehensive written description and high quality color photographic documentation of the cultural heritage resource(s) in its current condition.</li> </ul> <p><b>(e) Description of the Proposed Development or Site Alteration</b></p> <ul style="list-style-type: none"> <li>• A written and visual description of the proposed development or site alteration.</li> </ul> <p><b>(f) Impact of Development or Site Alteration</b></p> <ul style="list-style-type: none"> <li>• An assessment identifying any impact the proposed development or site alteration may have on the cultural heritage resource(s). Negative impacts on a cultural heritage resource(s) as stated in the <i>Ontario Heritage Tool Kit</i> include, but are not limited to: <ul style="list-style-type: none"> <li>– Destruction of any, or part of any, significant heritage attributes or features</li> <li>– Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance</li> <li>– Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden</li> <li>– Isolation of a heritage attribute from its surrounding environment, context or a significant relationship</li> <li>– Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features</li> <li>– A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property’s cultural heritage value</li> <li>– Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archaeological resources</li> </ul> </li> </ul> <p><b>(g) Considered Alternatives and Mitigation Strategies</b></p> <ul style="list-style-type: none"> <li>• An assessment of alternative options, mitigation measures, and conservation methods that may be considered in order to avoid or limit the negative impact on the cultural heritage resource(s). Methods of minimizing or avoiding a negative impact on a cultural heritage resource(s) as stated in the <i>Ontario Heritage Tool Kit</i> include, but are not limited to: <ul style="list-style-type: none"> <li>– Alternative development approaches</li> <li>– Isolating development and site alteration from significant built and natural features and vistas</li> <li>– Design guidelines that harmonize mass, setback, setting, and materials</li> <li>– Limiting height and density</li> <li>– Allowing only compatible infill and additions</li> <li>– Reversible alterations</li> </ul> </li> </ul> <p><b>(h) Conservation Strategy</b></p> <ul style="list-style-type: none"> <li>• The preferred strategy recommended to best protect and enhance the cultural heritage value and heritage attributes of the cultural heritage resource(s) including, but not limited to: <ul style="list-style-type: none"> <li>– A mitigation strategy including the proposed methods;</li> <li>– A conservation scope of work including the proposed methods; and</li> <li>– An implementation and monitoring plan.</li> </ul> </li> <li>• Recommendations for additional studies/plans related to, but not limited to: conservation;</li> </ul>

<b>Study</b>	<b>Heritage Impact Assessment</b>  Updated: March 2010
	<p>site specific design guidelines; interpretation/commemoration; lighting; signage; landscape; stabilization; additional record and documentation prior to demolition; and long-term maintenance.</p> <ul style="list-style-type: none"> <li>• Referenced conservation principles and precedents.</li> </ul> <p>(i) <b>Appendices</b></p> <ul style="list-style-type: none"> <li>• A bibliography listing source materials used and institutions consulted in preparing the HIA.</li> </ul>
<b>Hyperlinks</b>	<ul style="list-style-type: none"> <li>• City of Toronto's <i>Inventory of Heritage Properties</i> - <a href="http://www.toronto.ca/heritage-preservation/heritage_properties_inventory.htm">http://www.toronto.ca/heritage-preservation/heritage_properties_inventory.htm</a></li> <li>• <i>Ontario Heritage Properties Database</i> - <a href="http://www.culture.gov.on.ca/english/heritage/hpd.htm">http://www.culture.gov.on.ca/english/heritage/hpd.htm</a></li> <li>• Parks Canada <i>National Historic Sites of Canada</i> - <a href="http://www.pc.gc.ca/progs/lhn-nhs/index_e.asp">http://www.pc.gc.ca/progs/lhn-nhs/index_e.asp</a></li> <li>• <i>Canadian Register of Historic Places</i> - <a href="http://www.historicplaces.ca/visit-visite/rep-reg_e.aspx">http://www.historicplaces.ca/visit-visite/rep-reg_e.aspx</a></li> <li>• Parks Canada <i>Standards and Guidelines for the Conservation of Historic Places in Canada</i> - <a href="http://www.pc.gc.ca/docs/pc/guide/nldclpc-sgchpc/index_E.asp">http://www.pc.gc.ca/docs/pc/guide/nldclpc-sgchpc/index_E.asp</a></li> <li>• Ontario Ministry of Culture's <i>Eight Guiding Principles in the Conservation of Historic Properties</i> - <a href="http://www.culture.gov.on.ca/english/heritage/info_sheets/info_sheet_8principles.htm">http://www.culture.gov.on.ca/english/heritage/info_sheets/info_sheet_8principles.htm</a></li> <li>• Ontario Ministry of Culture's <i>Heritage Conservation Principle's for Land Use Planning</i> - <a href="http://www.culture.gov.on.ca/english/heritage/info_sheets/info_sheet_landuse_planning.htm">http://www.culture.gov.on.ca/english/heritage/info_sheets/info_sheet_landuse_planning.htm</a></li> <li>• <i>Ontario Heritage Tool Kit</i> - <a href="http://www.culture.gov.on.ca/english/heritage/Toolkit/toolkit.htm">http://www.culture.gov.on.ca/english/heritage/Toolkit/toolkit.htm</a></li> </ul>

## APPENDIX B: Condition Assessment of 38 Camden Street by ERA Architects

This visual building condition assessment was carried out on 15th March 2019. The review was conducted from grade, and the interior and roof were not viewed. The operability of doors and windows was not checked. The weather was overcast, with a temperature of 4°C.

The condition of the building appears to be generally good to fair, with a limited number of building elements that are in a poor or defective condition. 38 Camden Street is a three storey masonry building with flat roof. The principal facade (South elevation), is red brick with a central entrance. The facade is broken up by regularly spaced aluminium windows with stone sills and wood panelling beneath. The side and rear elevations are concrete block work punctured by windows.

The South elevation on Camden Street is mostly in a good condition. The bricks and mortar joints are in a good condition. There is some minor staining to the bricks under one window, and there is a limited number of open mortar joints. The open mortar joints are located at either the base of the building, or in the upper courses at roof level. At the edge of the building adjacent to the laneway, there are some chipped bricks. There are also a number of plugs and holes in the bricks and mortar from where fixtures have been attached to the masonry.

The condition of the stone sills ranges from good to defective. Hairline cracks can be seen in some of the lower sills. Four of the sills have large cracks, and the sills are defective. The mortar joints in the sill are open and deteriorated.

The aluminium windows are in a fair condition. Caulking to the windows is deteriorated and detaching from the frames and the brick. The wood panelling beneath each window is in a fair to poor condition with a limited number of the panels split.

The glazed aluminium entrance doors appear to be in a fair condition. The metal frame to the recessed entrance is damaged at the base, dented and pulled away from the brick. The canopy entrance appears to be in a fair condition. The tiles to the recessed entrance are in a fair condition.

The small service doors on the elevation appear to be in a fair condition, with some minor damage to the base of the door.

The West elevation is in a good to poor condition. The concrete block work is in a fair to poor condition. There are numerous stepped

### DEFINITION OF TERMS

*The building components were graded using the following assessment system:*

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

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

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

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



41. Central entrance to 38 Camden Street



cracks in the block work and mortar joints between window heads and window sills. Those concrete blocks and mortar joints not cracked are in a good condition. There are numerous graffiti staining to the block work, and staining caused by water runoff from mechanical outlets that have been fixed to the elevation.

One stone sill is cracked and defective.

The windows on the West elevation are a mixture of modern aluminium units, and multi pane steel units. The steel units are in a poor to defective condition, with steel rusting, and some of the windows having multiple lites broken and missing. Windows at ground floor level are covered with protection boards.

The rear part of the West elevation could not be viewed due to obstruction by garbage.

The North elevation is mostly in a fair condition with some building elements that are in a poor condition. The concrete block work has been painted but appears to be in a fair to poor condition. There are numerous stepped cracks in the block work and mortar joints between window heads and window sills. Those concrete blocks and mortar joints not cracked are in a good condition. There are numerous graffiti stains to the block work. The bricks and mortar joints to the chimney appear to be in a good condition. There is a crack to the coping stone on the chimney.

The windows on the elevation are a mixture of modern aluminium units, and multi pane steel units. The steel units are in a poor condition, with steel rusting. The modern aluminium units appear to be in a good condition. The sealant to the window is separating from the frames and the concrete blocks.

The East elevation is mostly in a fair condition with some building elements that are in a poor condition. The concrete block work is partly painted but appears to be in a fair to poor condition. There are numerous stepped cracks in the block work and mortar joints between window heads and window sills. Those concrete blocks and mortar joints not cracked are in a good condition. There is graffiti staining to the block work. Some window openings on this elevation have been infilled with block work. The brick window sills are mostly in a good condition. In one location a number of the bricks are spalled and defective.

One sill on the East elevation is concrete, and is in a poor condition with a large vertical crack and chipped.



42. Graffiti staining to bricks, and chips to bricks, South elevation.



43. Open mortar joints in upper courses at roof level, South elevation.



44. Staining to masonry underneath window sill, South elevation.

The windows on the elevation are a mixture of modern aluminium units, and multi pane steel units. The steel units are in a poor condition, with the steel rusting. The modern aluminium units appear to be in a good condition. The sealant to the windows is separating from the frame and the concrete blocks. Some of the window openings at ground floor level have been covered with protection boards and the condition could not be accessed.

The parapet wall flashing at roof level appears to be in a fair condition.



45. Example of good condition of bricks and mortar joints. Note plugs left in mortar, South elevation.



46. Crack in window sill, South elevation.



47. Defective window sill with multiple cracks, South elevation.



48. Example of open mortar joints in window sill, South elevation.



49. Fair condition of aluminium windows, South elevation.



50. Example of cracking and separating sealant at windows, South elevation.



51. Example of wooden panels splitting, South elevation.



52. Fair condition of glazed aluminium entrance doors.



53. Damaged base of metal frame at recessed entrance, South elevation.



54. Fair condition of tiles at recessed entrance.



55. Stepped crack through mortar joints, West elevation.



56. Concrete block work not plumb, West elevation.



57. Broken glass in steel window, West elevation.



58. Operable steel window, West elevation.



59. Garbage blocking alley at West elevation.



60. Painted block work with graffiti staining, North elevation.



61. Example of cracks through mortar joints and block work, North elevation.



62. Example of hole in block work, North elevation.



63. Poor condition of caulking at aluminium window, North elevation.



64. Rusting of steel windows, North elevation.



65. Rusting louvered vent, North elevation.



66. Spalled brick in brick sill, East elevation.



67. Painted block work, and graffiti staining, East elevation.



68. Infilled window, East elevation.



69. Chipped concrete block, East elevation.



70. Stepped crack through concrete block work and mortar joints, East elevation.



71. Crack in concrete sill, East elevation.



72. Protection board covering window opening, East elevation.

## APPENDIX C:

Architectural Drawings by Sweeny & Co Architects dated March 15, 2019

# 471 RICHMOND STREET W. TORONTO ON M5V 1X9

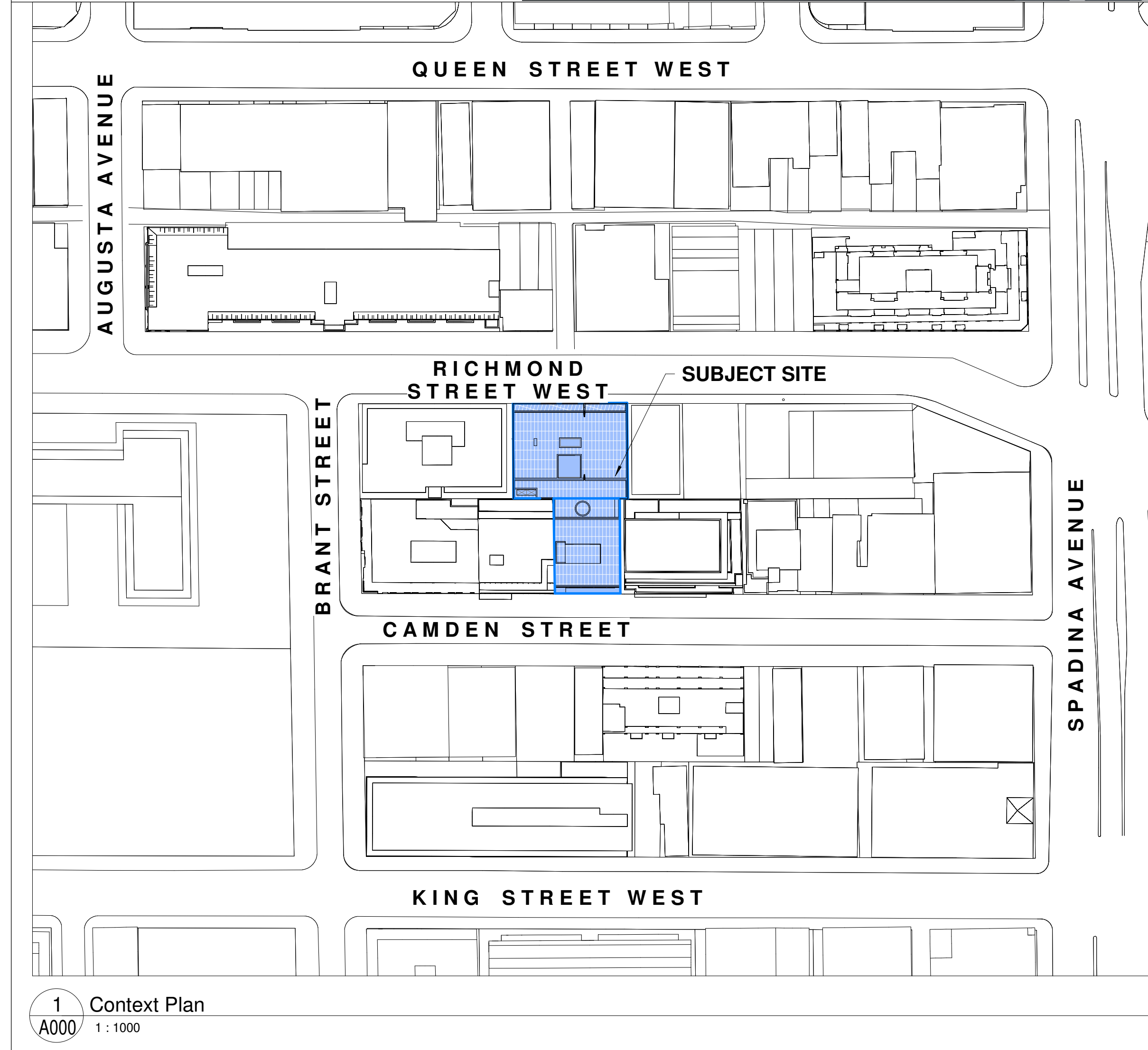
## PROJECT NO. 1806

### GENERAL NOTES

- This drawing to be read in conjunction with all other drawings comprising the complete set of approved drawings for this development.
- All work to be done in conformance with the 2012 Ontario Building Code (O.B.C., as amended).
- For Landscaping, refer to landscape drawings.
- For proposed grading, refer to ground floor plan and landscape drawings.
- All perimeter existing information indicated taken from survey.
- Type "B" loading space and garbage staging area will have a grade of no more than 2% and made of at least 200mm reinforced concrete. An unencumbered vertical clearance is 4.1m min.

### LIST OF DRAWINGS

A000	Cover Page
A001	Development Statistics
A003	Area Diagrams ZBL-569-2013
A100	Survey
A101	Survey
A102	Site Plan
A200	P3 Floor Plan
A201	P2 Floor Plan
A202	P1 Floor Plan
A203	Ground Floor Plan
A204	Ground Floor Mezzanine Plan
A205	2nd Floor Plan
A206	Typical Floor Plan (3rd to 15th)
A207	17th Floor Plan
A208	Roof Plan
A400	471 Richmond Elevations North & South
A401	West Elevation
A402	38 Camden Elevations South and North
A403	East Elevation
A501	North South Section
A502	Cross Section



1 Context Plan  
A000 1 : 1000

### Toronto Green Standard Version 3.0 Statistics Template



The Toronto Green Standard Statistics Template is submitted with Site Plan Control Applications and stand alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application. Refer to the full Toronto Green Standard for Mid to High-Rise Residential and All Non-Residential Development (Version 2.0) for the complete set of standards and detailed specifications: [www.toronto.ca/greendevelopment](http://www.toronto.ca/greendevelopment)

For Zoning Bylaw Amendment applications: complete **General Project Description and Section 1.**  
For Site Plan Control applications: complete **General Project Description, Section 1 and Section 2.**

#### Toronto Green Standard Statistics

General Project Description	Proposed
Total Gross Floor Area	14,306.5sm
Breakdown of project components (m2):	-
Residential	-
Retail	-
Commercial	-
Industrial	-
Institutional/other (Hotel)	14,306.5sm
Total number residential units (residential only)	N/A

#### Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications

Automobile Infrastructure	Required	Proposed	Proposed (%)
Number of parking spaces	19	35	-
Number of parking spaces deidcated for priority LEV parking	8	8	-
Number of parking spaces with EVSE	5	5	-
Cycling Infrastructure	Required	Proposed	Proposed (%)
Number of long-term bicycle parking spaces (residential)	N/A	N/A	-
Number of long-term bicycle parking spaces (all other uses)	2	2	-
Number of long-term bicycle parking (residential and all other uses) located on:	-	-	-
a) first storey of building	-	0	-
b) second storey of building	-	0	-
c) first level below-ground (also indicate % of net area of level occupied by bicycle parking)	-	2	100%
d) second level below-ground (also indicate % of net area of level occupied by bicycle parking)	-	0	-
e) other levels below-ground (also indicate % of net area of level occupied by bicycle parking)	-	0	-
Number of short-term bicycle parking spaces (residential only)	N/A	N/A	-
Number of short-term bicycle parking spaces (all other uses)	5	7	-
Number of male shower and change facilities (non-residential only)	0	1	-
Number of female shower and change facilities (non-residential only)	0	1	-
Tree Planting & Soil Volume	Required	Proposed	Proposed (%)
Total Soil Volume (40% of the site area ÷ 66 m2 × 30 m2).	-	-	-

### CONSULTANT TEAM

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416.963.4497

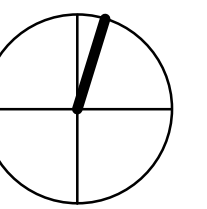
DRAWING NOT TO BE SCALED

Contractor must check and verify all dimensions on the job and report any discrepancies to the architect before proceeding with the work.

This drawing shall not be used for construction purposes until signed by the consultant responsible. This drawing, as an instrument of service, is provided by and is the property of Sweeny & Co. Architects.

### ISSUED / REVISED

No.	Description	Date
1	Rezoning	xxxx



## Sweeny & Co Architects

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Canada M5V 2H2

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F 416.971.5420  
E info@andco.com  
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PROJ. NAME  
38 Camden St

OWNER

DWG TITLE  
Cover Page

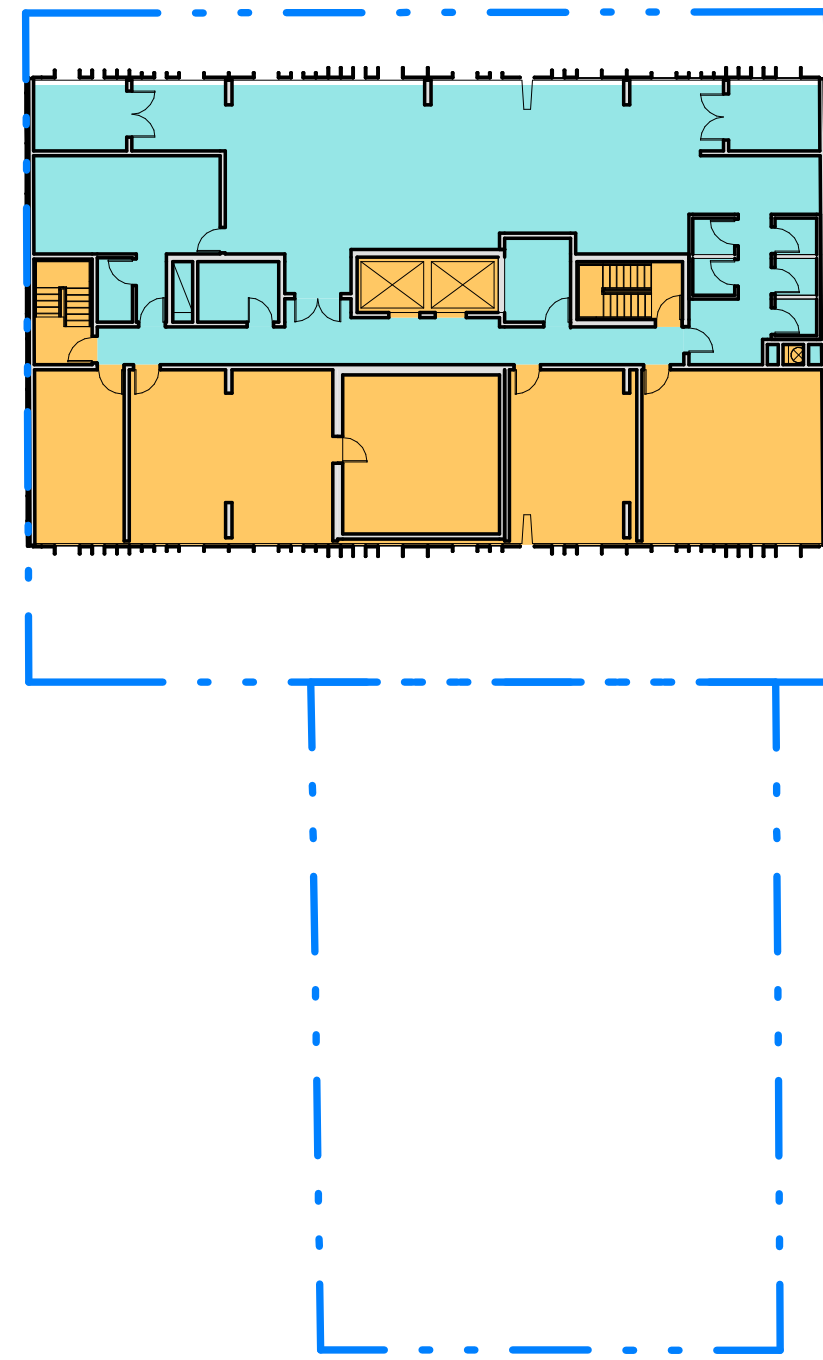
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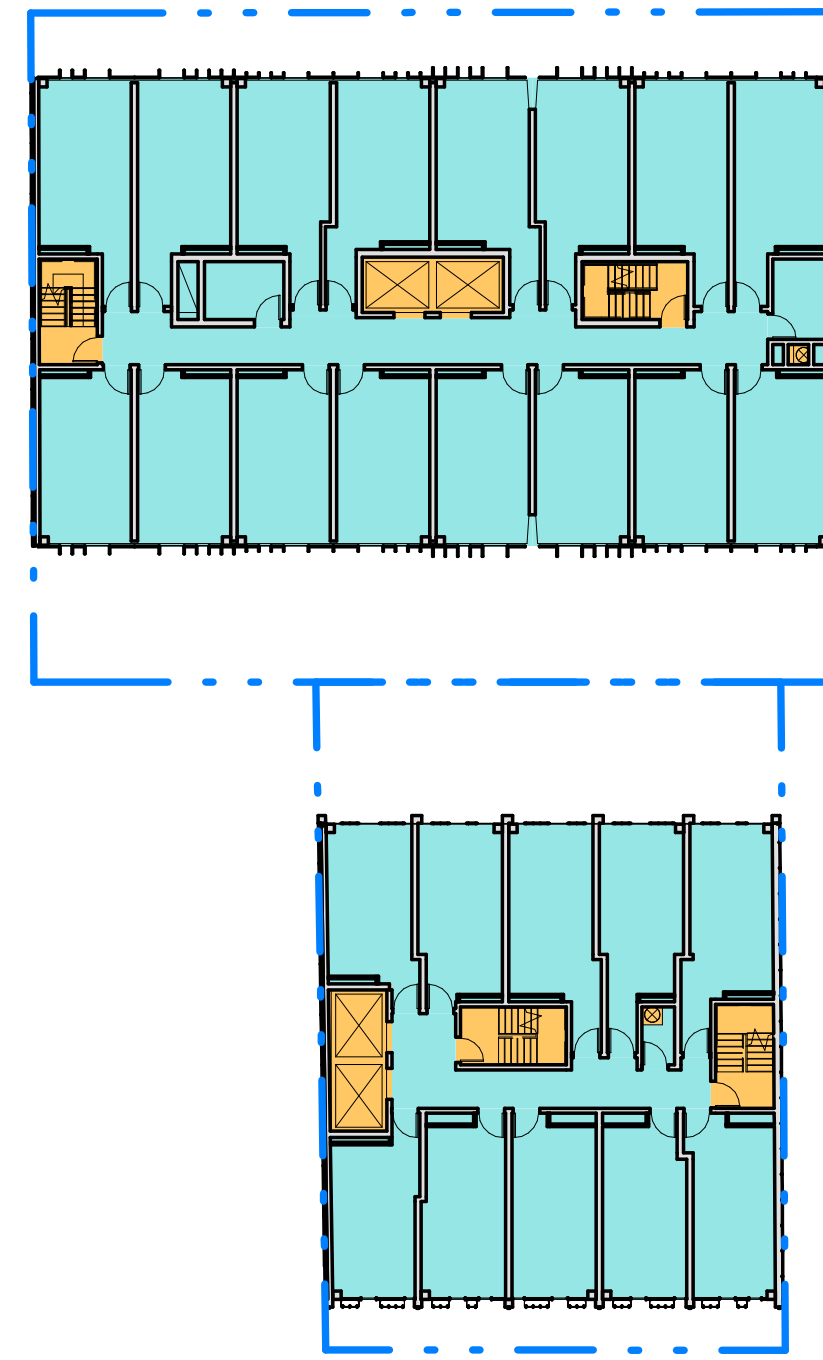


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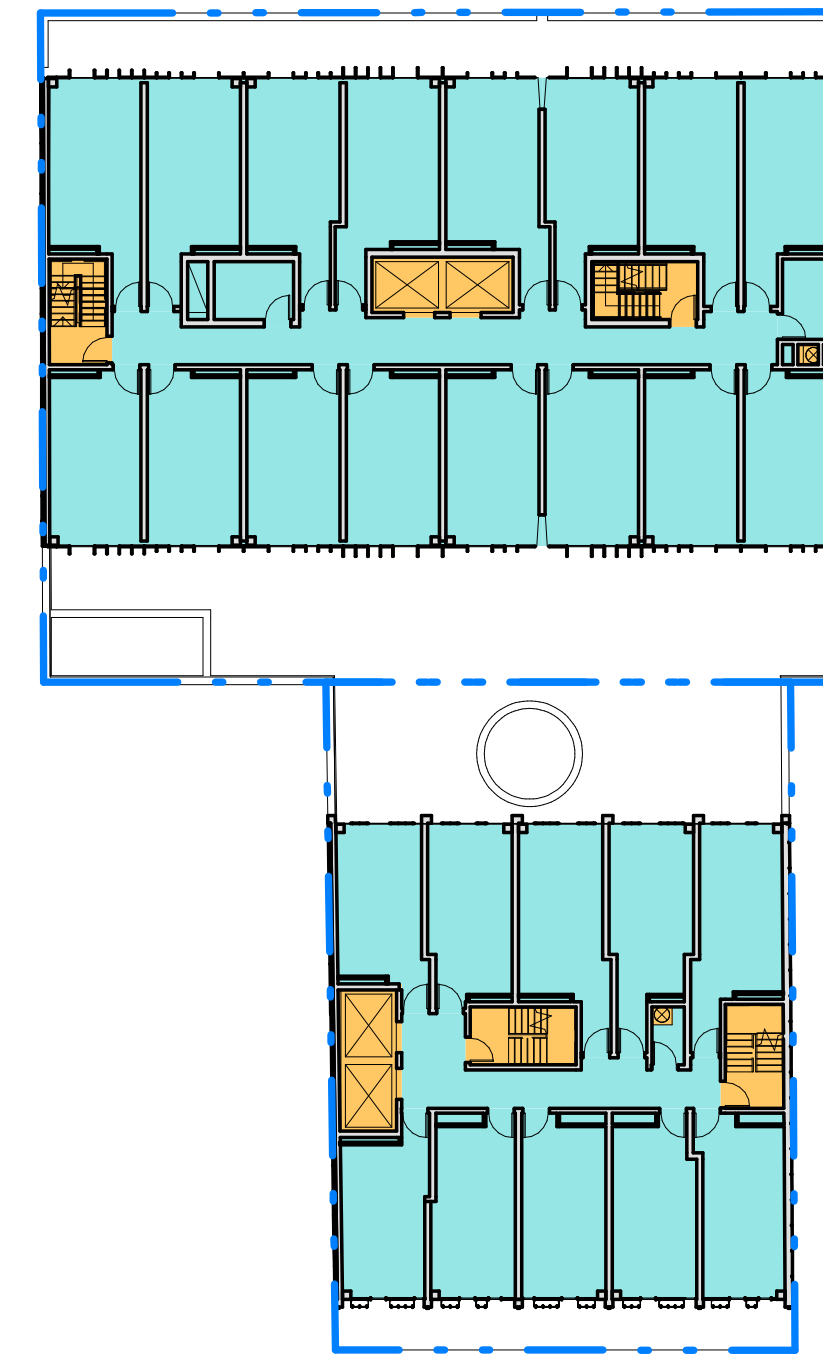
**17th Floor / MPH**

Total floor area	579.68 m <sup>2</sup>	
Zoning exclusions	Elevator Shaft	15.93 m <sup>2</sup>
	M&E	227.77 m <sup>2</sup>
	Stair	25.71 m <sup>2</sup>
Exclusions subtotal	269.4 m <sup>2</sup>	
Gross floor areas	Amenity	254.87 m <sup>2</sup>
	Corridor	40.16 m <sup>2</sup>
	M&E	15.24 m <sup>2</sup>
Gross Floor Area	310.27 m <sup>2</sup>	



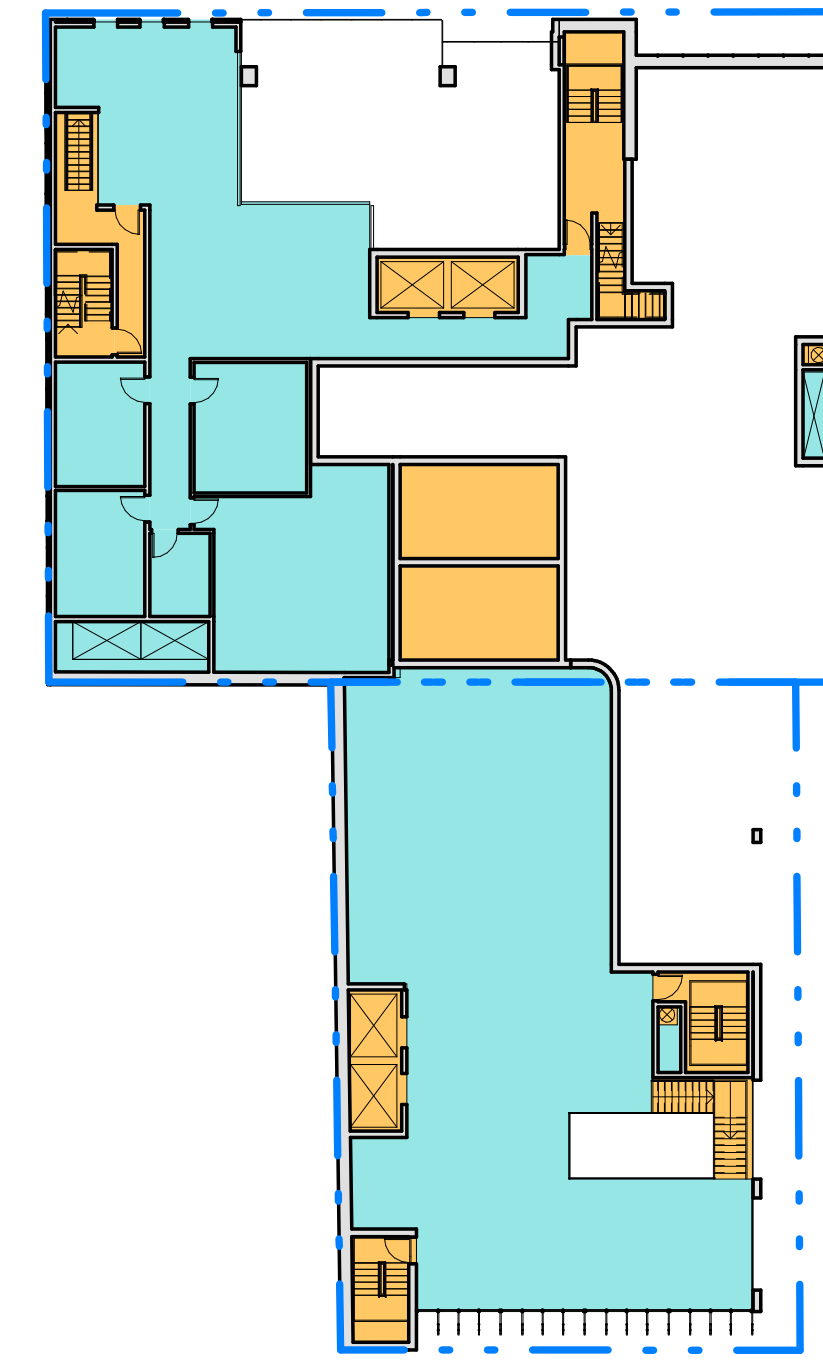
**Typical Floor**

Total floor area	937.47 m <sup>2</sup>	
Zoning exclusions	Elevator Shaft	33.46 m <sup>2</sup>
	Laundry	1.58 m <sup>2</sup>
	Stair	51.21 m <sup>2</sup>
Exclusions subtotal	86.24 m <sup>2</sup>	
Gross floor areas	Corridor	74.84 m <sup>2</sup>
	Guestroom	726.75 m <sup>2</sup>
	M&E	49.63 m <sup>2</sup>
Gross Floor Area	851.23 m <sup>2</sup>	



**Second Floor**

Total floor area	937.47 m <sup>2</sup>	
Zoning exclusions	Elevator Shaft	33.46 m <sup>2</sup>
	Laundry	1.58 m <sup>2</sup>
	Stair	51.11 m <sup>2</sup>
Exclusions subtotal	86.14 m <sup>2</sup>	
Gross floor areas	Corridor	75.81 m <sup>2</sup>
	Guestroom	725.78 m <sup>2</sup>
	M&E	47.92 m <sup>2</sup>
	Ventilation	1.82 m <sup>2</sup>
Gross Floor Area	851.32 m <sup>2</sup>	



**Ground floor mezzanine**

Total floor area	790.57 m <sup>2</sup>	
Zoning exclusions	Elevator Shaft	89.16 m <sup>2</sup>
	Laundry	1.62 m <sup>2</sup>
	Stair	107.62 m <sup>2</sup>
Exclusions subtotal	198.41 m <sup>2</sup>	
Gross floor areas	Corridor	133.15 m <sup>2</sup>
	M&E	31.18 m <sup>2</sup>
	Office	427.83 m <sup>2</sup>
Gross Floor Area	592.16 m <sup>2</sup>	

**Building Area Legend**

- No
- Yes

**ZONING AREA LEGEND**

EXCLUSIONS  
ZONING AREA BY-LAW 569-2013

**NON-RESIDENTIAL GROSS FLOOR AREA - ZONING BY-LAW 569-2013**

Gross Floor Area (as per 800.50 (320)):

means the sum of the total area of each floor level of a building, above and below the ground, measured from the exterior of the main wall of each floor level.

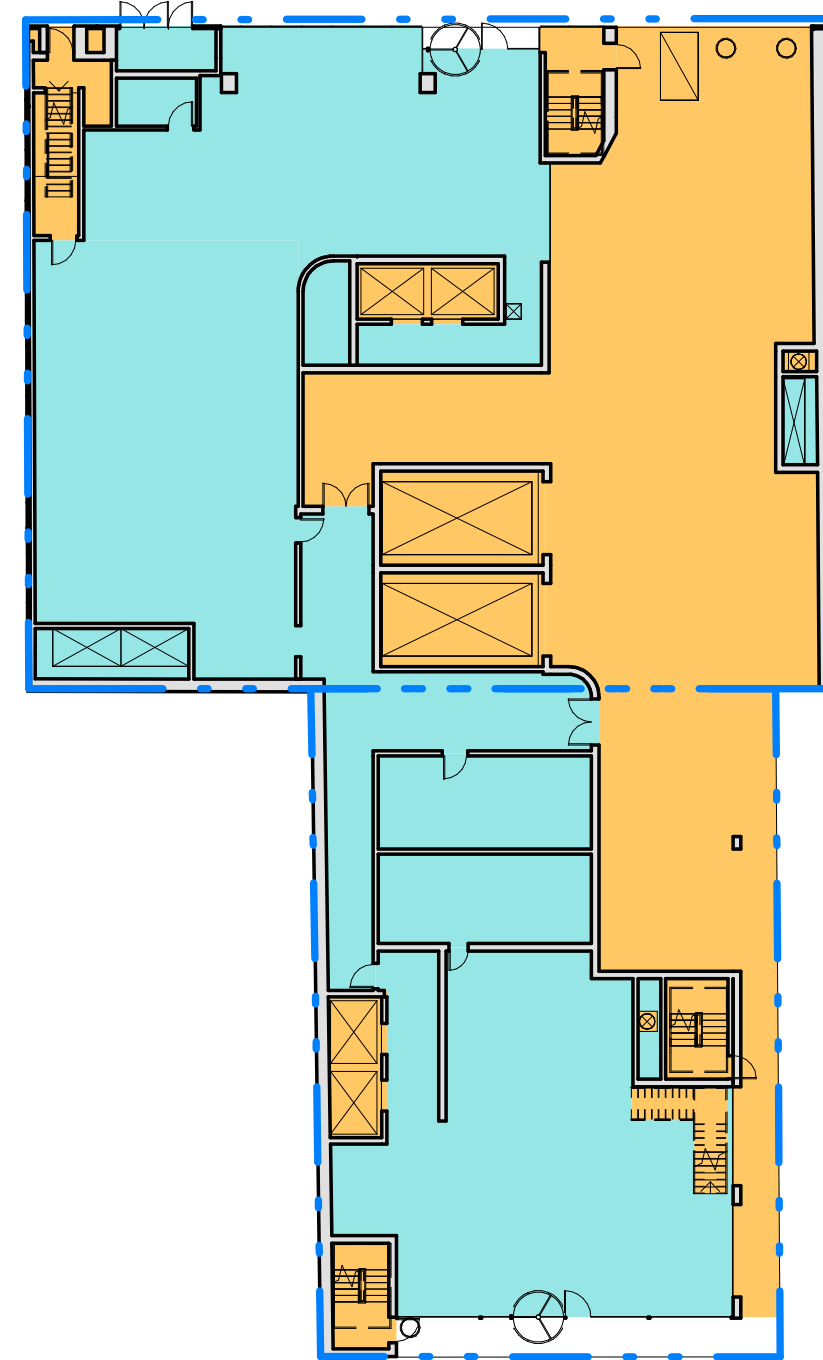
Floor Area (as per 50.5.40.40 (1)):

In the Commercial Zone category the gross floor area of a non-residential building is reduced by the area in the building used for:

- (A) required parking, loading and bicycle parking below-ground;
- (B) required loading spaces at the ground level and required bicycle parking spaces at or above-ground;
- (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
- (D) shower and change facilities required by this By-law for required bicycle parking spaces;
- (E) elevator shafts;
- (F) mechanical penthouse; and
- (G) exit stairwells in the building.

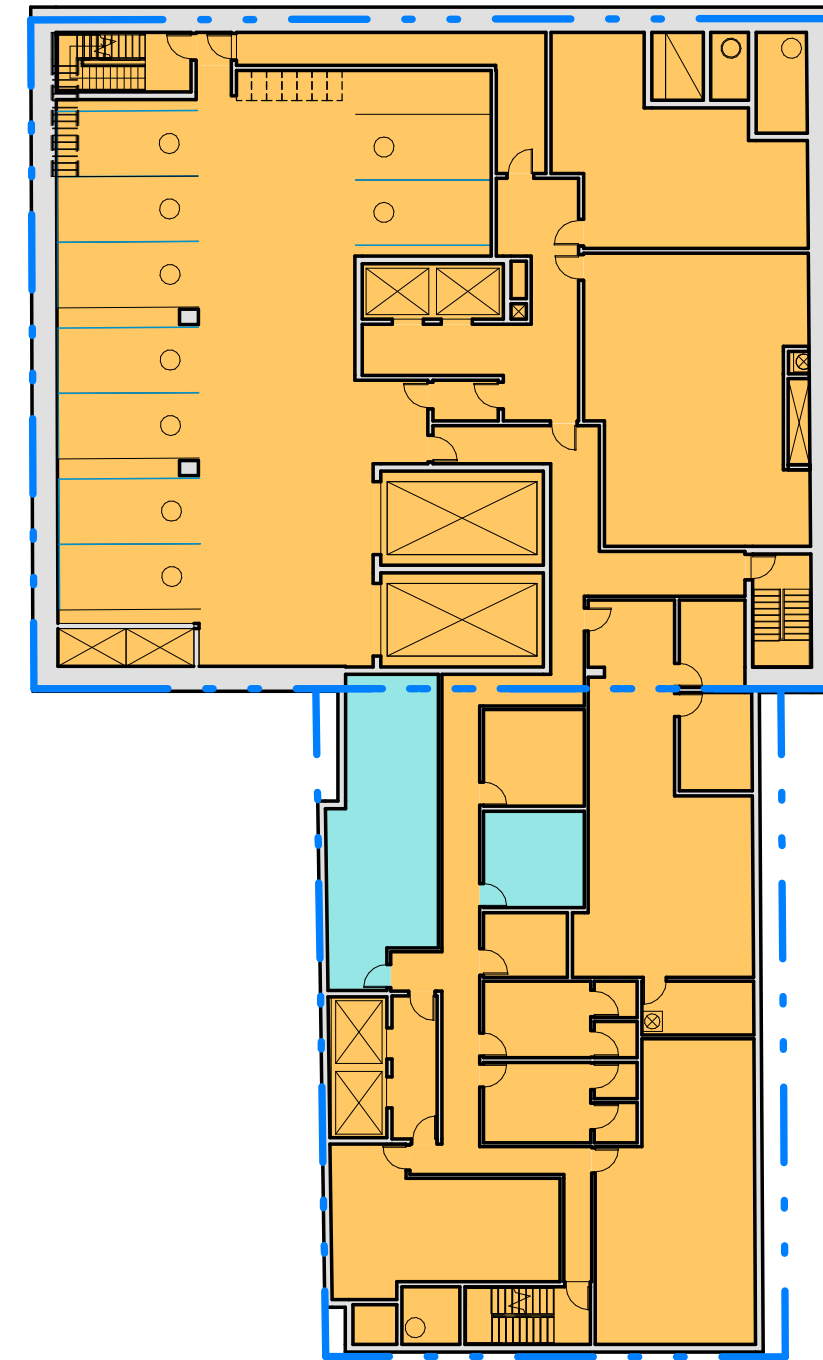
**GFA - ZONING BY-LAW 569-2013**

Level	Area	Area (SF)
Level -2 Parking	152.3 m <sup>2</sup>	1,639 SF
Level -1 Parking	72.2 m <sup>2</sup>	777 SF
Level 1	721.6 m <sup>2</sup>	7,768 SF
Level 1 Mezz	592.2 m <sup>2</sup>	6,374 SF
Level 2	851.3 m <sup>2</sup>	9,164 SF
Level 3	851.2 m <sup>2</sup>	9,163 SF
Level 4	851.3 m <sup>2</sup>	9,164 SF
Level 5	851.3 m <sup>2</sup>	9,164 SF
Level 6	851.3 m <sup>2</sup>	9,164 SF
Level 7	851.3 m <sup>2</sup>	9,164 SF
Level 8	851.3 m <sup>2</sup>	9,164 SF
Level 9	851.3 m <sup>2</sup>	9,164 SF
Level 10	851.3 m <sup>2</sup>	9,164 SF
Level 11	851.3 m <sup>2</sup>	9,164 SF
Level 12	851.3 m <sup>2</sup>	9,164 SF
Level 13	851.3 m <sup>2</sup>	9,164 SF
Level 14	851.3 m <sup>2</sup>	9,164 SF
Level 15	851.3 m <sup>2</sup>	9,164 SF
Level 16	539.5 m <sup>2</sup>	5,807 SF
Level 17	310.3 m <sup>2</sup>	3,340 SF
Total GFA:	14,306.5 m <sup>2</sup>	153,994 SF



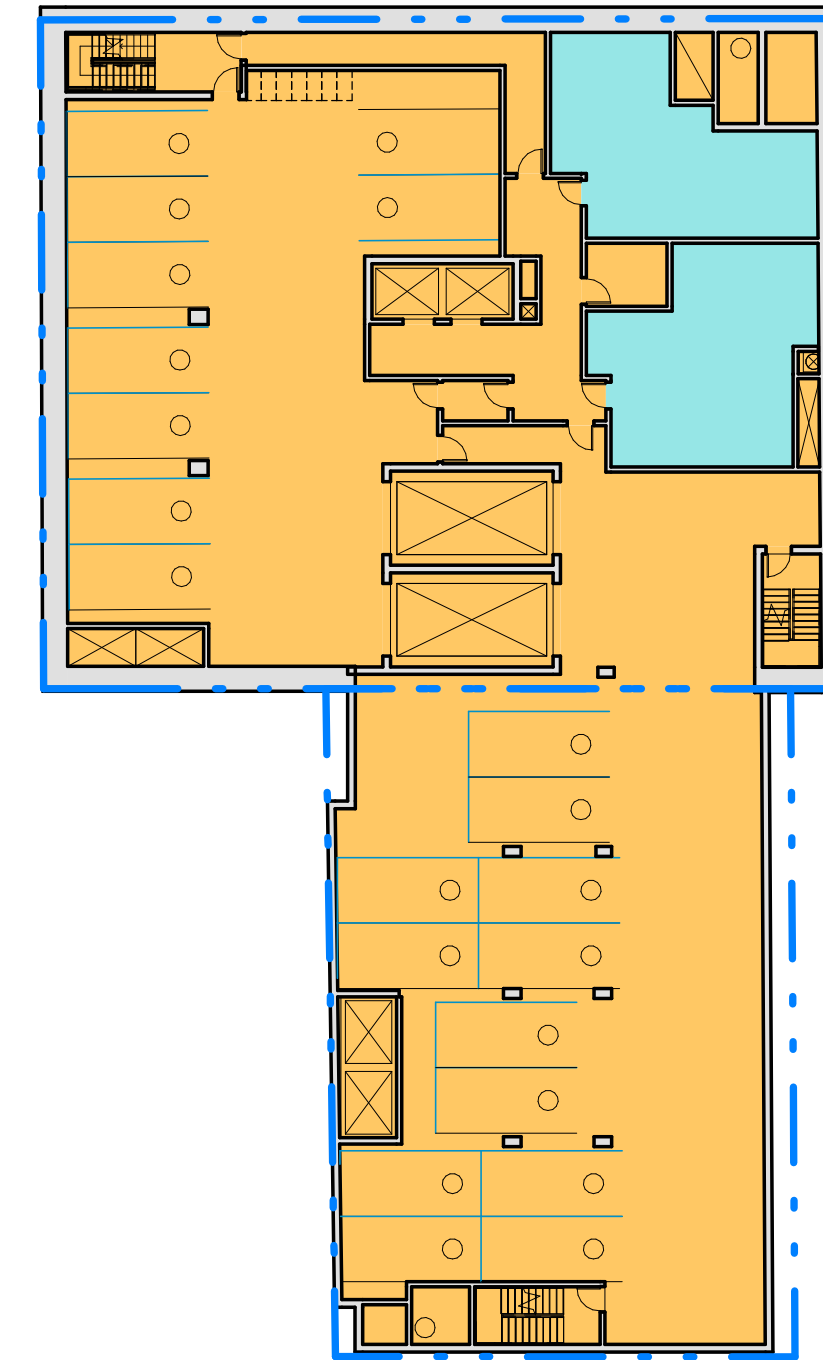
**Ground floor**

Total floor area	1,298.35 m <sup>2</sup>	
Zoning exclusions	Elevator Shaft	86.42 m <sup>2</sup>
	Laundry	3.02 m <sup>2</sup>
	Loading Dock	410.22 m <sup>2</sup>
	Stair	77.04 m <sup>2</sup>
Exclusions subtotal	576.7 m <sup>2</sup>	
Gross floor areas	Amenity	177.49 m <sup>2</sup>
	Corridor	101.92 m <sup>2</sup>
	Hotel BOH	77.36 m <sup>2</sup>
	Hotel Lobby	325.9 m <sup>2</sup>
	M&E	38.97 m <sup>2</sup>
Gross Floor Area	721.65 m <sup>2</sup>	



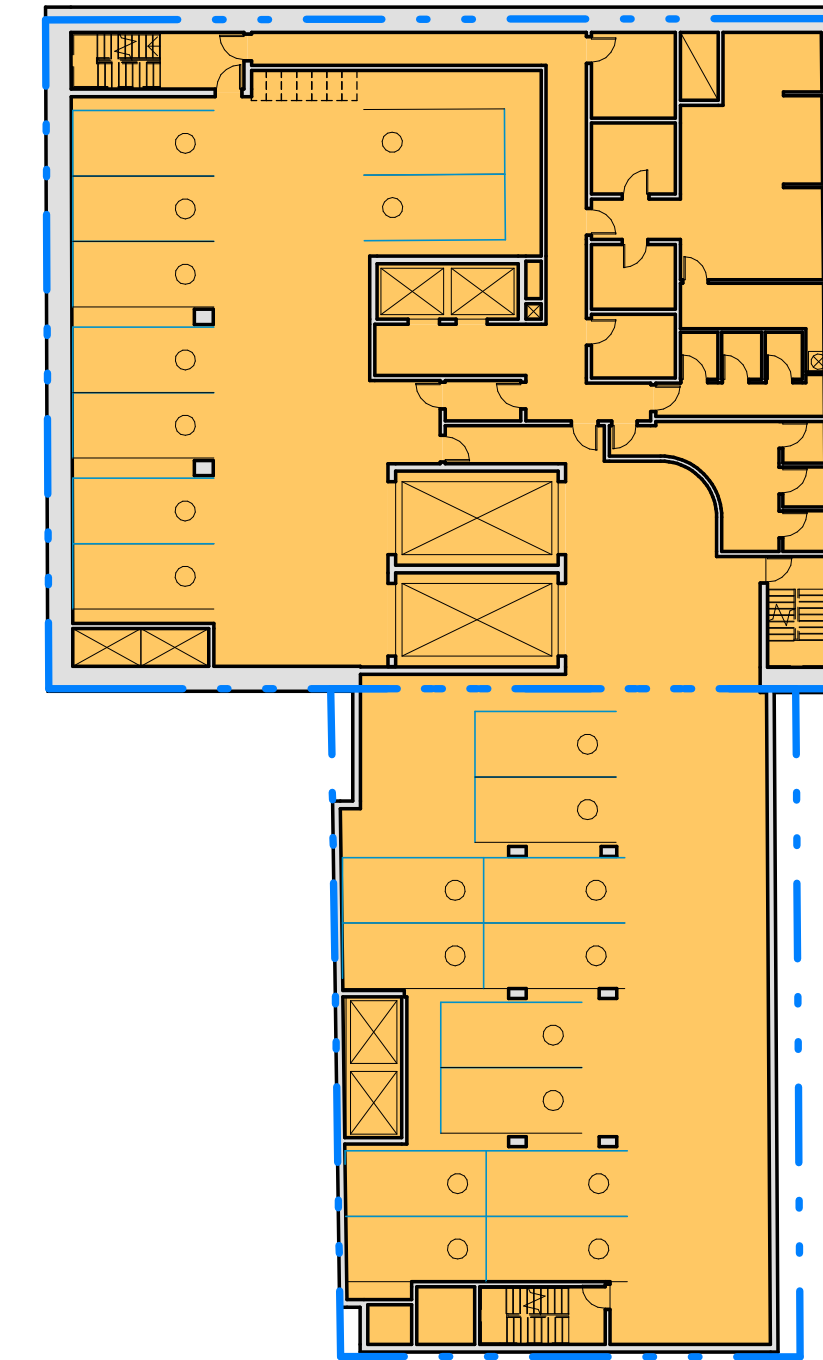
**P1 floor**

Total floor area	1,319.94 m <sup>2</sup>	
Zoning exclusions	Corridor	186.1 m <sup>2</sup>
	Elevator Shaft	92.79 m <sup>2</sup>
	Hotel BOH	183.34 m <sup>2</sup>
	Laundry	1.47 m <sup>2</sup>
	M&E	355.36 m <sup>2</sup>
	Parking	352.93 m <sup>2</sup>
	Stair	57.87 m <sup>2</sup>
	Ventilation	17.85 m <sup>2</sup>
Exclusions subtotal	1,247.71 m <sup>2</sup>	
Gross floor areas	Amenity	54.23 m <sup>2</sup>
	Office	17.99 m <sup>2</sup>
Gross Floor Area	72.23 m <sup>2</sup>	



**P2 floor**

Total floor area	1,319.94 m <sup>2</sup>	
Zoning exclusions	Corridor	79.87 m <sup>2</sup>
	Elevator Shaft	92.8 m <sup>2</sup>
	Hotel BOH	9.47 m <sup>2</sup>
	Laundry	0.73 m <sup>2</sup>
	M&E	48.41 m <sup>2</sup>
	Parking	855.96 m <sup>2</sup>
	Stair	62.59 m <sup>2</sup>
	Ventilation	17.85 m <sup>2</sup>
Exclusions subtotal	1,167.67 m <sup>2</sup>	
Gross floor areas	Amenity	74.1 m <sup>2</sup>
	Office	78.17 m <sup>2</sup>
Gross Floor Area	152.27 m <sup>2</sup>	



**P3 floor**

Total floor area	1,319.94 m <sup>2</sup>	
Zoning exclusions	Corridor	81.27 m <sup>2</sup>
	Elevator Shaft	92.8 m <sup>2</sup>
	Hotel BOH	195.09 m <sup>2</sup>
	Laundry	0.63 m <sup>2</sup>
	M&E	20.73 m <sup>2</sup>
	Parking	850.46 m <sup>2</sup>
	Stair	61.12 m <sup>2</sup>
	Ventilation	17.85 m <sup>2</sup>
Exclusions subtotal	1,319.94 m <sup>2</sup>	
Gross floor areas		
Gross Floor Area		

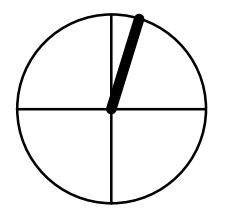
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**ISSUED / REVISED**

No.	Description	Date
1	Rezoning	xxxx



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PROJ. NAME  
**38 Camden St**

OWNER

DWG TITLE  
**Area Diagrams  
ZBL-569-2013**

DATE : 19/03/15  
SCALE : 1 : 300  
DRAWN : SS  
CHECKED : DC, DS  
PROJ. No. : 1806

DWG No.  
**A003**



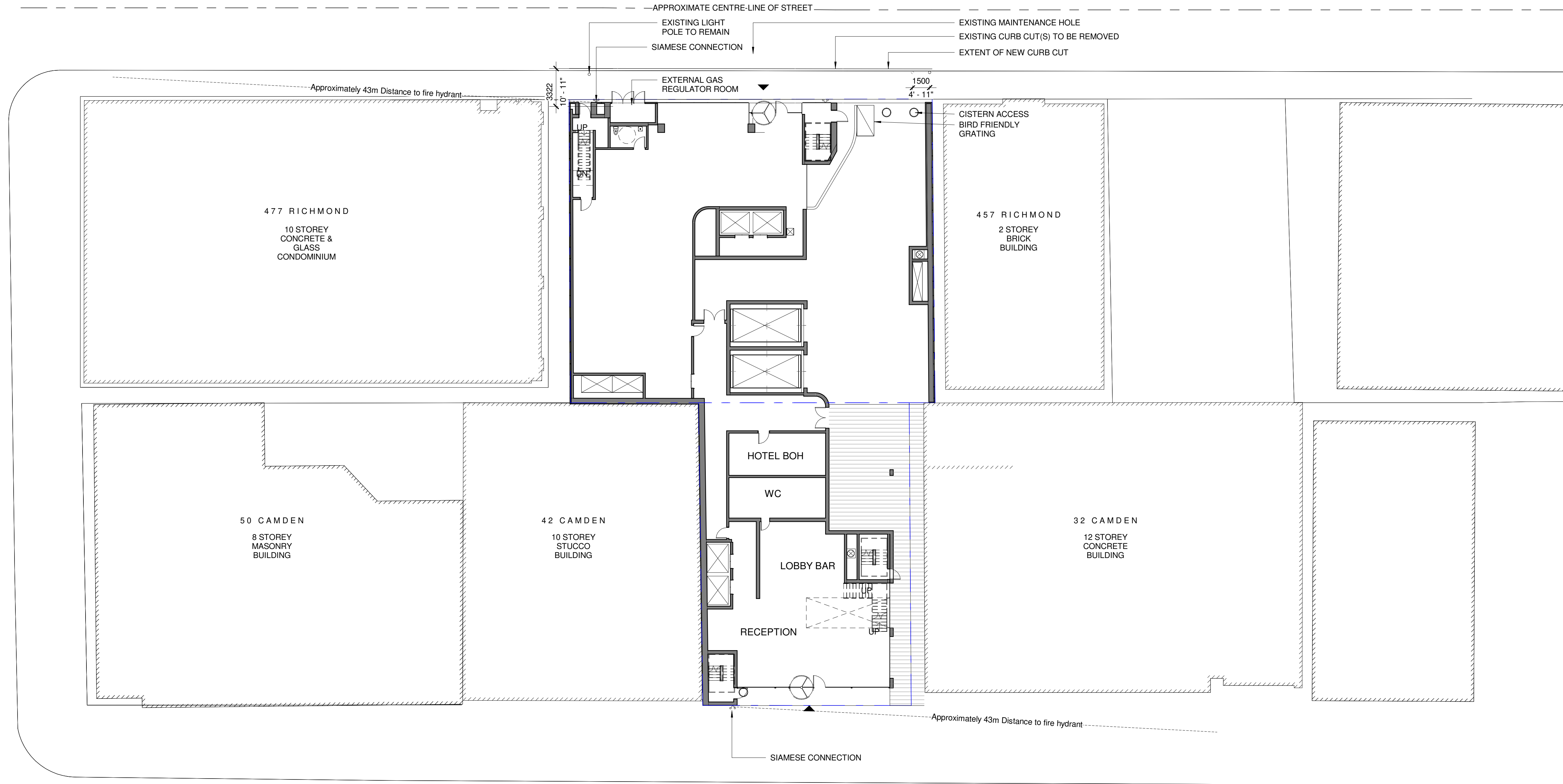


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BRANT STREET

RICHMOND STREET WEST

CAMDEN STREET WEST



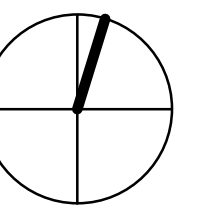
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PROJ. NAME  
38 Camden St

OWNER

DWG TITLE  
Site Plan

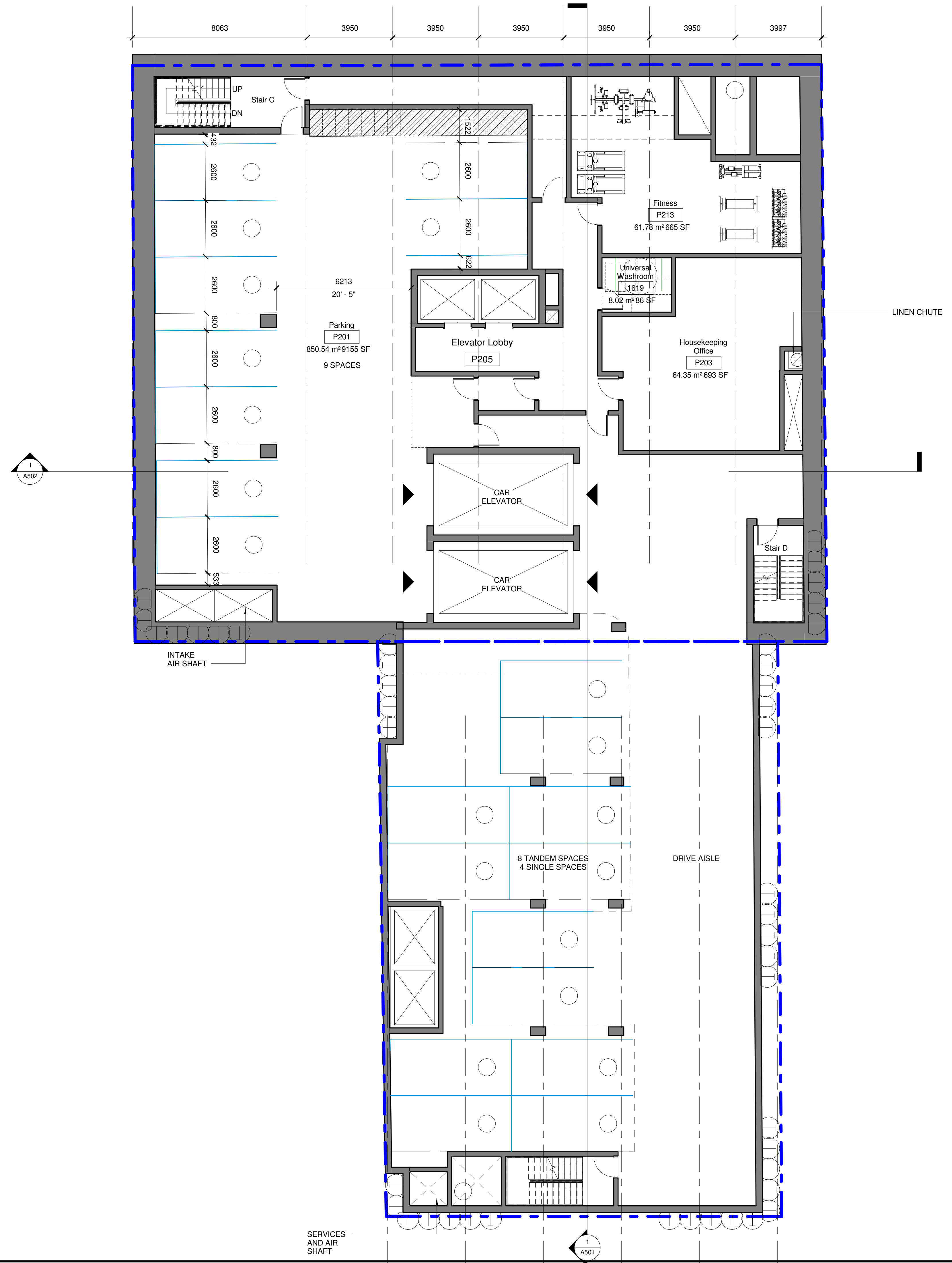
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PROJ. No. : 1806

DWG No.  
**A102**



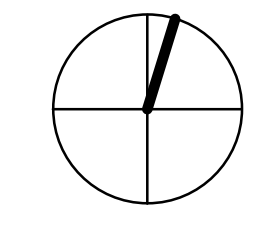
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1	Rezoning	xxxx



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PROJ. NAME  
**38 Camden St**

OWNER

DWG TITLE  
**P2 Floor Plan**

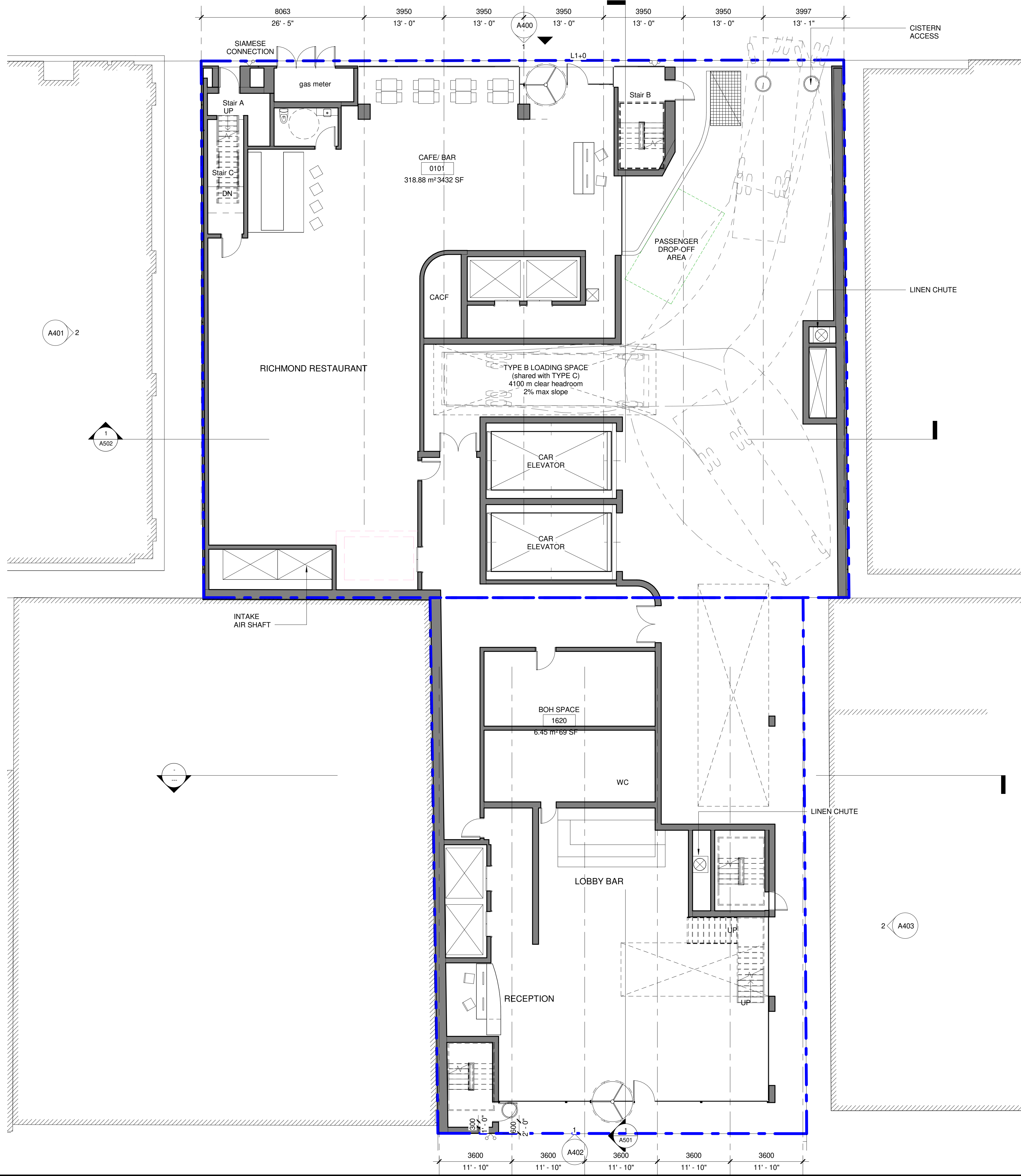
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DWG No.  
**A201**





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No.	Description	Date
1	Rezoning	xxxx



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PROJ. NAME  
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OWNER

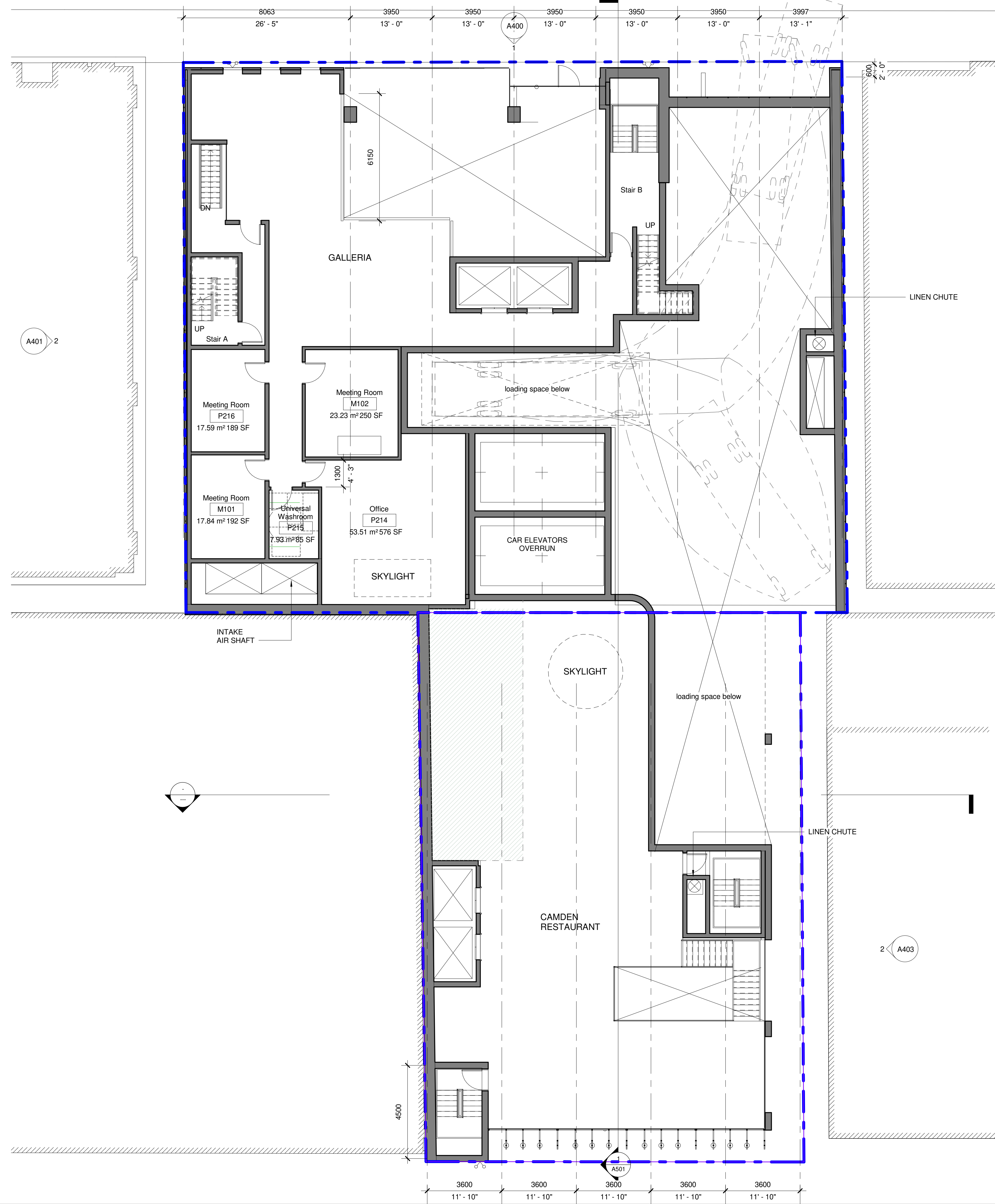
DWG TITLE  
**Ground Floor Plan**

DATE : 19/03/15  
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 PROJ. No. : 1806

A203

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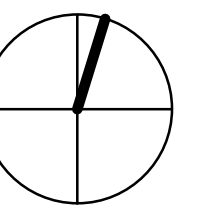
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1	Rezoning	xxxx



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PROJ. NAME  
38 Camden St

OWNER

DWG TITLE  
Ground Floor Mezzanine Plan

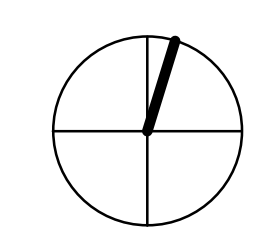
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 CHECKED : DC, DS  
 PROJ. No. : 1806

DWG No.  
**A204**



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No.	Description	Date
1	Rezoning	xxxx



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PROJ. NAME  
 38 Camden St

OWNER

DWG TITLE  
 2nd Floor Plan

DATE : 19/03/15  
 SCALE : 1 : 100  
 DRAWN : SP, SS  
 CHECKED : DC, DS  
 PROJ. No. : 1806  
 DWG No. : **A205**

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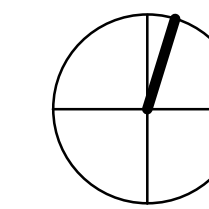
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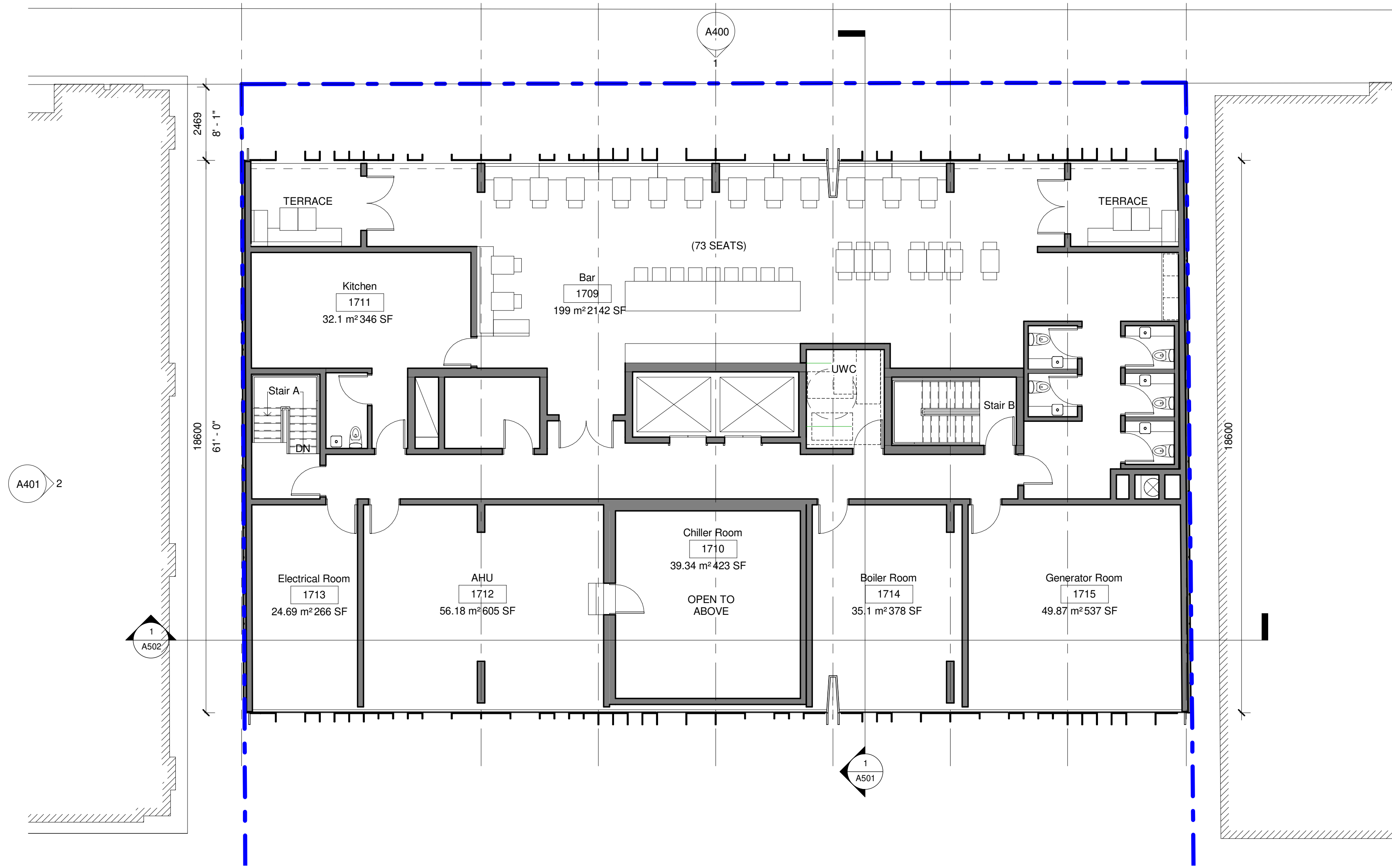
PROJ. NAME  
**38 Camden St**

OWNER

DWG TITLE  
**Typical Floor Plan (3rd to 15th)**

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SCALE : 1 : 100  
DRAWN : SP, SS  
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PROJ. No. : 1806

**DWG No. A206**



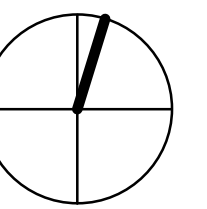
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No.	Description	Date
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PROJ. NAME  
**38 Camden St**

OWNER

DWG TITLE  
**17th Floor Plan**

DATE : 19/03/15  
SCALE : 1 : 100  
DRAWN : SP, SS  
CHECKED : DC, DS  
PROJ. No. : 1806

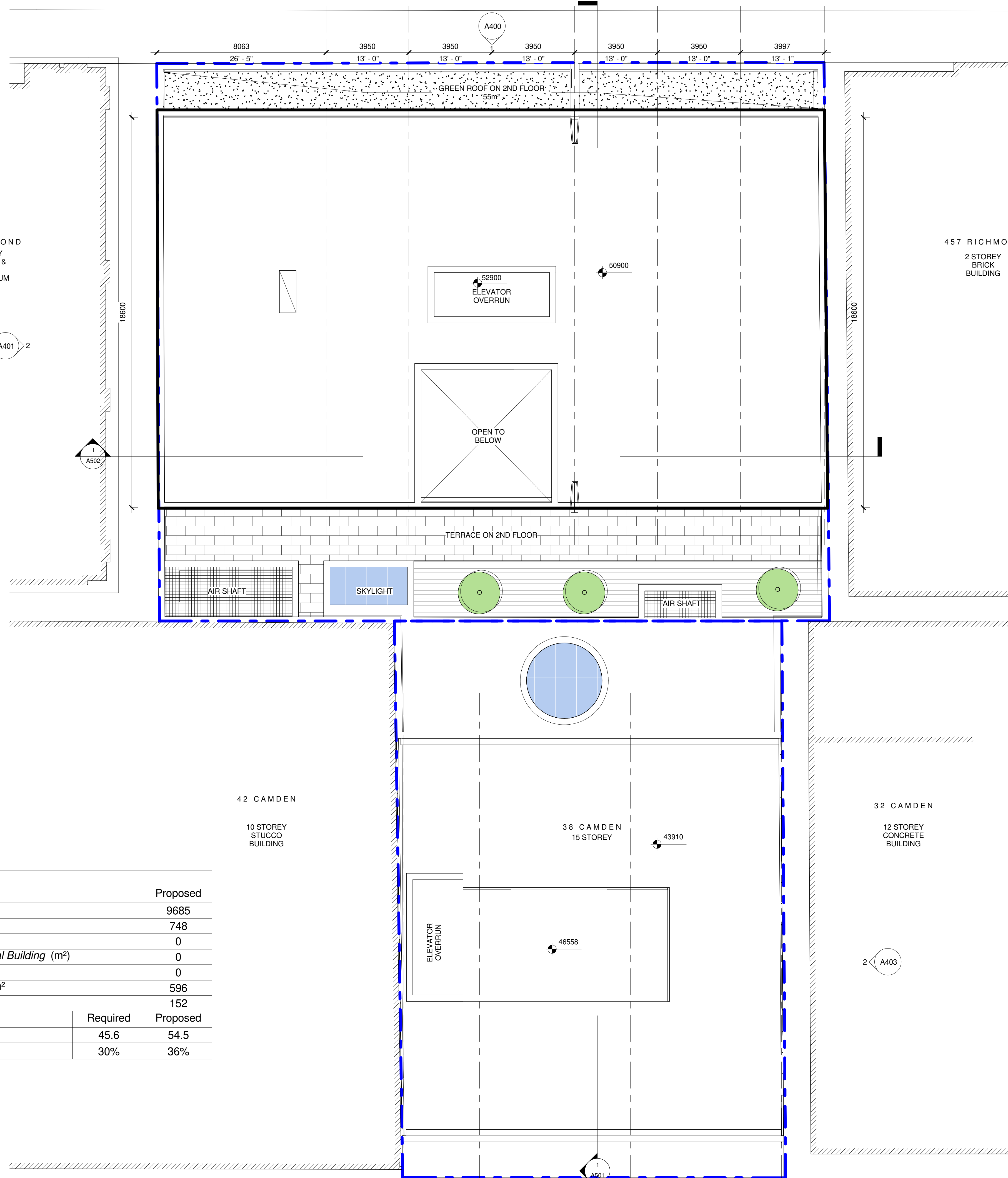
DWG No.

**A207**

477 RICHMOND  
10 STOREY  
CONCRETE &  
GLASS  
CONDOMINIUM

A401 2

A502 1



**Green Roof Statistics**

Available Roof Space Calculation		Proposed	
Gross Floor Area, as defined in Green Roof Bylaw (m <sup>2</sup> )		9685	
Total Roof Area (m <sup>2</sup> )		748	
Area of Residential Private Terraces (m <sup>2</sup> )		0	
Rooftop Outdoor Amenity Space, if in a Residential Building (m <sup>2</sup> )		0	
Area of Renewable Energy Devices (m <sup>2</sup> )		0	
Tower(s) Roof Area with floor plate less than 750 m <sup>2</sup>		596	
Total Available Roof Space (m <sup>2</sup> )		152	
Green Roof Coverage		Required	Proposed
Coverage of Available Roof Space (m <sup>2</sup> )		45.6	54.5
Coverage of Available Roof Space (%)		30%	36%

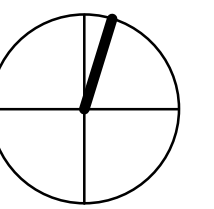
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PROJ. NAME  
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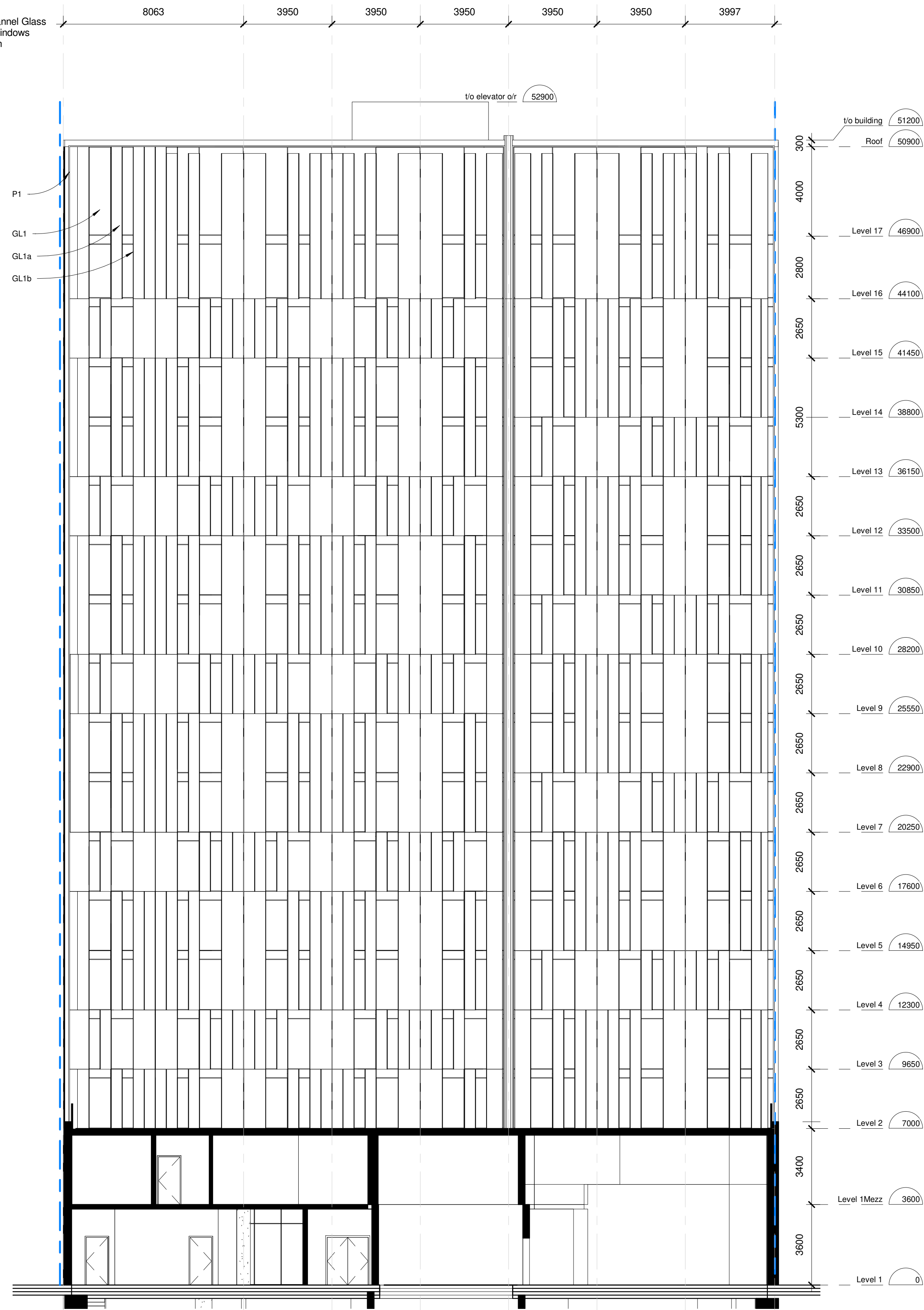
OWNER

DWG TITLE  
**Roof Plan**

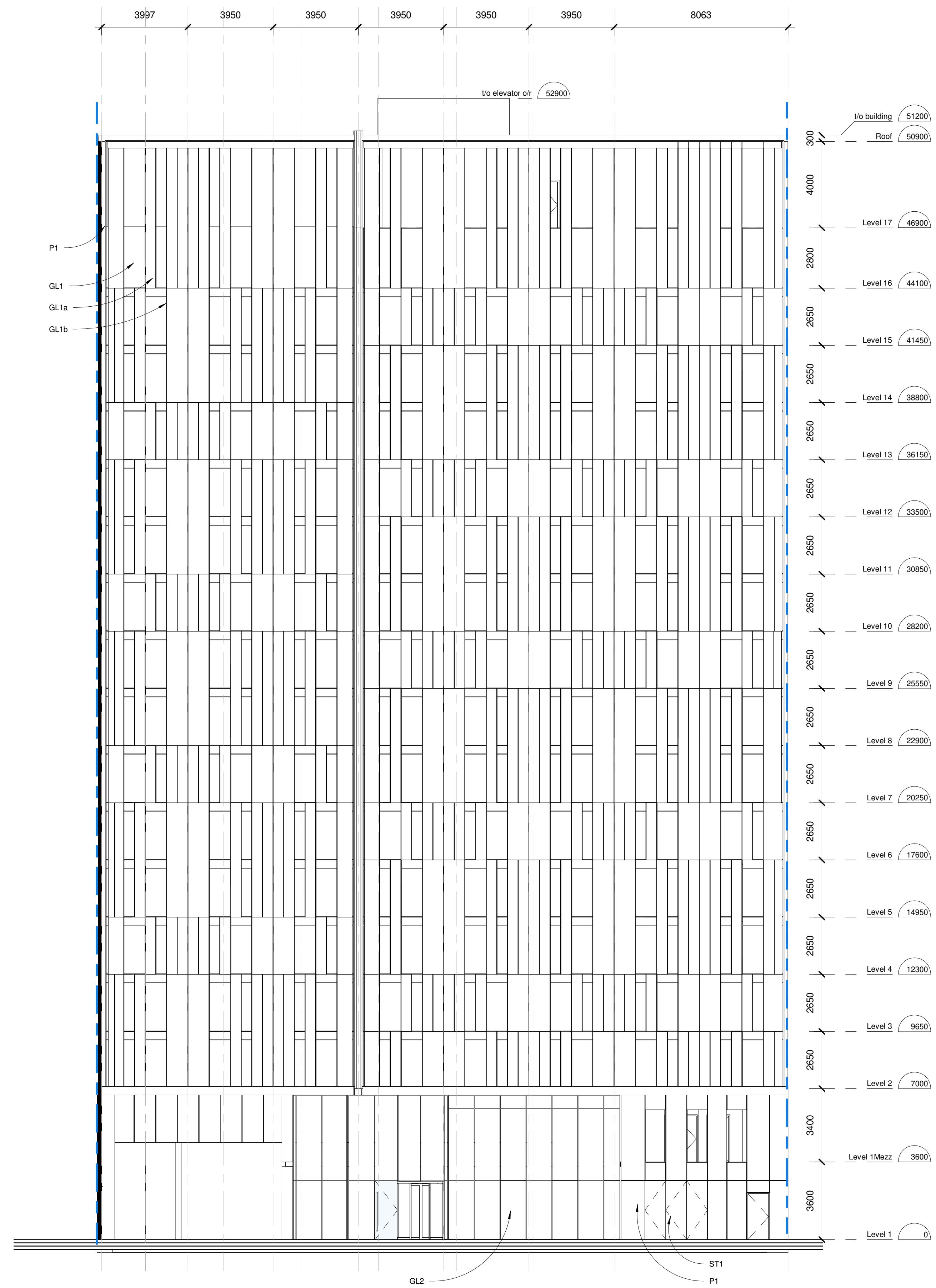
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SCALE : 1 : 100  
DRAWN : PD, RR  
CHECKED : DC, DS  
PROJ. No. : 1806  
DWG No. **A208**

**EXTERIOR MATERIALS**

- GL1 Glazing
- GL1a Glazing, Spandrel
- GL1b Glazing, Fins
- GL2 Lobby Glazing
- GL3 Glazing, Fluted Channel Glass
- GL4 Glazing, Framed Windows
- GL5 Glazing, Frit Pattern
- M1 Masonry
- P1 Porcelain Panel
- ST1 Grilles, Louvres



2 Richmond South Elevation  
1 : 125



1 Richmond North Elevation  
1 : 125

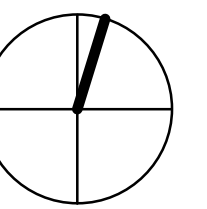
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**ISSUED / REVISED**

No.	Description	Date
1	Rezoning	xxxx



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PROJ. NAME  
38 Camden St

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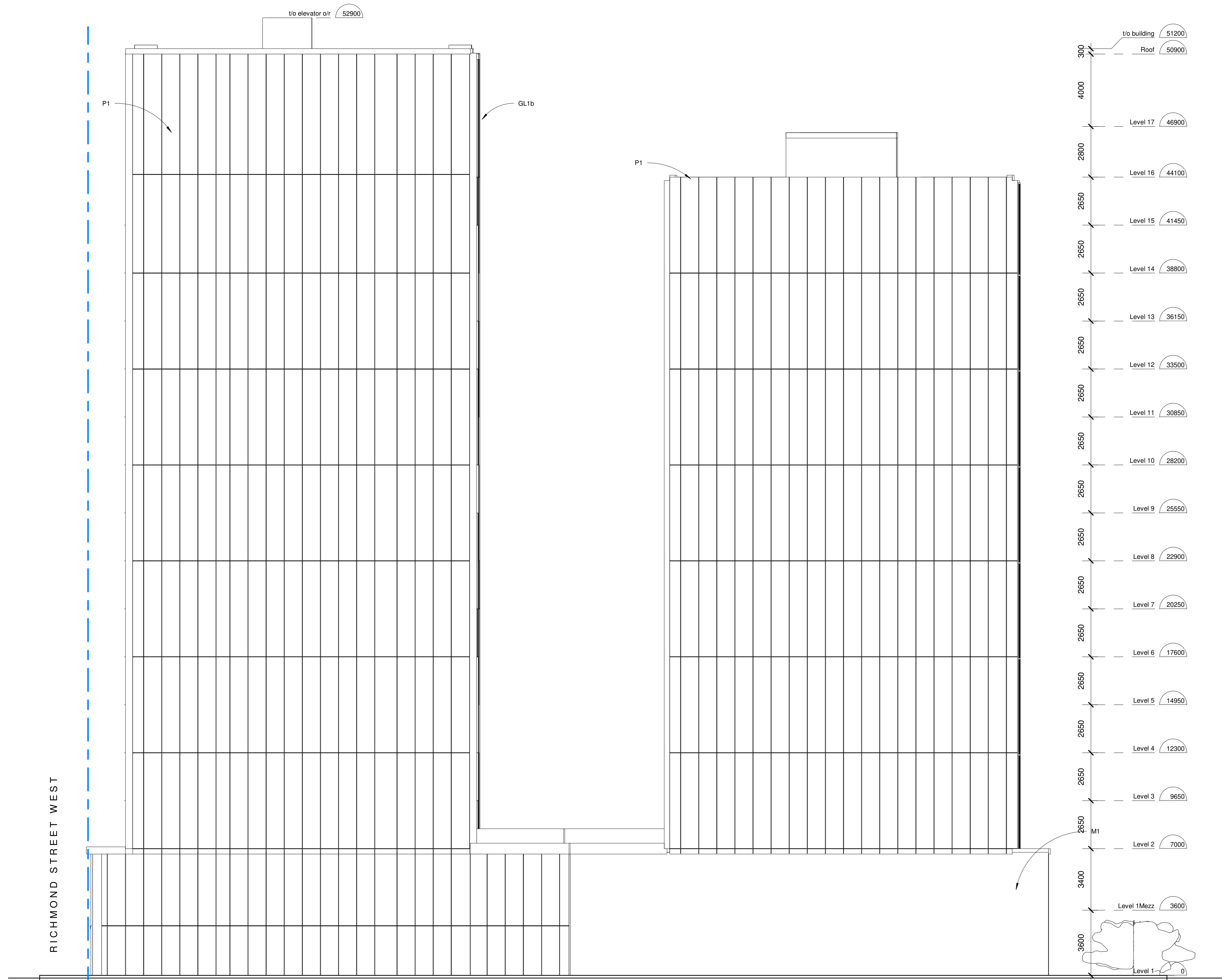
DWG TITLE  
471 Richmond Elevations  
North & South

DATE : 19/03/15  
SCALE : 1 : 125  
DRAWN : PD, RR  
CHECKED : DC, DS  
PROJ. No. : 1806

DWG No.  
**A400**

**EXTERIOR MATERIALS**

- GL1 Glazing, Spandrel
- GL1a Glazing, Spandrel
- GL1b Glazing, Fins
- GL2 Lobby Glazing
- GL3 Glazing, Fluted Channel Glass
- GL4 Glazing, Framed Windows
- GL5 Glazing, Frit Pattern
- M1 Masonry
- P1 Porcelain Panel
- ST1 Grilles, Louvres



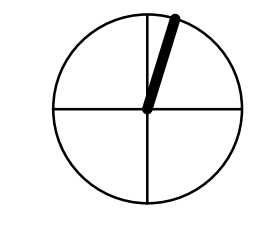
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No.	Description	Date
1	Rezoning	xxxx



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PROJ. NAME  
**38 Camden St**

OWNER

DWG TITLE  
**West Elevation**

DATE : 19/03/15  
SCALE : 1 : 125  
DRAWN : PD, RR  
CHECKED : DC, DS  
PROJ. No. : 1806

**DWG No.**  
**A401**









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ISSUED / REVISED

No.	Description	Date
1	Rezoning	xxxx

CONTEXT - PROPOSAL  
 471 RICHMOND - AS OF RIGHT  
 PROPERTY LINE

471 RICHMOND - SHADOW STUDIES

In support of the Re-Zoning Application for a 17 storey Hotel at 465-471 Richmond Street West, the following Sun / Shadow Study has been prepared. The proposal is located mid-block on the south side of Richmond Street between Spadina Avenue and Brant Street. The height of the hotel is 51.2m inclusive of mechanical penthouse.

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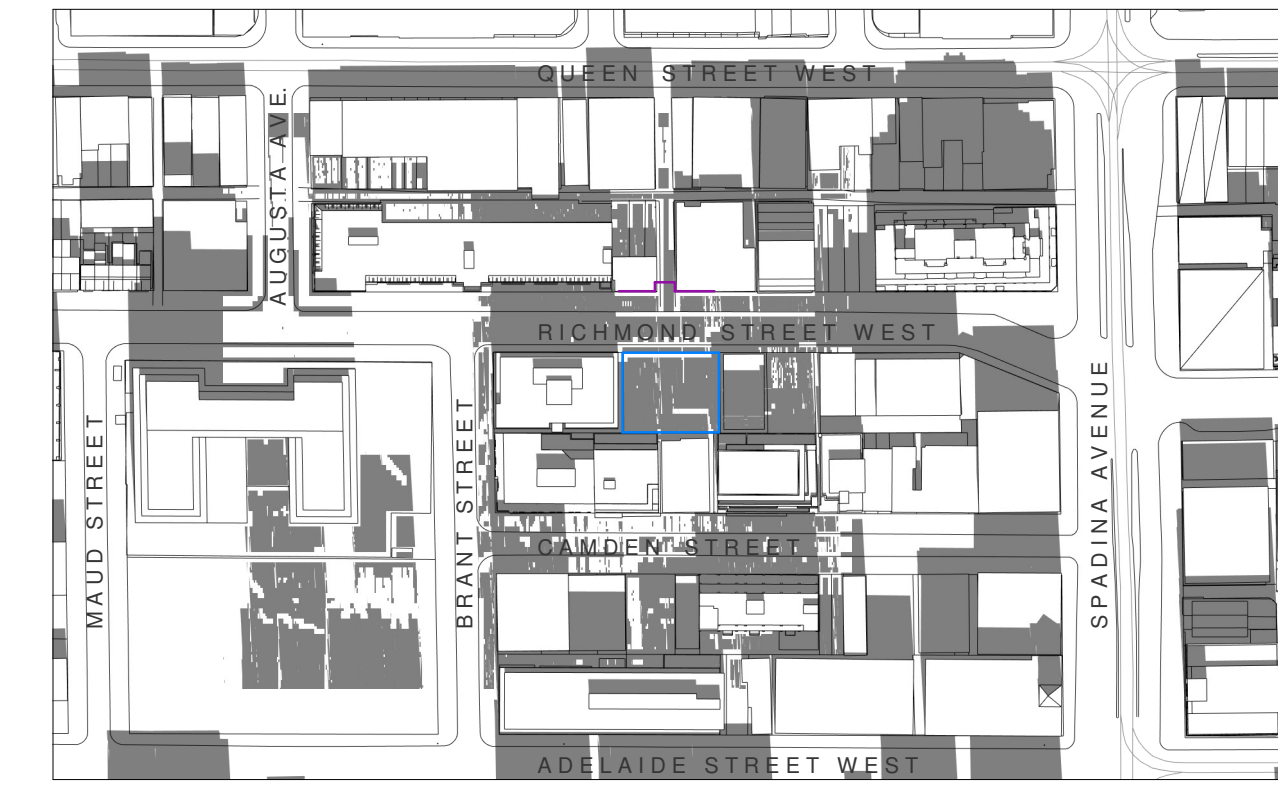
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10:18 am



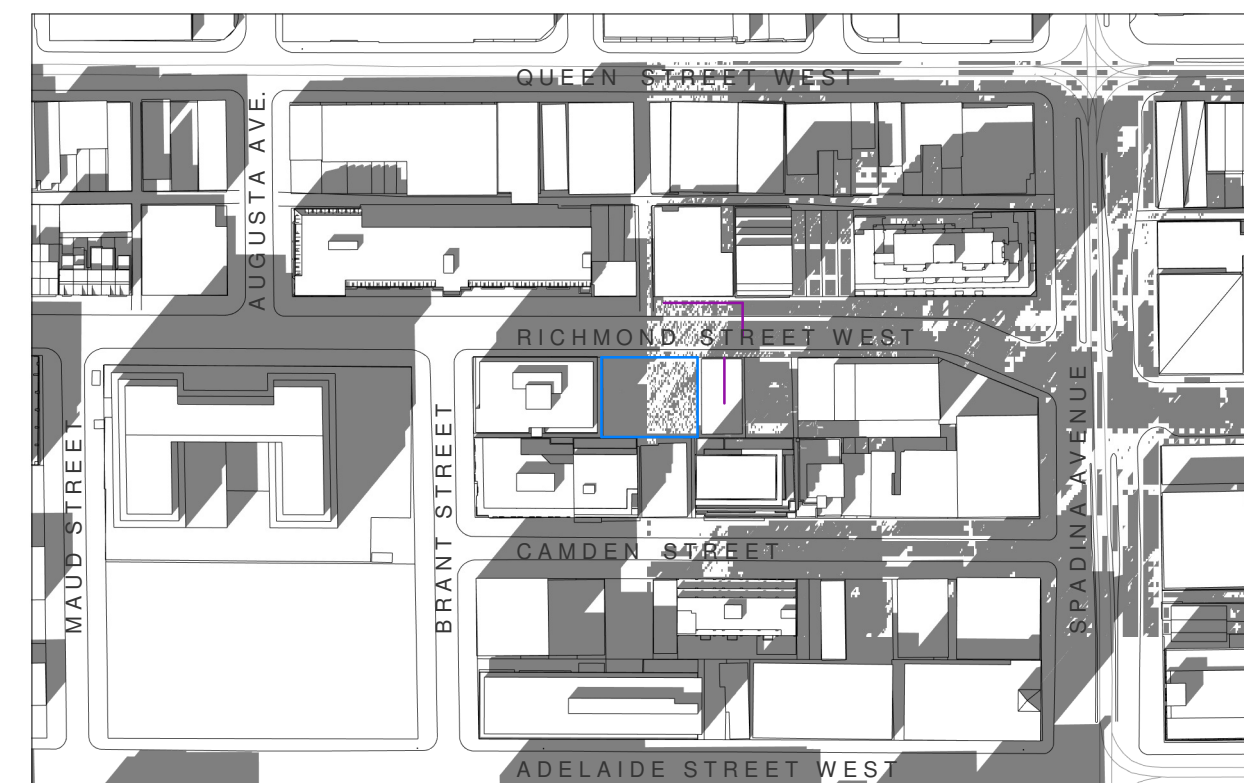
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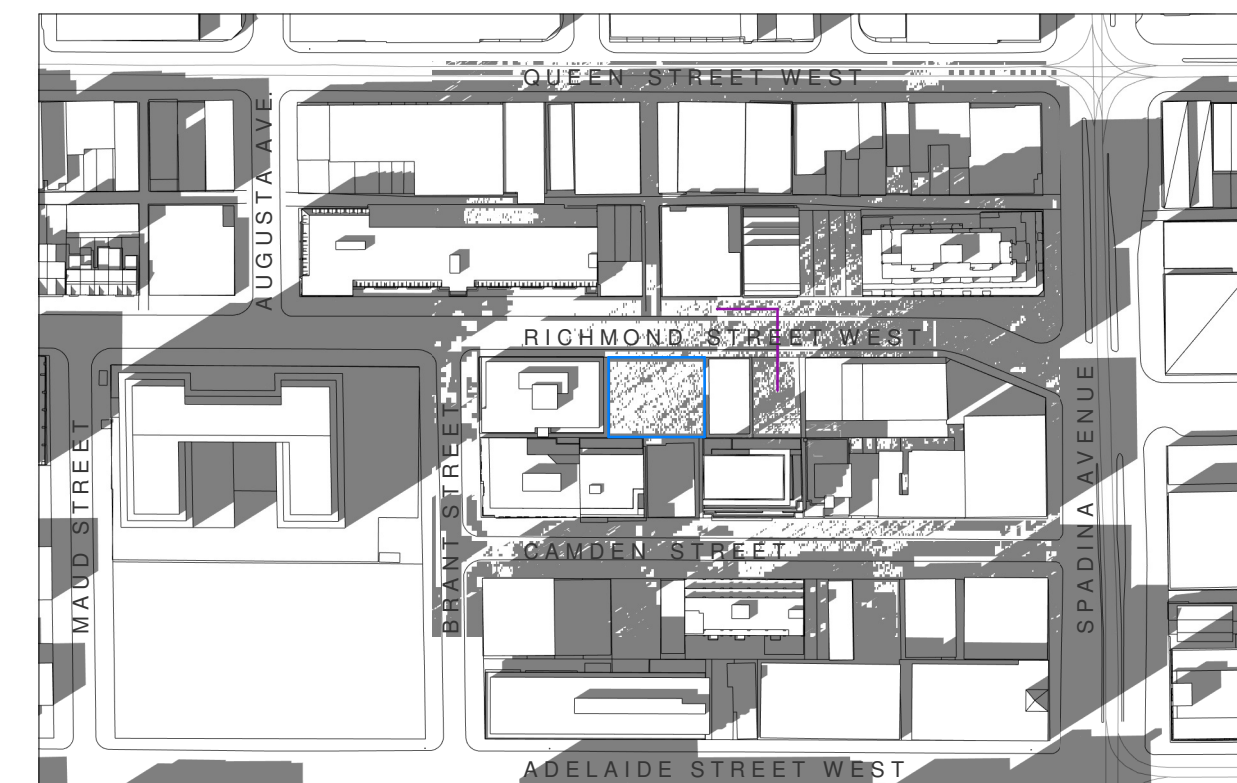
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1:18 pm



2:18 pm



3:18 pm



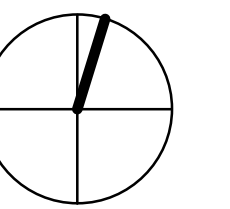
4:18 pm



5:18 pm



6:18 pm



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Sweeny&Co Architects

134 Peter Street Suite 1601 Toronto ON Canada M5V 2H2 P 416.971.6252 F 416.971.5420 E info@sandco.com W sweenyandco.com

PROJ. NAME  
38 Camden St

OWNER

DWG TITLE  
Existing Sun Shadow Study (September 21)

DATE : 06/08/18  
SCALE : As indicated  
DRAWN : Author  
CHECKED : Checker  
PROJ. No. : 1806  
DWG No.  
**A1001**

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ISSUED / REVISED

No.	Description	Date
1	Rezoning	xxxx

CONTEXT - PROPOSAL  
 471 RICHMOND - AS OF RIGHT  
 PROPERTY LINE

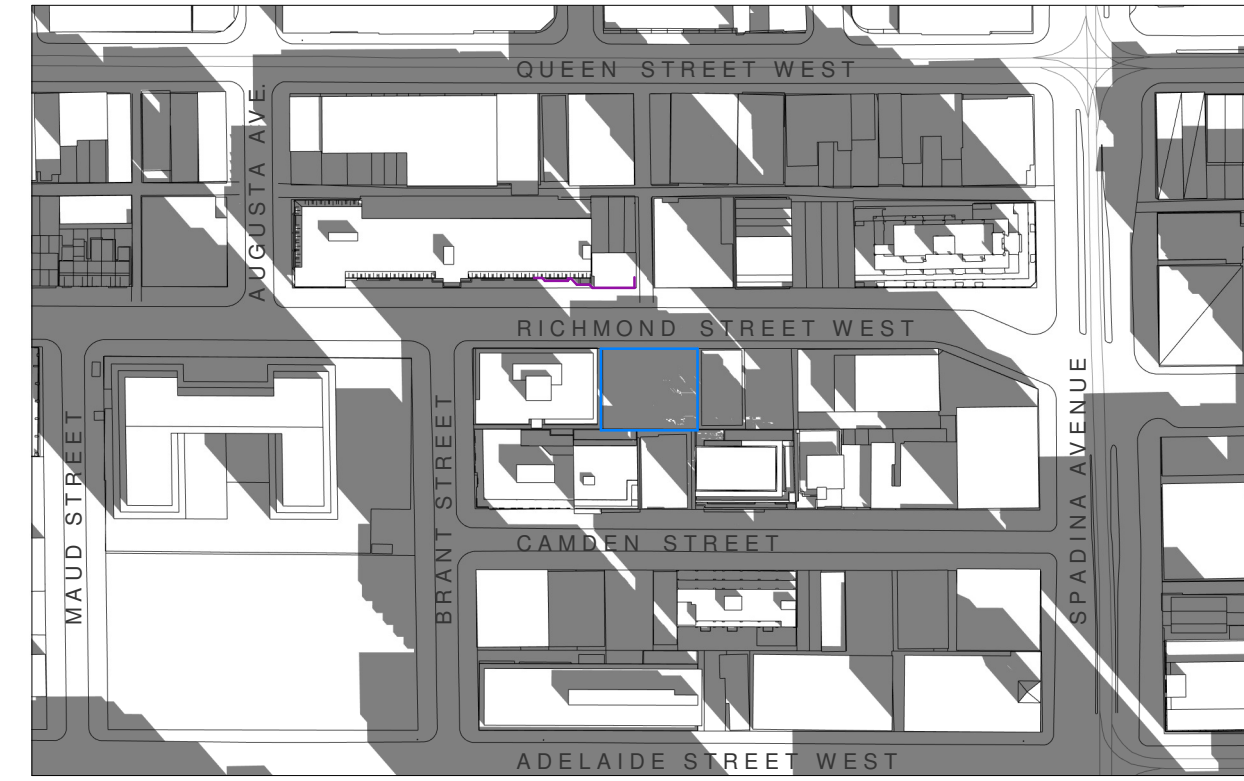
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9:18 am



10:18 am



11:18 am



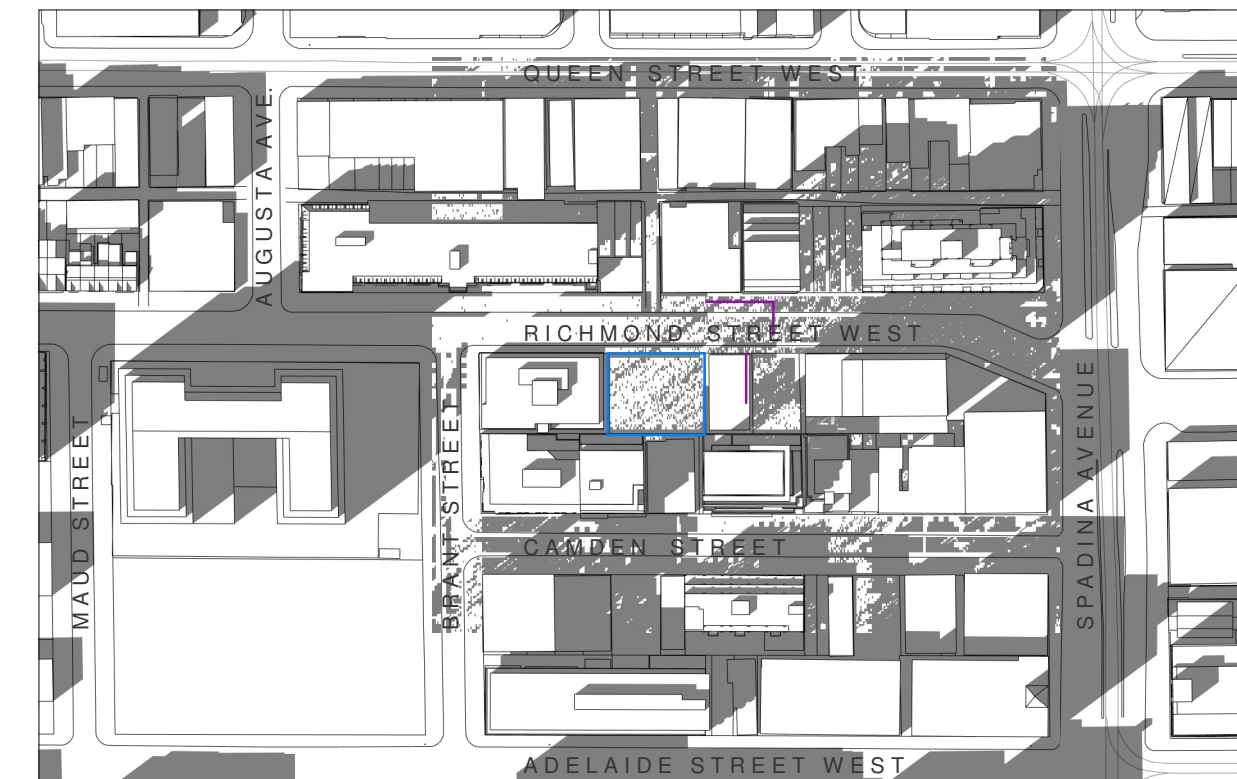
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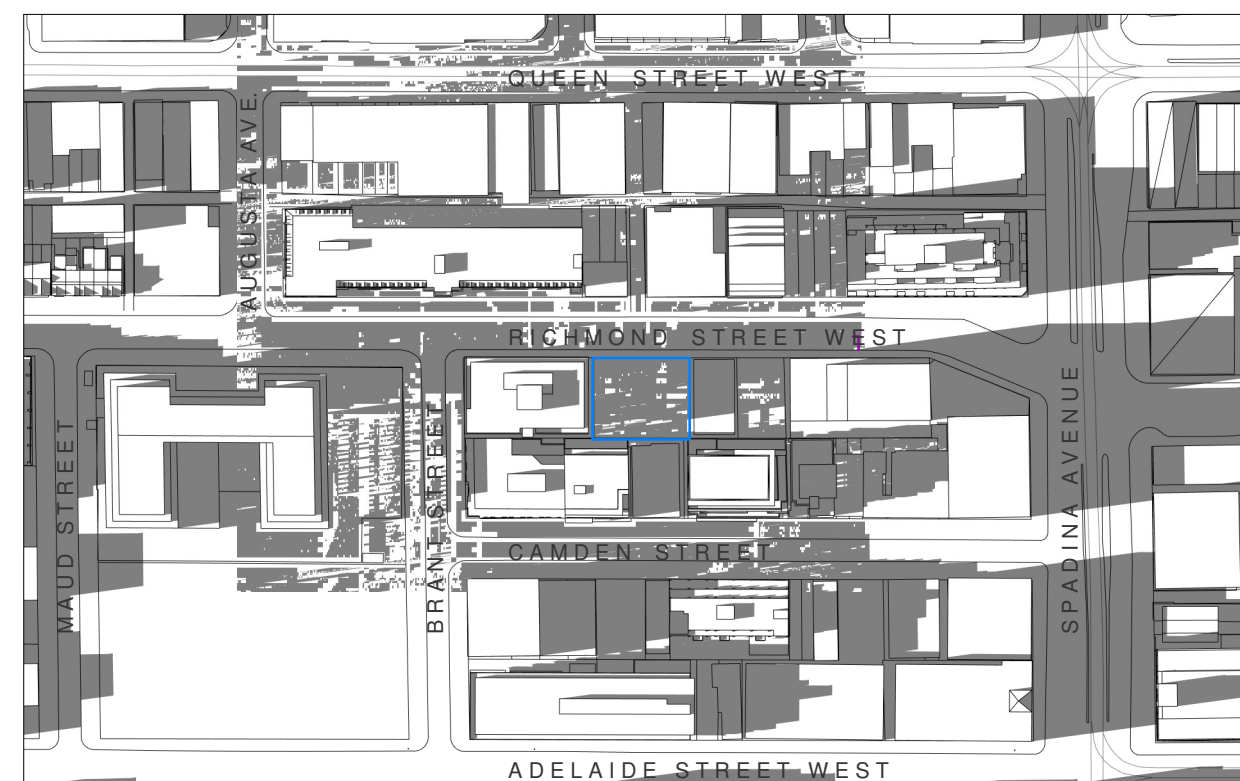
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3:18 pm



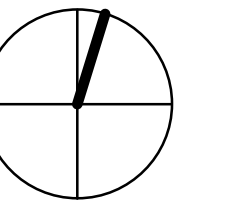
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134 Peter Street Suite 1601 Toronto ON Canada M5V 2H2 P 416.971.6252 F 416.971.5420 E info@andco.com W sweenyandco.com

PROJ. NAME  
38 Camden St

OWNER

DWG TITLE  
Existing Sun Shadow Study (March 21)

DATE: 07/06/18  
SCALE: As indicated  
DRAWN: Author  
CHECKED: Checker  
PROJ. No.: 1806  
DWG No.  
**A1002**

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ISSUED / REVISED

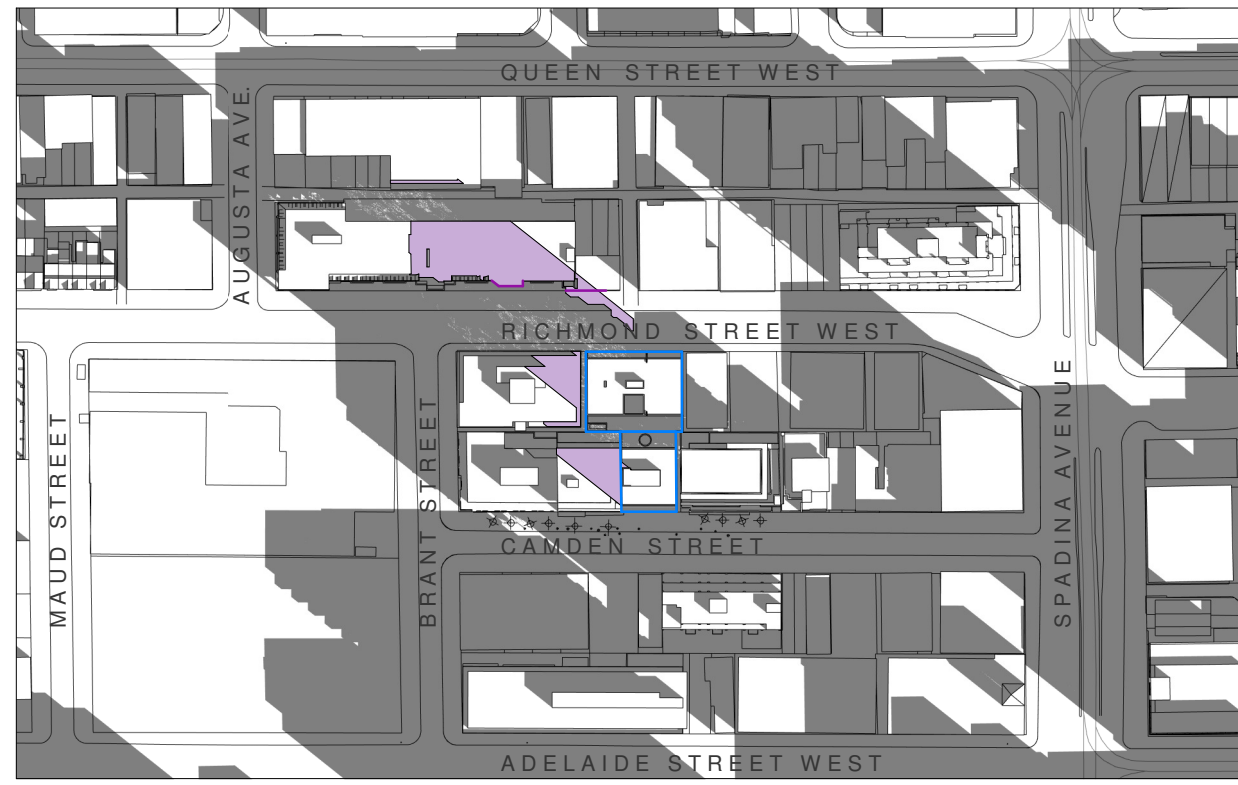
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1	Rezoning	xxxx

- 471 RICHMOND - PROPOSAL
- CONTEXT - PROPOSAL
- 471 RICHMOND - AS OF RIGHT
- PROPERTY LINE

471 RICHMOND - SHADOW STUDIES

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10:18 am



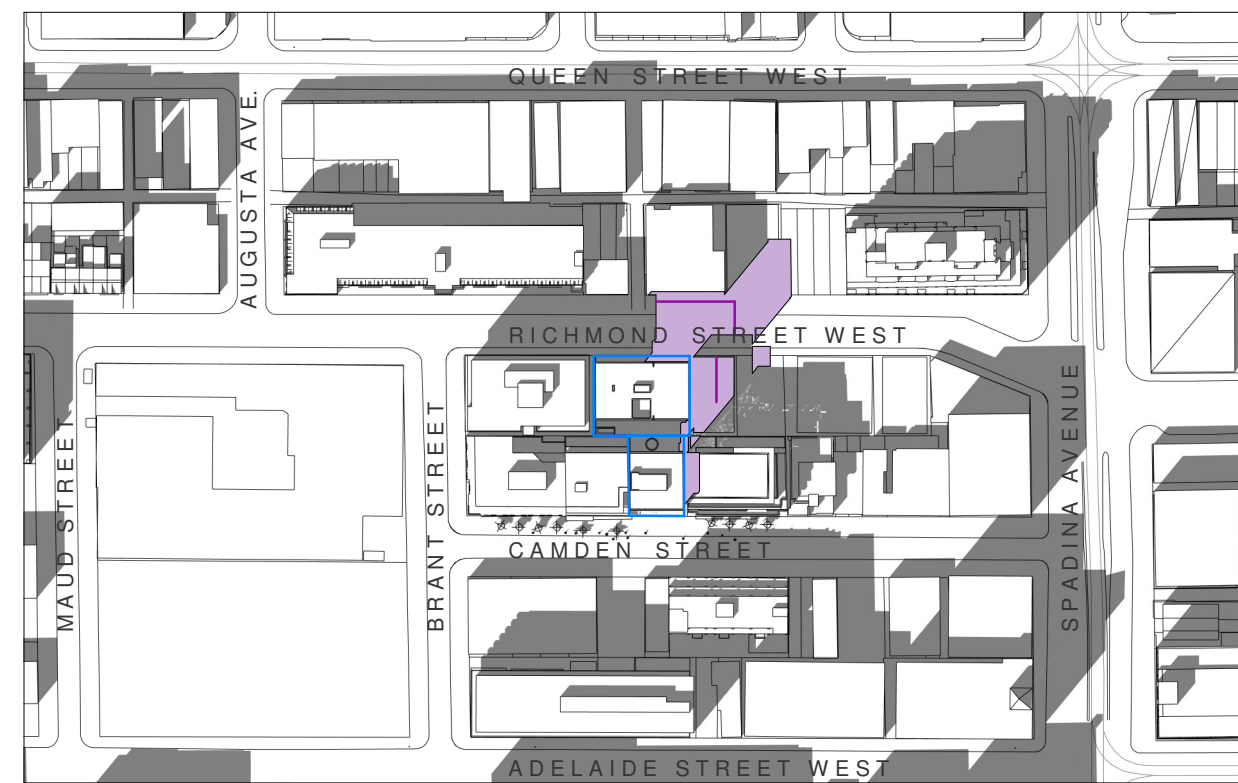
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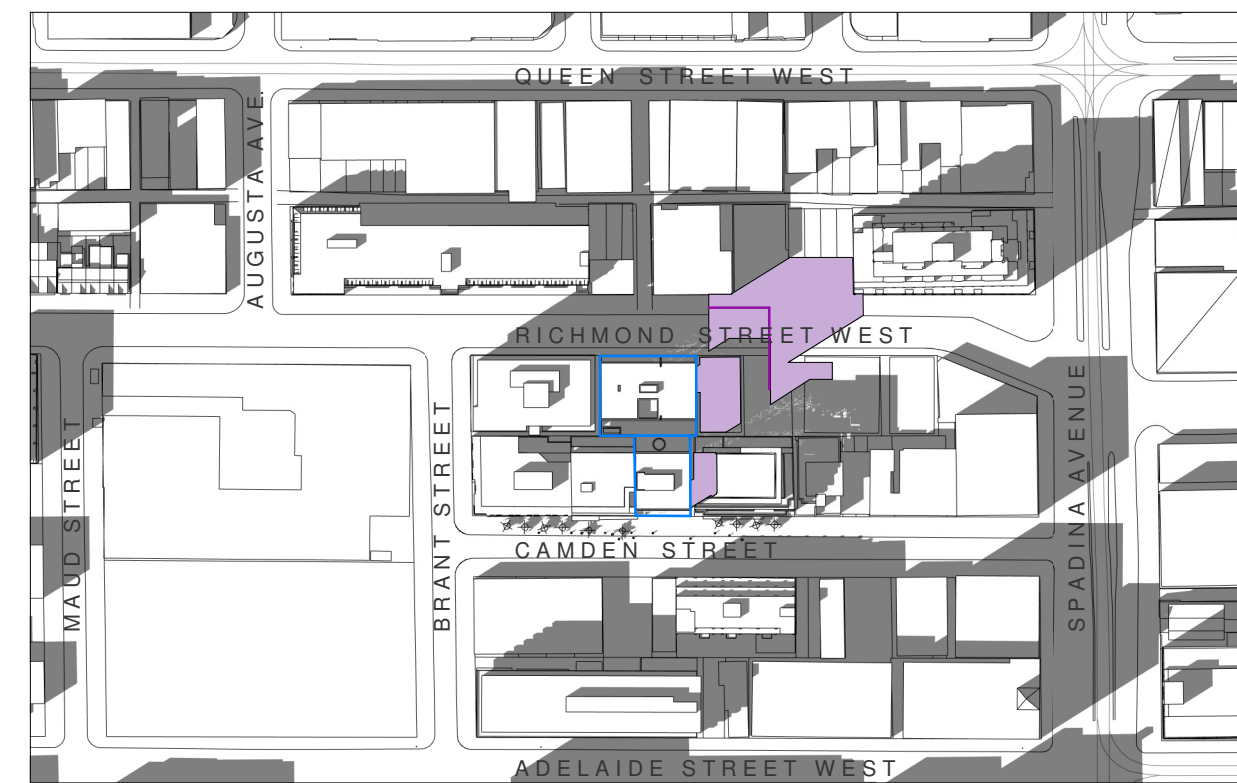
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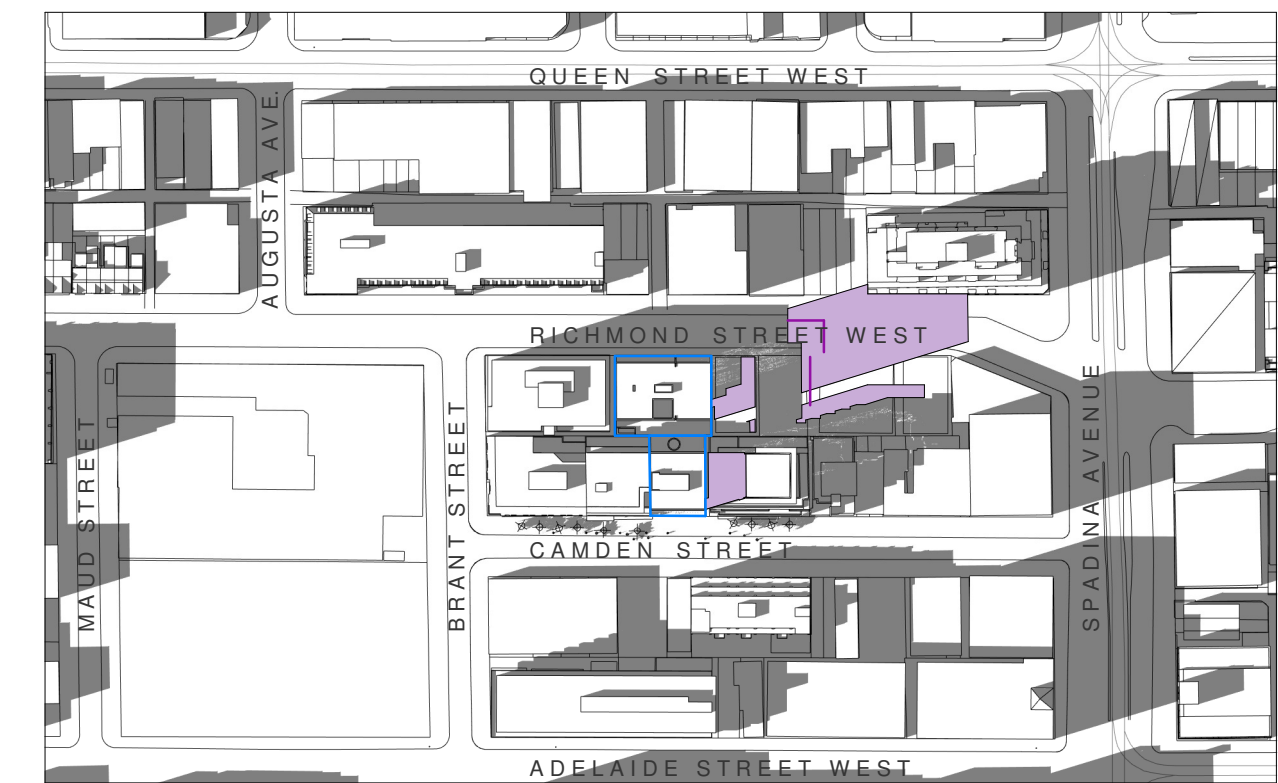
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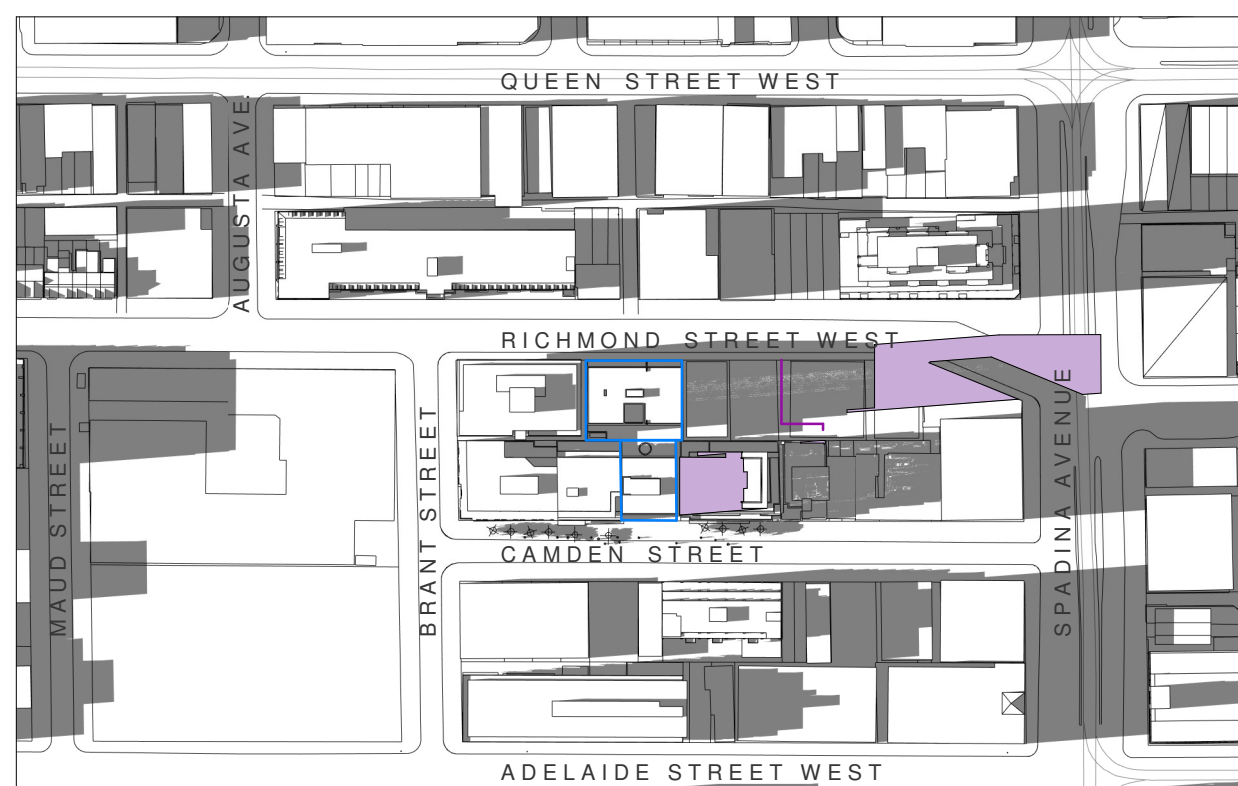
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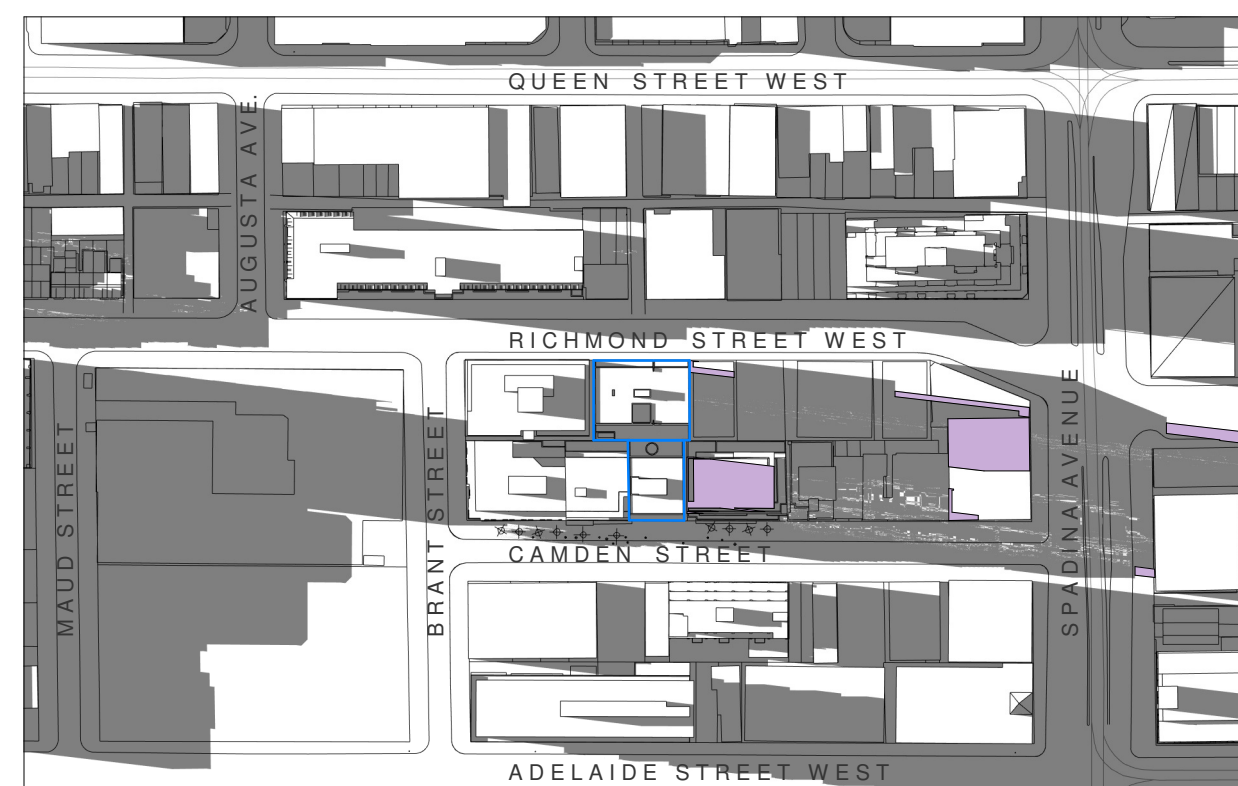
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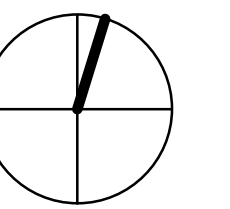
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PROJ. NAME  
38 Camden St

OWNER

DWG TITLE  
Sun Shadow Study (September 21)

DATE : 03/27/18  
SCALE : As indicated  
DRAWN : PD  
CHECKED : DC  
PROJ. No. : 1806  
DWG No. A1004

**DRAWING NOT TO BE SCALED**

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**ISSUED / REVISED**

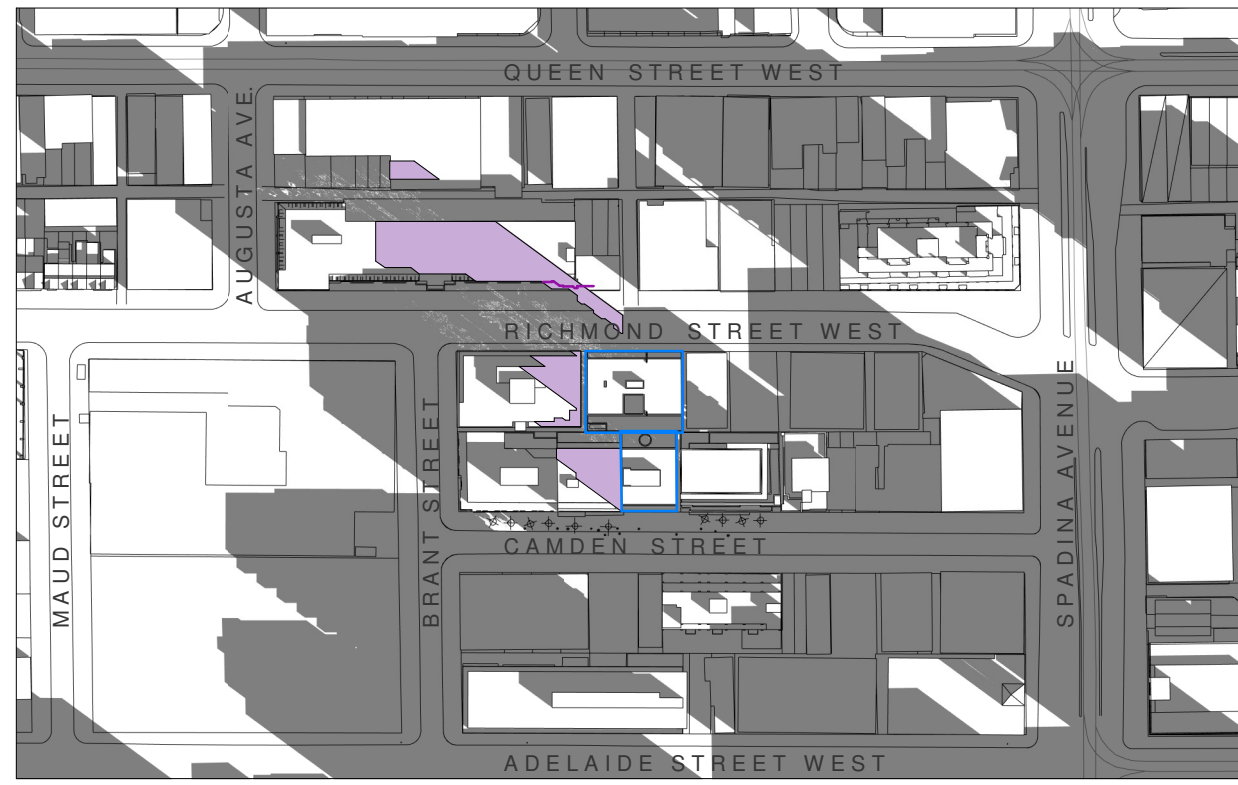
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1	Rezoning	xxxx

- 471 RICHMOND - PROPOSAL
- CONTEXT - PROPOSAL
- 471 RICHMOND - AS OF RIGHT
- PROPERTY LINE

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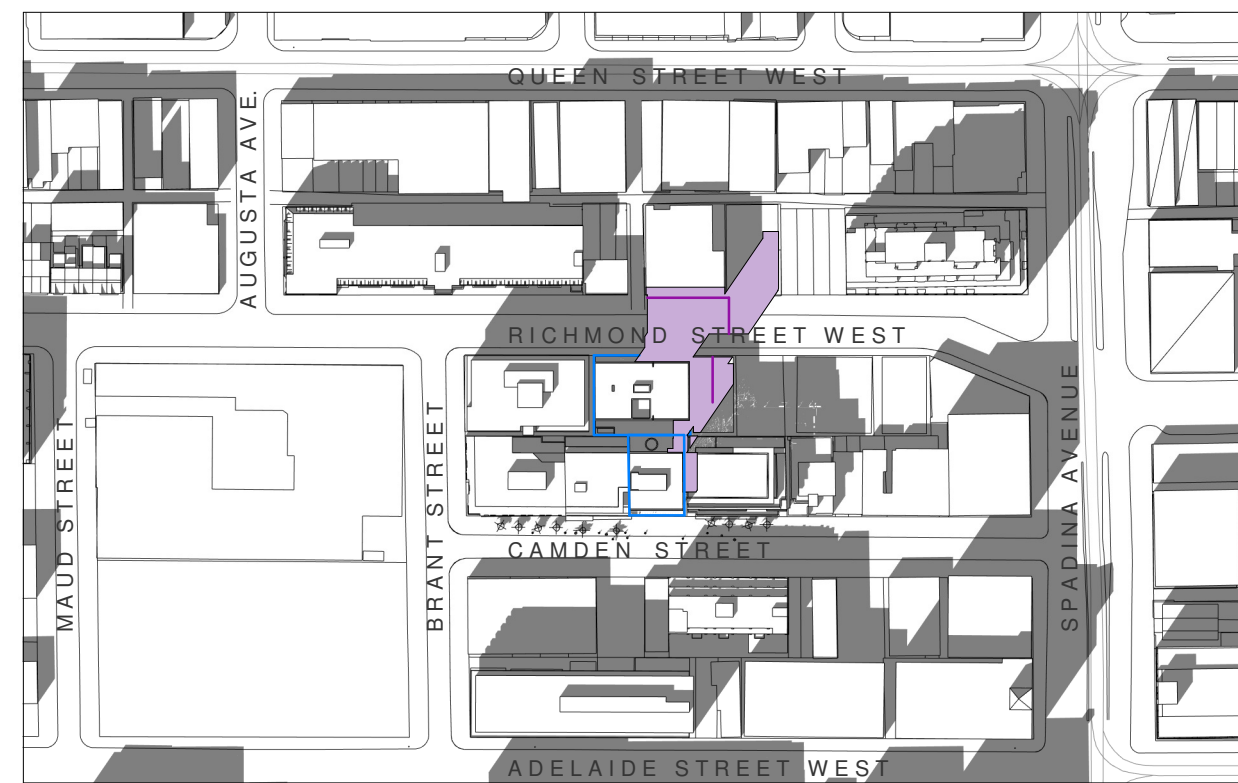
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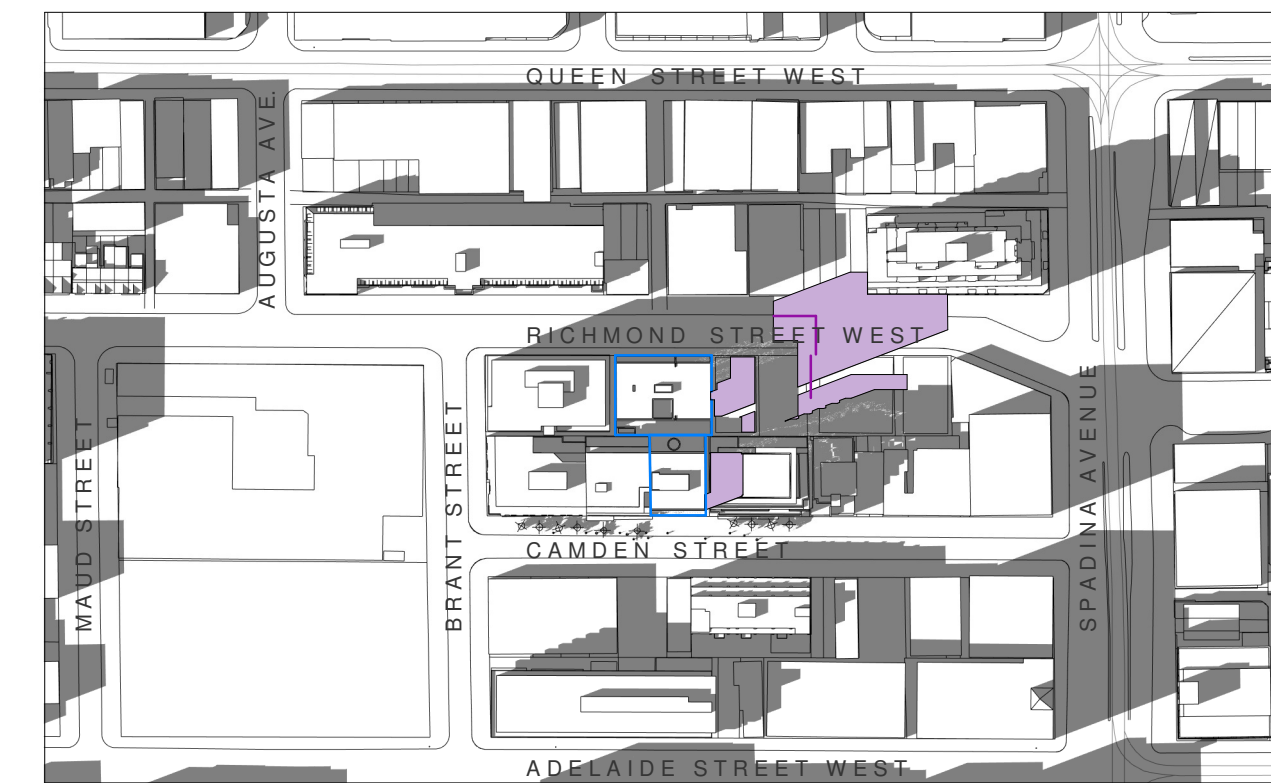
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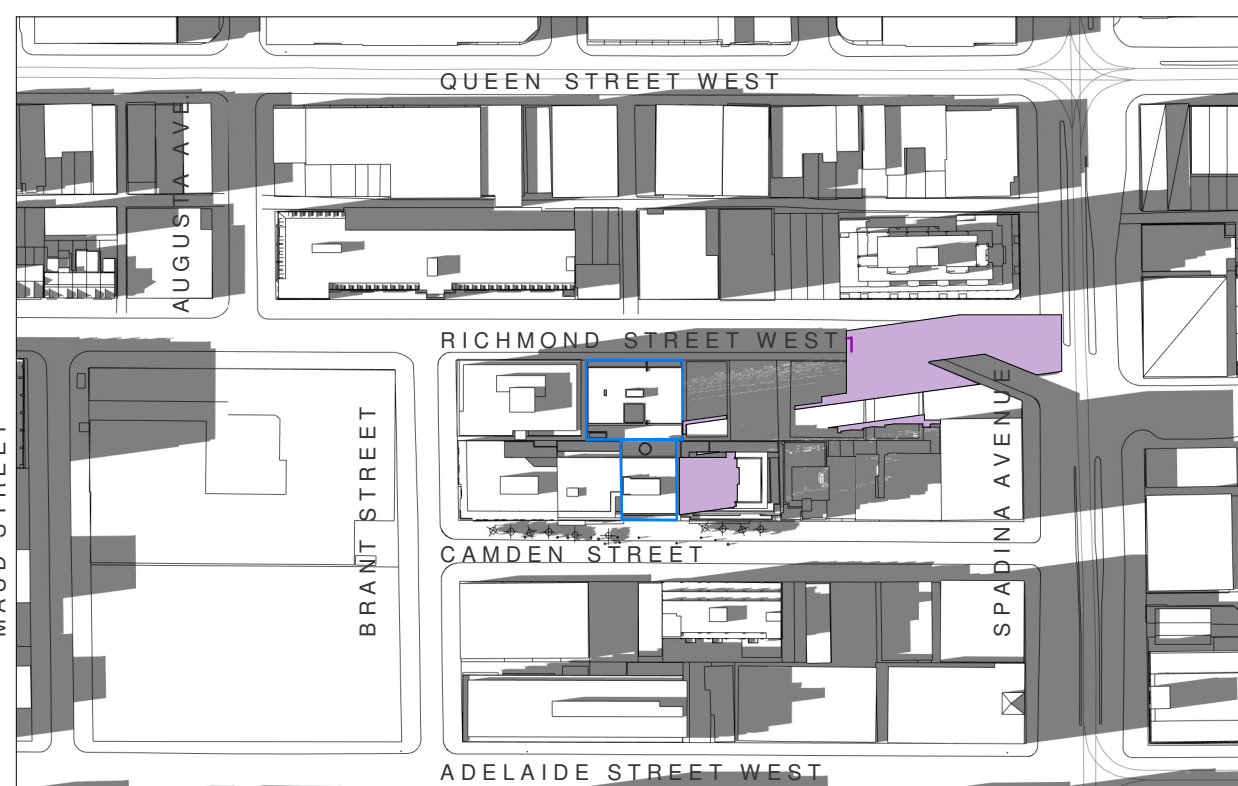
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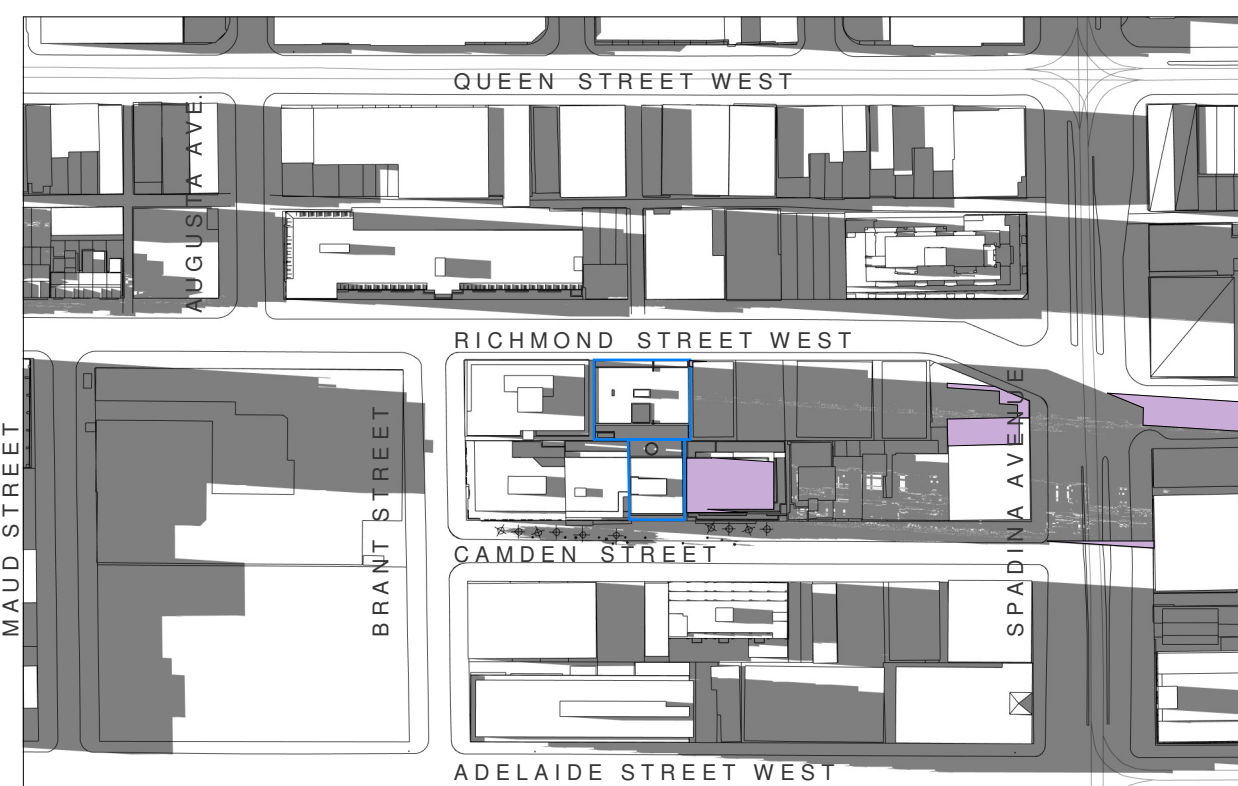
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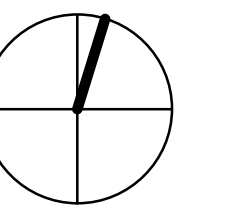
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 Suite 1601 F 416.971.5420  
 Toronto ON E info@andco.com  
 Canada M5V 2H2 W sweenyandco.com

PROJ. NAME  
**38 Camden St**

OWNER

DWG TITLE  
**Sun Shadow Study (March 21)**

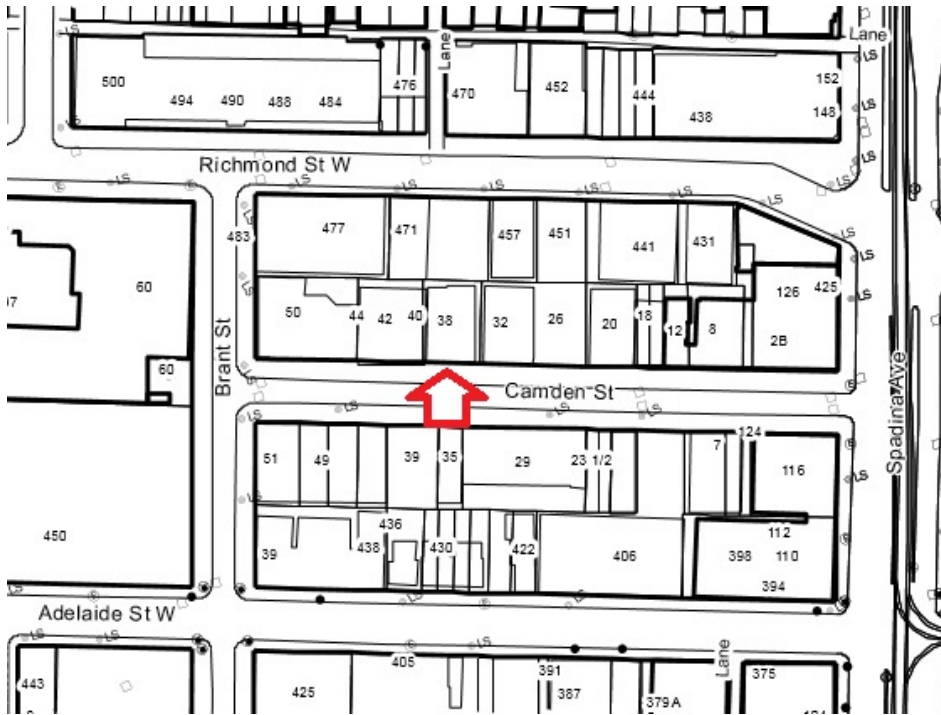
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## APPENDIX D:

Municipally Prepared Statement of Significance: 38 Camden Street



LOCATION MAP AND PHOTOGRAPH: 38 CAMDEN STREET



## STATEMENT OF SIGNIFICANCE: 38 CAMDEN STREET (REASONS FOR INCLUSION)

The property at 38 Camden Street is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

### Description

The property at 38 Camden Street is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the north side of the street between Spadina Avenue and Brant Street, the property at 38 Camden Street contains a two-storey commercial building dating to 1950 in the King-Spadina HCD Plan (2017).

### Statement of Significance

The property at 38 Camden Street has cultural heritage value for its design as a detached commercial building associated with the second wave of development in the King-Spadina neighbourhood in the 20th century. The detached commercial building represents a key building typology in King-Spadina, dating to the early to mid-1900s when the area was the city's main industrial district and filled with large-scale warehouses, factories and office buildings, many of which replaced earlier low-rise structures. The building at 38 Camden Street is distinguished by its Mid-Century Modern design, particularly the varied fenestration with the vertical window in the centre bay flanked by recessed tiers of window openings in the outer bays.

Contextually, the property at 38 Camden Street is valued for the role of the detached commercial building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The detached commercial building at 38 Camden Street is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it contributes to the important collection of Mid-Century Modern buildings that identify the street as a special thoroughfare in the community.

### Heritage Attributes

The heritage attributes of the building at 38 Camden Street are:

- The setback, placement and orientation of the building on the north side of the street between Spadina Avenue and Brant Street

- The scale, form and massing of the two-storey building with the rectangular-shaped plan above the raised base with the flat-headed window openings
- The flat roofline
- The materials, with the red brick cladding and the brick and stone detailing
- The principal (south) elevation, which is organized into five bays with the central frontispiece where the main entrance is placed at the base
- On the south elevation, the fenestration, with the extended vertical window opening in the frontispiece and, in the outer bays, the flat-headed openings with the stone sills that are recessed with brick reveals (the spandrels have been reclad)

Note: The east side elevation with the fenestration is viewed from Camden Street. The west side elevation adjoins the neighbouring building. No heritage attributes are identified on the rear (north) elevation.

ERA