



HERITAGE IMPACT ASSESSMENT

for
295 Jarvis Street

Toronto
(GBCA Project No: 18010)

prepared for:

Minto Communities Inc.
500-90 Sheppard Ave E,
Toronto, ON, M2N 3A1

prepared by:

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17 May 2018



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EXECUTIVE SUMMARY

Goldsmith Borgal & Company Ltd. Architects was retained by Minto Communities Inc. in February 2018 to provide heritage services in support of a rezoning application and prepare a Heritage Impact Assessment (HIA).

The development site subject to a rezoning application is located at 295 Jarvis Street, on the east side of Jarvis Street between Dundas Street and Gerrard Street, in the City of Toronto. The subject site includes a three-storey brick building that date to the early 20th century and currently occupied by the Inglewood Arms Hotel, which serves residential and hotel purposes. The subject property is not listed in the Heritage Register, but is adjacent to one property designated under Part IV of the Ontario Heritage Act.

The proposal calls for the replacement of the existing building on the site with a new multi-storey residential building.

The proposed development is located in an area of Toronto that is currently experiencing intensification, and is an example of the current process of growth, along with other developments that are already present in the vicinity, recently completed or under review. The area along this strip of Jarvis Street is currently characterized with a mix of mid to high rise residential buildings, with a prominent brutalist styled office building in the vicinity.

Our assessment concludes that the proposed development is a reasonable addition to the current context of residential mid to high-rises and does not negatively impact the existing heritage character of the adjacent property.

This HIA has been prepared in accordance with HIA Terms of Reference (October 2014) as required by the City of Toronto and evaluates the impact of the proposed development on existing heritage resources.

1. INTRODUCTION

1.1 Site Description

The property is located on the east side of Jarvis Street, between Gerrard Street to the north and Dundas Street to the south. The site contains a three-storey brick building, dating to the early 20th century and known as the Inglewood Arms Hotel. The building currently operates as an extended stay hotel and is licensed as a rooming house. The subject property is not listed on the Heritage Register (the identification of a “heritage parcel” on the map at right is, in fact, an error as the designation does not apply to 295 Jarvis Street).

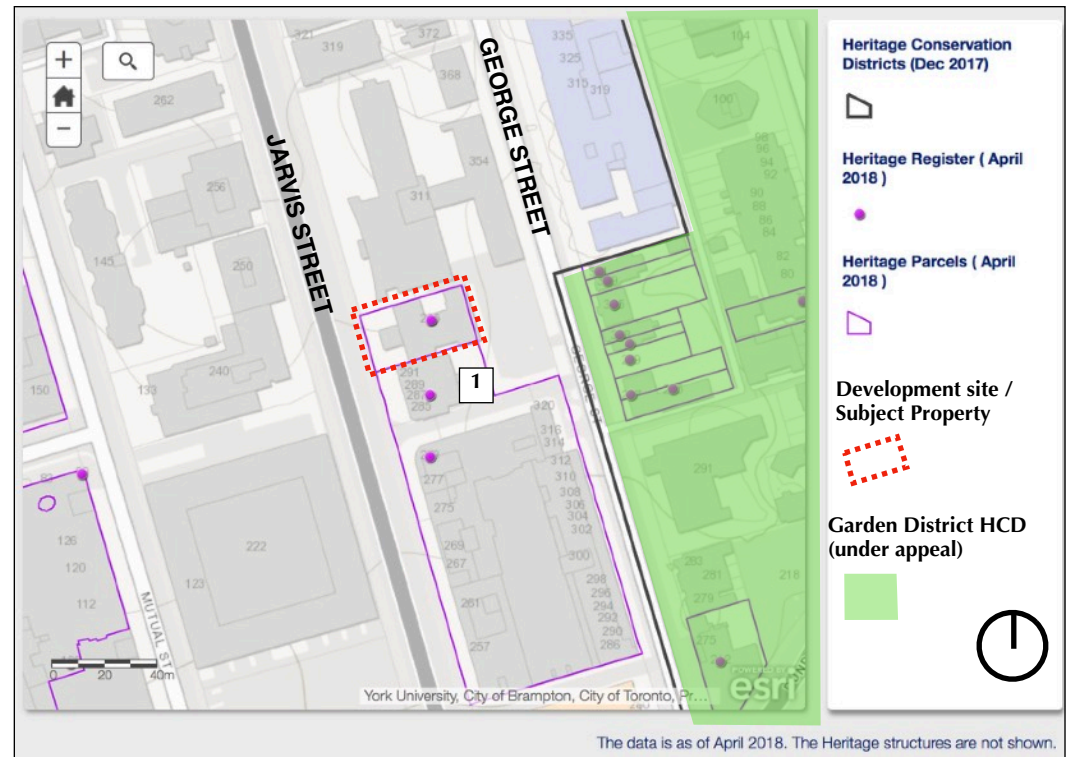
The subject site is adjacent to the north to a designated heritage building at 285-291 Jarvis Street.

The subject site is near the Garden District HCD, enacted by Council through by-law 232-2017. The designation is, at the time of this HIA, under appeal.

1.2 Present Owner and Contact Information

Applicant:

Minto Communities Inc.
500-90 Sheppard Ave E,
Toronto, ON, M2N 3A1

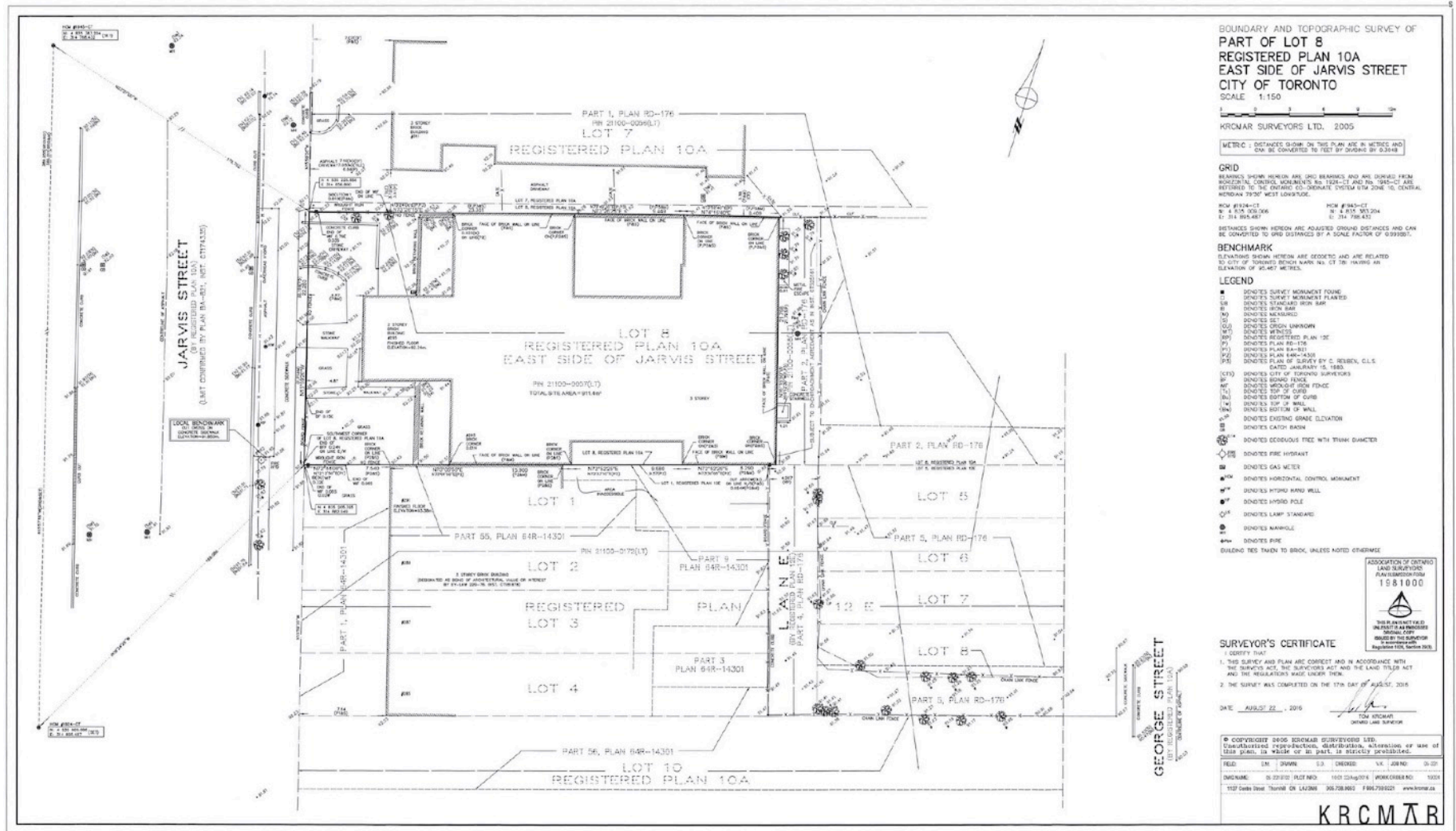


Snapshot of the City's Heritage Property Search Map, which shows the subject property (red dashed boundary) in context with adjacent heritage properties.

Note that the map erroneously shows the subject property as a “heritage parcel” as the heritage designation is limited to the property at 285-291 Jarvis Street,

Heritage Properties

1. 285-291 Jarvis Street - Designated under Part IV of the OHA (by-law 229-76)



Survey Plan of the site, as prepared by KRCMAR, showing the extent of the subject property.

1.3 Existing Site Context

Photographs below show the current context of the subject site and were taken May 9th and 10th 2018.



*Above left:
Looking north on Jarvis Street. The development site is indicated by the red arrow. The area on the west side of Jarvis Street is currently characterized by mid to high rise residential buildings.*



*Above right:
Looking south on Jarvis Street. The development site is indicated by the red arrow. Note the presence of high-rise buildings completed and under construction near the intersection with Dundas Street East.*



*Below right:
Looking on the east side of Jarvis Street, north of the subject site, occupied by a low-rise governmental building dating to 1958.*



Above left:
Looking south towards the east side of Jarvis Street. The development site is indicated by the red arrow. Note the two-storey portion of the building on the subject site (a late 1940s addition) is prominently visible on the streetscape.

Above right:
Looking south on the west side of Jarvis Street. The Brutalist styled office building at 222 Jarvis is a strong point of focus on Jarvis Street.

Below left:
Looking north on the east side of Jarvis Street, towards the subject site, of which the two-storey front portion of the building (red arrow) is visible from this view.



*Above left:
Looking towards the subject site and the main (east) elevation of the existing building, occupied by Ingleswood Arms Hotel.*

*Above right:
Looking towards the building adjacent to the south of the subject site. The building is designated under Part IV of the OHA and is subject to a Heritage Easement Agreement as part of the development of the non-profit building to the south.*

*Below left:
Looking towards the subject site and the east (rear) elevation of the existing building, taken from George Street. The site fronting the rear elevation is a vacant lot.*

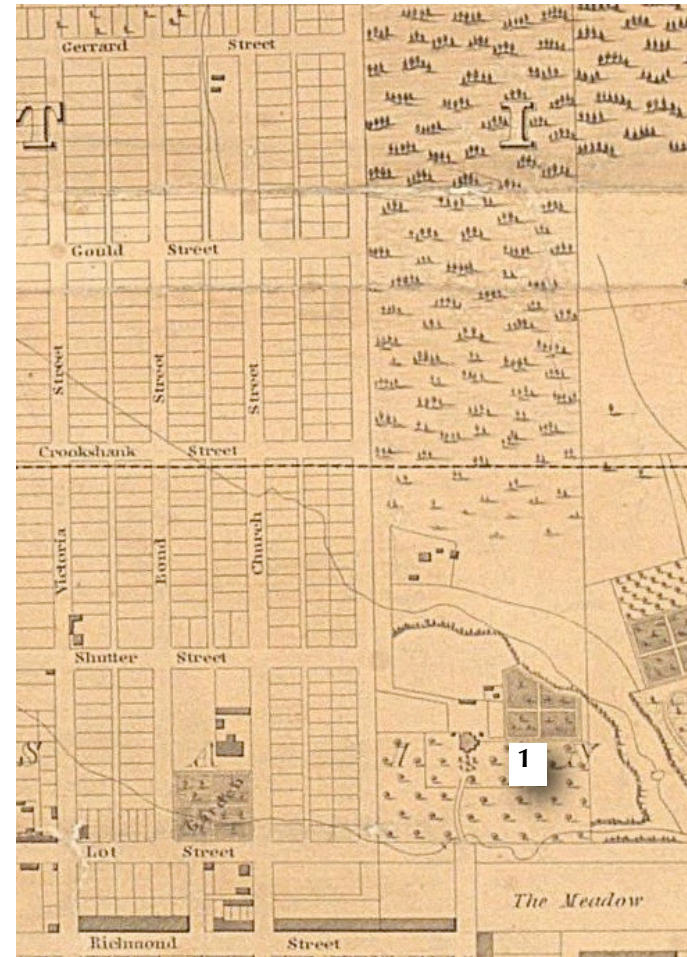
2. BACKGROUND RESEARCH & ANALYSIS

The subject site is on the east side of Jarvis Street, halfway between Gerrard Street to the north and Dundas Street to the south and currently occupied by a three-storey brick building. It was originally occupied by three separate properties which formed one building form. Prior to this building, the property was part of the lands owned by the prominent Jarvis family.

The Town of York (as Toronto was known before its incorporation as a city in 1834) was surveyed and laid out in 1793 and consisted of a grid of 10 blocks (each 2.5 acres) bounded by George Street on the west, Front Street on the south, Berkeley Street on the east, and Adelaide Street on the north. Subsequent development of the town radiated out from these 10 blocks, primarily towards the west and north, quickly expanding the boundaries to Queen Street (then known as Lot Street).

Lands north of Queen Street up to Bloor Street were divided into a series of 100-acre allotments known as Park Lots. Lieutenant-Governor John Graves Simcoe launched a free land grant system for the upper classes by assigning these 100-acre lots to associates of the provincial government. The Park Lots were numbered from east to west, beginning at the Don River – the subject property is located on lands that were part of Lot 6, a lot that was patented by William Jarvis (the first provincial secretary of Upper Canada) in November 1811.

The Park Lots had narrow frontages (660 feet) on Queen Street to allow all owners access to the town, while they were ten times as deep (6,600 feet). Like the adjacent McGill Estate to the west of Mutual Street, Jarvis used his Park Lot to establish his family estate. William Jarvis' heir, Colonel Samuel Peters Jarvis, ultimately built a large two-storey brick house (known as Hazel Burn) in 1824 midway between the eastern and western borders of the Park Lot (and approximately where Shuter Street now runs). Standing on a slight hill, facing south towards the town, it could be seen from the harbour. It was some distance back from Queen and thus far from the town proper. Jarvis cut down the pine forest between the house and the entrance gates at Queen Street, and laid out about ten acres in lawns, orchards and gardens. Behind the houses of McGill and Jarvis, woods stretched up to modern day Bloor Street.



Topographical Plan of the City and Liberties of Toronto, in the Province of Canada, surveyed drawn and published by James Cane, 1842.

The estates of the Hon. John McGill and of Samuel Peters Jarvis dominated the lands north of Lot/Queen Street in the 1840s. The country lane on the west side of the Jarvis lot gradually assumed the name Mutual Street because it was the mutual boundary and shared road of the Jarvis and McGill properties. Jarvis's estate (Hazel Burn) (1) was located at about the intersection of Shuter Street and would be demolished in 1848 to make way for the laying of Jarvis Street.

In the 1840s many of these early land owners began to subdivide their Park Lot parcels for profit. This was the case with Park Lot 6, which Jarvis had no choice but to develop due to his waning fortune. Each Park Lot owner was free to lay out streets and sell lots in any configuration. Their east-west streets did not have to line up with the next owner's east-west streets – and frequently did not. North-south streets were laid out either along the lot lines of each Park Lot, or, as is the case with Jarvis Street, were laid out down the centre of the lot.

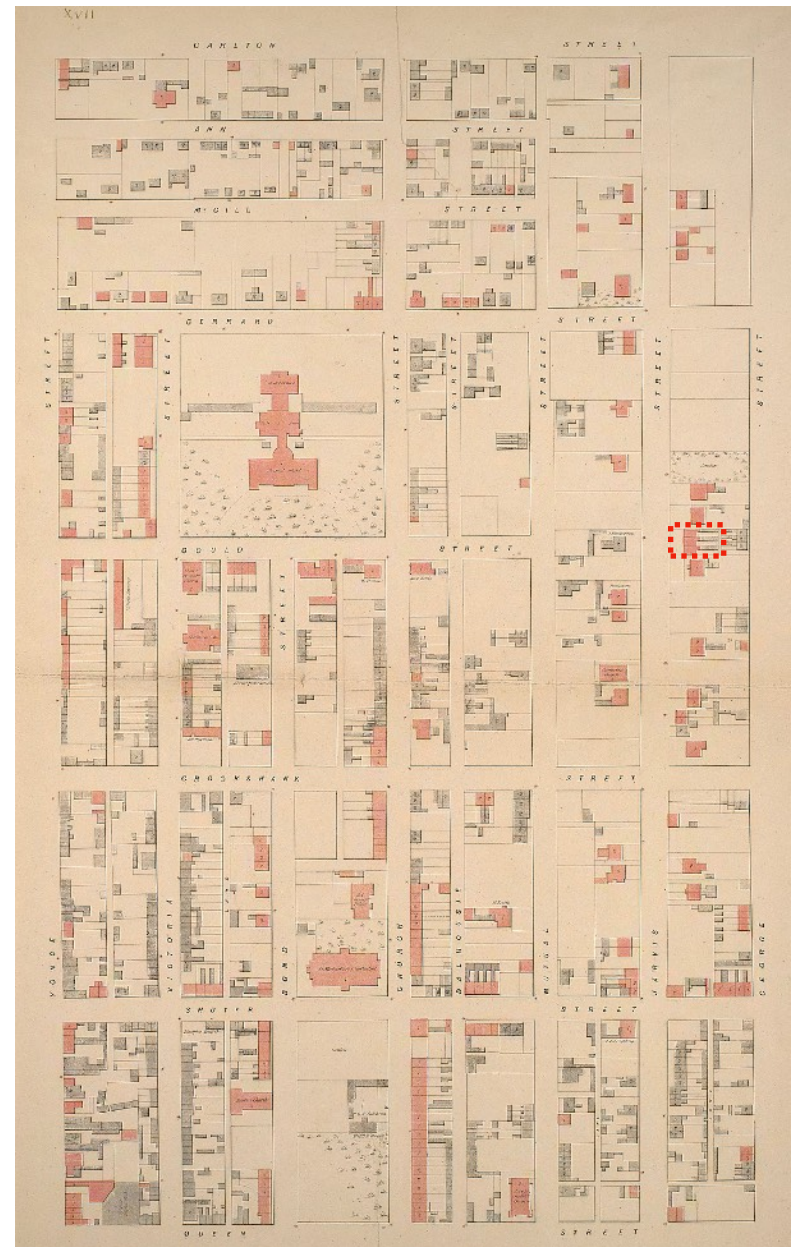
For this plan of subdivision, Jarvis hired prominent architect and surveyor John G. Howard to not only lay out a model subdivision on his Park Lot but also to be his selling agent. The north-south corridors laid out by Howard were Jarvis, Mutual and George Streets. The best layout for the land necessitated that Jarvis Street cut directly through the Hazel Burn estate house, which was demolished in 1847. Shuter Street was one of the east-west streets, extended from the neighbouring Park Lot subdivision on the west.

Howard conceived an exceptionally wide tree-lined avenue (to be named Jarvis Street) running through the park lot with small plots at the south end for workers' cottages, somewhat larger lots in the centre for middle-class dwellings, and large tracts at the north end near Bloor Street for the mansions of the rich. The subject property falls within the centre range of middle-class dwellings. The response to the sale of building lots between 1846 and 1850 was slow and development really only picked up in the 1860s and 1870s.

Finally, by the 1870s, Jarvis Street had become one of the most fashionable streets in the city, considered as the Champs Elysées of Toronto in the Victorian era. The larger parcels on the northern end of the street were acquired by Toronto's leading families who financed the construction of elaborate mansions in the popular architectural styles of the period.

opposite: Atlas of Toronto: Surveyed & Compiled by W.S & H.C. Boulton, Toronto, 1858

A comparison of the number of structures on McGill's Park Lot 7 (west of Mutual Street) and the amount of construction on Jarvis's Park Lot 6 (on the east side of Mutual Street) reveals the slower development on Jarvis' subdivision. The subject site is identified in red.



The subject property is located on a block bound by Jarvis Street to the west, Dundas Street East to the south, George Street to the east and Gerrard Street East to the north, in the central range of Jarvis Street where lots were not as small as to the south of Shuter Street but not quite as large as those to the north of Carlton Street. The earliest buildings on this block were owned and occupied by the relatively well-off working-class – primarily merchants and businessmen. Such was the case for the three brick buildings on the subject site, on Lot 8.

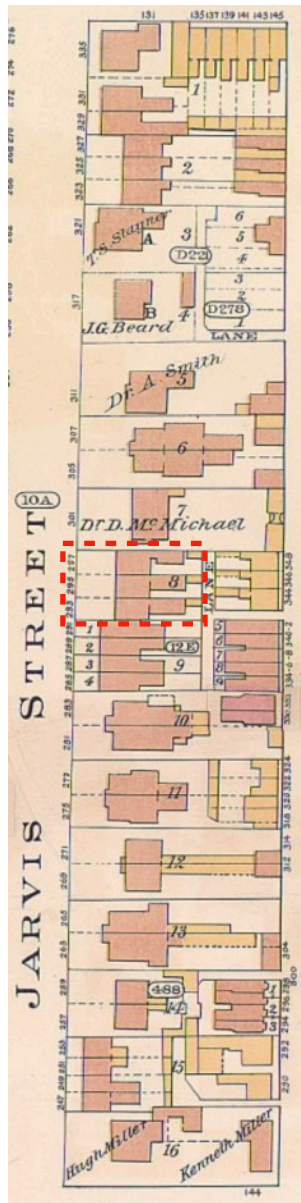
By the 1880s, most of the lots along the east side of Jarvis Street between Dundas and Gerrard Streets were developed. The subject site was originally identified with municipal addresses 245, 247 and 249 Jarvis Street. Addresses were renumbered in 1890 to, respectively, 293, 295 and 297 Jarvis Street. The built fabric on the east side of Jarvis Street remained consistent up until the early half of the 20th century.

Left: Detail, *Atlas of Toronto: Surveyed & Compiled by W.S & H.C. Boulton, Toronto, 1858*

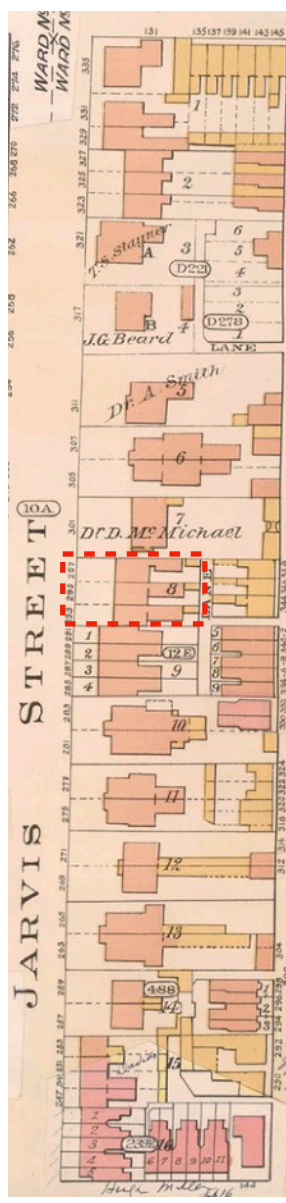
Right: Detail, *Fire Insurance Plan of the City of Toronto, 1880*.

By the mid-nineteenth century, the block bounded by Jarvis, Dundas, George and Gerrard Streets was modestly developed and all lots were developed by the 1880s. Buildings were typically stepped back from the property line, and were either single or semi-detached brick residences, which emphasized the “grand street” character of Jarvis.

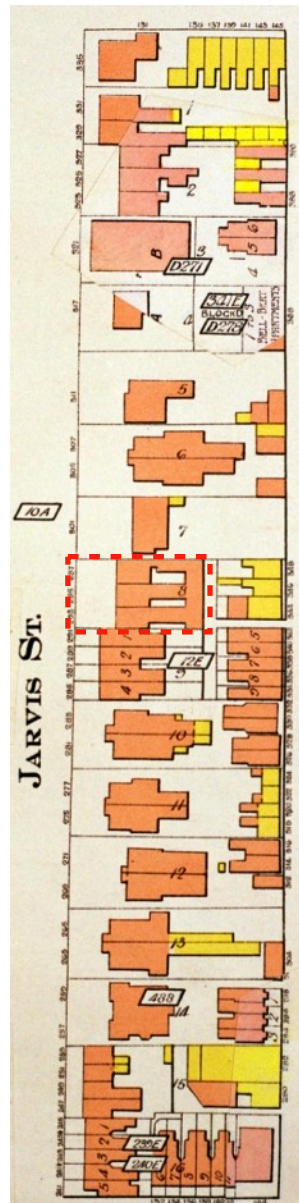




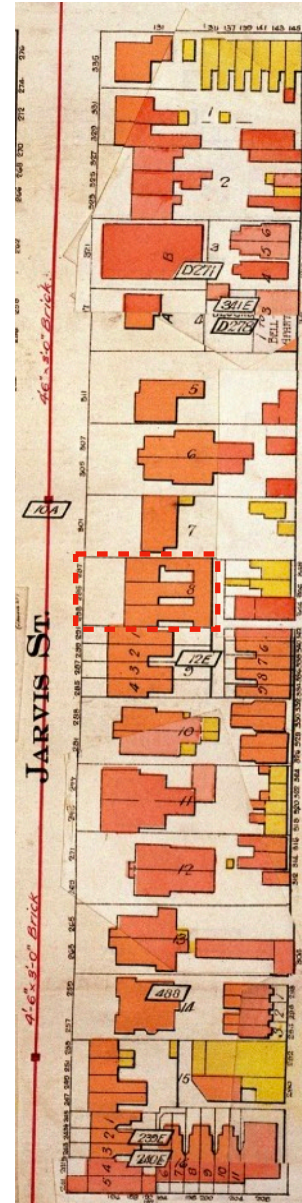
1899



1903



1913



1924

Fire Insurance Plans of the City of Toronto (dates indicated)

By the end of the 19th century, and into the early 20th century, the east side of Jarvis Street remained consistent in built fabric. Only a few buildings have been demolished and replaced, such as the T.S. Stayner property on Lot 3 (which was replaced by a larger brick building) and the Miller property on Lot 16, which was subdivided into narrow lots facing Jarvis Street and Wilton Avenue (today Dundas Street). The building to the south of the subject property on Lot 9 was demolished to allow row housing subdivision. The building erected in 1890 still stands today.

The subject property, numbered 245, 247 and 249 Jarvis in the 19th century, where renumbered 293, 295 and 297 Jarvis Street.

While there were several improvements to the prestigious tree-lined Jarvis Street roadway in 1889 (for example, 36-foot wide asphalt pavement with stone curbing was laid down together with a six-foot wide flagstone sidewalk on both sides of the street), the character of Jarvis Street began to change in the first three decades of the twentieth century. As the city of Toronto grew rapidly in population and area, great pressure was placed on some of the central city neighbourhoods, such as Jarvis Street, primarily through the demand for non-residential space and low-cost residential accommodation. Local ratepayers and city council initially succeeded for a short period of time to curtail changes along Jarvis Street - for example, in 1905 a by-law was enacted to prevent “noxious” uses (such as laundries, butcher shops and manufacturing in general) from developing on Jarvis Street. However, the street eventually succumbed to development pressures and within thirty years changed from a high status residential neighbourhood to one of much lower status and different character.

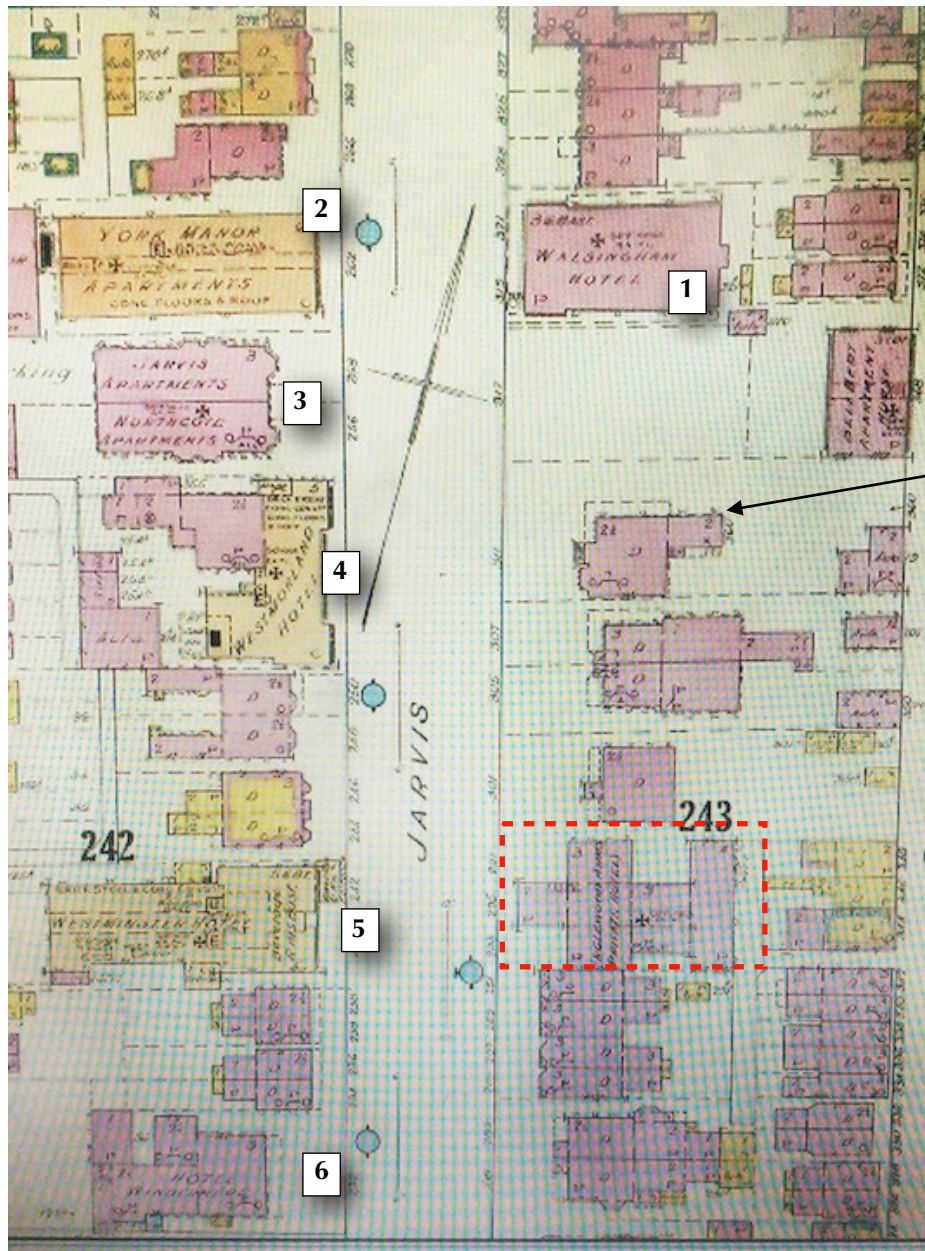
In the first decade of the twentieth century Jarvis Street experienced a trend found in many fast growing cities of the period – that of apartment and rooming house construction and the conversion of single-family residences into rooming houses. Initially there was no resistance to this trend and several purpose-built apartments were erected along the street between 1904 and 1912 – these multi-unit dwellings proved popular with middle-class society persons and still had some prestige.

With the changes in the social and economic fabric of Toronto following WWI, it is not surprising that, by the end of the second decade of the twentieth century, Jarvis Street was no longer a street of single-family freehold residences. The increasing demand for and decreasing supply of central city land for industrial/commercial uses put pressure on the surrounding residential areas including Jarvis Street. Some of the single-family residences, especially the larger ones, were

converted to non-residential uses of an “acceptable” nature, such as schools, philanthropic institutions and health-related facilities. A very early example of the adaptive reuse of the former single-family houses was the large home at the corner of Shuter and Jarvis Streets (96 Shuter/201 Jarvis Street – the former Nordheimer house), which was taken over for use as part of Toronto’s Homeopathic Hospital in the 1890s onward.



View of Jarvis Street, looking north from approximately Dundas Street East, 1890 (Toronto Public Library)

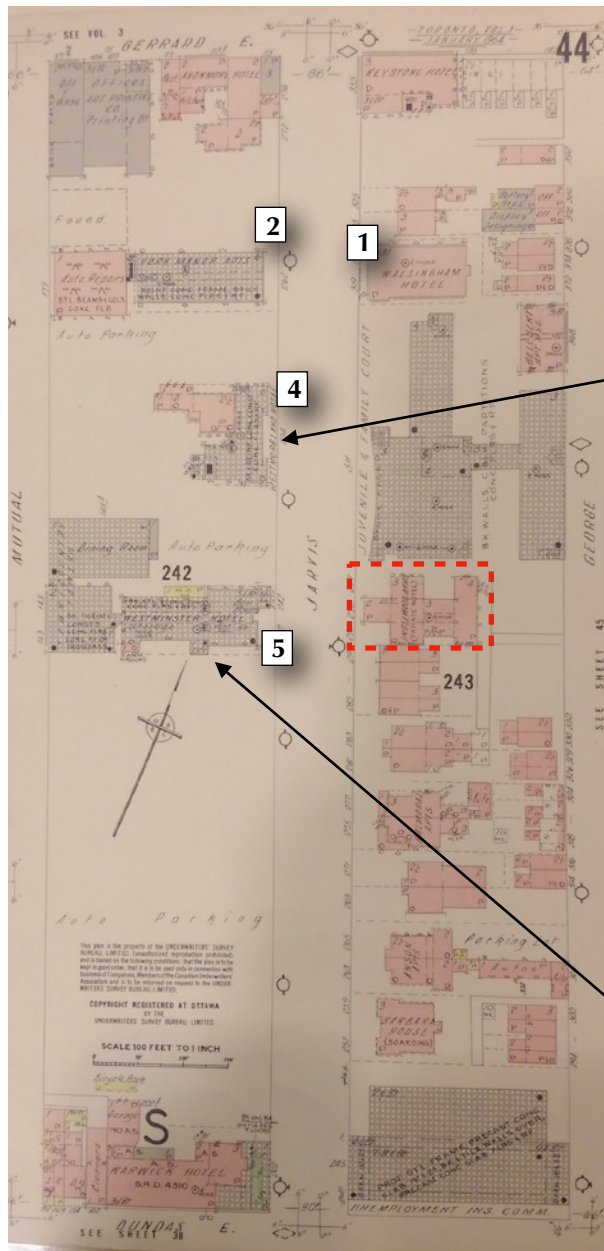


Juvenile Court, No.311 Jarvis Street, 1923

The High Victorian building was a single family residence that was converted as a Juvenile Court and Detention Home in the 1920s. It was demolished in the late 1940s to make way for a larger facility which still stands today.

Fire Insurance Plan of the City of Toronto, 1943

Well into the first half of the 20th century, a growing number of hotels, apartments were being built along with the existing stock of single family residences being converted into rooming houses. In 1943, a number of these buildings have made their way on Jarvis Street. The Walsingham Hotel (1), York Manor Apartments (2), Jarvis and Northcote Apartments (3), Westmoreland Hotel (4), Westminster Hotel (5) and Hotel Windermere (6). The building at 295 Jarvis has evolved with a reconfiguration of the back portion of the property and a two-storey addition fronting Jarvis Street.



Fire Insurance Plan of the City of Toronto, 1954, partially revised to 1964

Within two decades, the built fabric along Jarvis Street has dramatically changed, especially on the west side of the street which saw the demolition of many residential buildings to make way for surface parking. Only a few hotels and apartments remained, as shown on the map. Examples of the scale and style of these hotels are illustrated in the postcards (City of Toronto Archives)

The single family residences to the north of the subject site have been demolished to make way, in the early 1950s to the new "Juvenile and Family Court", known today as the Ontario Youth Court, built in the modernist style.

The Dundas Street frontage was being redeveloped as well, with the corner of Jarvis and Dundas being cleared to make way for commercial uses such as the Imperial Bank of Canada branch replacing another of the Victorian houses.

The plan in 1930 to extend Jarvis Street north of Bloor to connect with Mt. Pleasant Road ultimately transformed Jarvis Street into a major thoroughfare linking the northern suburbs with the downtown. This would serve to accelerate the decline of the grand residential street, leading to the removal of trees and the landscaped boulevard in 1947 to widen the street to the increasing traffic. And thus, by the mid-twentieth century, Jarvis Street was beginning to take on a much different appearance and image. With increased vehicular traffic using Jarvis Street as a main access route to the downtown core, a number of gas and service stations began to appear, primarily at the corners of the cross streets.



City of Toronto Archives, Fonds 1244, Item 7097

Jarvis Street before street widening, 1910



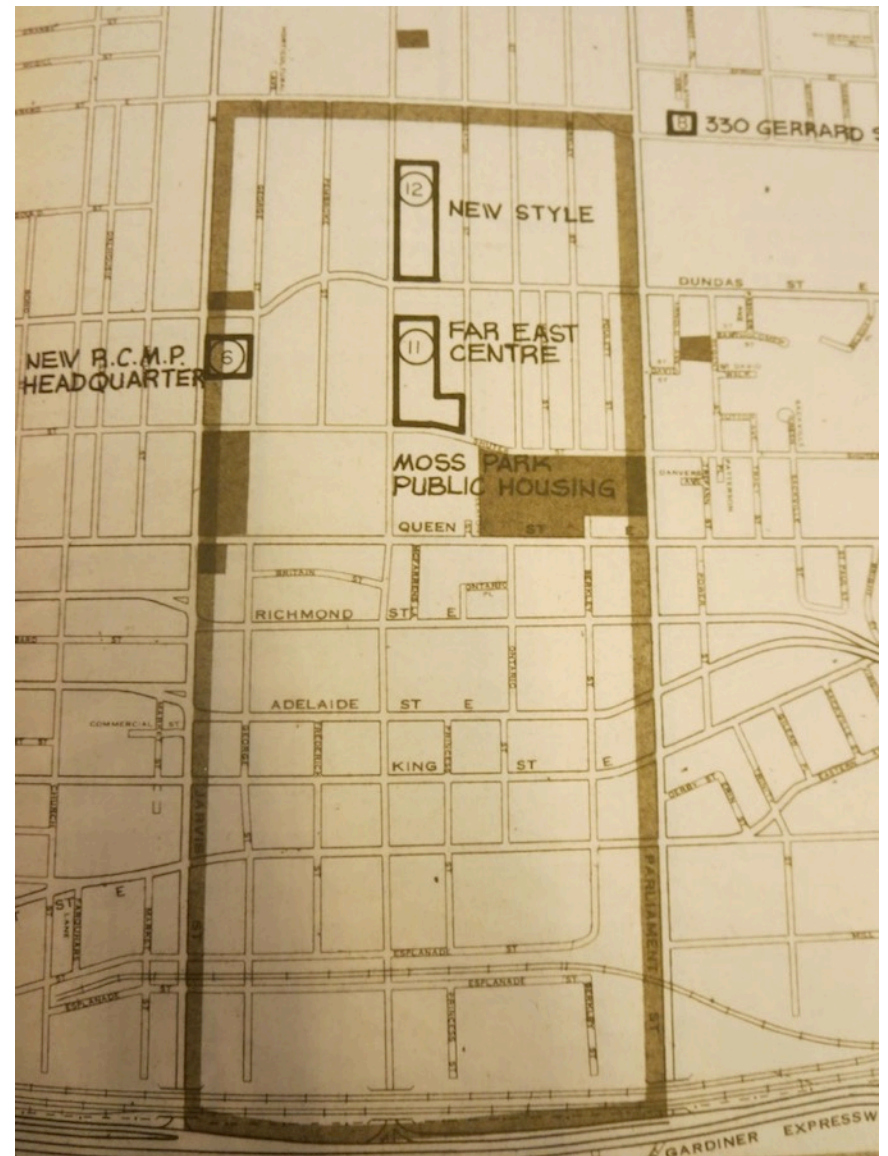
City of Toronto Archives, Series 3/2, S03/2 98058 11/52

Jarvis Street after street widening, 1947

The decline of Jarvis Street peaked in the 1970s. At that time the area around Jarvis and Dundas Streets was known as the “red-light” district of Toronto and, in an effort to clean-up the street, the Toronto Planning Board Report of 1970 revealed some recent urban renewal developments, including the nearby Moss Park Public Housing project and the New RCMP Headquarters.

The scale of the streetscape was drastically changed when the 13-storey divisional headquarters for the RCMP was erected south of Dundas Street, on the east side of Jarvis Street. The building was characterized at the time as being a forbidding, windowless fortress. But, as reported in the *Globe and Mail*, it did not matter “because so few people live in the immediate area.” (The 220-foot blank wall flanked by turrets was altered when the building was converted into the Grand Hotel in 1993).

The scale of the streetscape was further altered with the addition of the Brutalist style building at 222 Jarvis Street, which opened as the head office of Sears Canada in 1971, southwest of the subject site.



3. HERITAGE STATUS

3.1 Current Status

The development site, which includes an existing three-storey brick building is not listed on the Heritage Register at the time of this Heritage Impact Assessment. For the purpose of this HIA, an evaluation under Ontario Regulation 9/06 was performed.



West (main) elevation of the Inglewood Arms Hotel at 295 Jarvis Street

Summary

Following the evaluation, the property meets a limited number of criteria as it has potential to yield information about its use as a hotel and rooming house, based on its design, location on Jarvis Street, and long time use as the Inglewood Arms Hotel since 1915.

The building on the site is shown in maps as early as 1858 and was shown as three buildings on three lots, sharing common firewalls. It is not confirmed whether the current building dates to the 1850s or if a new building was built for the Inglewood Arms Hotel. The style and design of the Jarvis facade suggests a mid 19th century design, with traces of an Italianate style, although modestly executed, and of modest architectural interest. The facade was further altered by removing original openings. The two-storey addition, most likely added in the 1930s or early 1940s has reduced the architectural integrity of the main facade, altered the Jarvis frontage and is not of particular design quality.

The property's association with the Inglewood Arms Hotel since 1915 does yield some information as to the character of Jarvis Street in the early 20th century, as a street that contained a number of apartments, hotels and rooming houses. Although no event or person of significance is directly associated to the property, the Inglewood Arms Hotel does inform on the evolution of the residential character along Jarvis Street.

Contextually, the property is part of an area that has changed to include taller residential buildings and new governmental buildings (such as the Brutalist building at 222 Jarvis and the Ontario Youth Court north of the subject site). The Inglewood Arms Hotel is therefore a reminder of the former character of Jarvis Street, although it remains limited in its significance.

As the building meets a limited number of criteria, it is our opinion that it does not merit a designation under Part IV of the OHA.

Value (quoted from Ontario Reg. 9/06)	Assessment for 295 Jarvis Street
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,	Does not meet the criteria The building is a modestly designed example of the Italianate style. It is not considered rare nor unique.
ii) displays a high degree of craftsmanship or artistic merit, or	Does not meet the criteria The building's craftsmanship is typical for its age and not of high degree or artistic merit. The two-storey addition has reduced the architectural integrity of the main facade of the building, and is of low design quality.
iii) demonstrates a high degree of technical or scientific achievement.	Does not meet the criteria: The building does not show a high degree of technical or scientific 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,	Does not meet the criteria: The property is associated with the Inglewood Arms Hotel, which operated as a hotel (and most likely included rooming houses) since 1915. The Inglewood Arms Hotel is not an establishment that has significantly marked the neighbourhood. No event or person of significance has been associated to the Inglewood Arms Hotel.
ii) yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	Partially meets the criteria: The current building on the property provides some information about its use as a hotel, many of which were present on both sides of Jarvis Street up until the mid 20th century and characterized this area of the city.
iii) demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	Not applicable. Information about the architect or builder did not surface during research.
3. The property has contextual value because it,	
i) is important in defining, maintaining or supporting the character of an area,	Does not meet the criteria: The character of the area has drastically changed in the second half of the 20th century, which resulted in the replacement of the existing stock of residential buildings with mid to high rise development. The property is representative of a past character, which has evolved to maintain residential uses, yet at a larger and denser scale.
ii) is physically, functionally, visually or historically linked to its surroundings, or	Partially meets the criteria: The property is linked to its surrounding by means of its use as a hotel and rooming house since 1915, which is partially informed by the building.
iii) is a landmark. O. Reg. 9/06, s. 1 (2).	Does not meet the criteria: The building is not a landmark

The adjacent property to the south (285-291 Jarvis Street) is designated under Part IV of the Ontario Heritage Act (by-law 229-76). The property includes three-storey row housing dating to 1890, built in the Romanesque Revival style. Materials used in its construction include brick, sandstone and terra cotta. The reasons for the designation, as stated in the by-law, is as follows:

The Row Housing at 285-291 Jarvis Street built c. 1890 is designated on architectural grounds as a very good example of the Romanesque Revival style as practiced in Toronto, with an emphasis on fine sculpture and elaborate composition. The group is also one of a very few examples of row housing in a style normally used for semi-detached and detached houses.



4. CONDITION REVIEW

295 Jarvis Street was visited on May 10th. A high level condition review of the exterior and interiors was performed.

The building is currently occupied by the Inglewood Arms Hotel, which originally operated as a private hotel. The building currently serves as an extended stay hotel and also as a rooming house with a number of rooms and common spaces. As the building currently has a limited number of vacancies, a select number of rooms were visited to limit the disruption of occupants.

It is not confirmed if the building on the site dates to the mid 19th century (as illustrated in earlier maps at a time where it was used as private residences) or to 1915, at the establishment of the Inglewood Arms Hotel. The main facade on Jarvis suggests that the building dates to an earlier period based on the design and brick coursing. If the building originates to the mid 19th century, it is evident that it has been subject to a number of alterations both on the exterior facades and interior spaces, when the building was converted into a hotel and rooming house.

View of the Jarvis facade. All bricks are painted. Note the cast stone window hoods on the top two storeys of the Jarvis facade and the stone lintels on the lower (ground) level. Also of note is the variation in the window styles. The fourth bay top window is not aligned with the rest of the top storey window. The two-storey addition dates to most likely the 1930s or early 1940s and includes window openings with segmented arches, which contrast with the style of the Jarvis facade. The main entrance is a poor attempt to replicate a classical design.

Exterior walls

The building is three storeys in height and of brick masonry construction. A two-storey brick addition fronts the main facade, and dates to the 1930s or early 1940s. The brick is laid in Flemish bond along the Jarvis Street facade (excluding the two-storey addition) and of common bond on all other facades. The lower portion of the building's Jarvis facade is covered with cement parging. The brick is painted on all surfaces and is flaking in some locations of the building, most notably on the side (north) elevation. Paint layers are hiding possible brick deterioration. There are a number of areas where open joints in the mortar are present, which can lead to water infiltration inside the wall and contribute to further deterioration. Bricks are spalled near the top of the building, particularly on the east (rear) elevation. Previous traces of stepped cracking repairs were apparent near window lintels.





Above left:
Close-up view of the top north portion of the Jarvis facade. Brickwork attempt to emulate corner quoins. The lower level shows evidence, in the brickwork, of an alteration to remove what would have been an entryway and replace it with a new window opening (see red arrow). The fourth bay top window (green arrow) has a window hood and the brickwork at the jambs suggest that this window is original and that the "misalignment" is intentional.

Above right:
Close-up view of the lower north portion of the Jarvis facade. Cement parging is covering the lower levels which could hide a stone or brick wall. Original window openings have been blocked (red arrow) Stone sills are soiled.

Below right:
View of the two-storey addition's south wall. Window and door openings vary in size and alignment. Note the sills and lintels of the smaller windows, which consist of bricks.



Window sills and lintels

Window sills mainly consist of stone units and painted white. Some sills are of brick (on the Jarvis facade) suggesting they are replacement sills. All sills are generally in good condition. Lintels on the Jarvis facade vary. On the lower level, they are of stone units and on the upper storeys, they consist (all but 2 window openings) of a more elaborate hood design, in cast stone. Window hoods are in good condition, albeit soiled with water stains. All other lintels (on the two-storey addition and the rear walls) consist of brick segmented arches.

Windows, doors and openings

All windows appear to be modern aluminium replacements. No original windows are apparent. Fenestration patterns vary throughout the building with slider sashes either on the bottom or upper portion of the window frame. The main entrance to the building appear to date to the same period as the two-storey addition and poorly replicates a classical styled pediment with pilasters, sidelights and transom. The door is metal and a later replacement.

Window openings, where shown on the Jarvis facade appear to be original. Evidence of alterations to block or alter original openings is evident on the Jarvis street facade as well as on the rear elevations.

Above right:
Close-up view of the Jarvis facade, above the two-storey addition. Note the misaligned window which is most likely in its original location based on the quality of the brickwork at the style of the hood above the window opening. Repointing appears to have happened above this window opening as can be seen in the mortar joint depth difference.

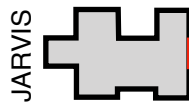
Below right:
View of the east (rear) elevation of the main building (marked by the wall with no asphalt roofing - see key plan). The paint on the brick is peeling off and in some areas there are traces of spalling brick. Original window openings have been visibly blocked off.



Close-up view of a wall in the interior courtyard (see key plan). Fire insurance maps suggest this wall is original to, likely, the 1850s although was clearly built as a secondary wall with limited design consideration. Misalignment and varying sizes of the window openings were most likely a result of later alterations. A portion of the water table is covered in cement parging (red arrow)



Close-up view of a rear wall facing George Street (see key plan). This wall appears in the 1913 Fire Insurance Map and most likely is original to that time period. As a rear wall, it was designed with limited design consideration. Window openings appear original. The brickwork is in fair condition with no visible signs of significant deterioration, other than the peeling of the paint from the brick surface. Mortar joints are deteriorating in select locations. All windows are modern replacements and their style vary throughout this facade, as is the case for the rest of the building.



Parapet and Roof

The building has a flat roof and a parapet with some brickwork detailing and appears in good condition. Metal flashing covers part of the brickwork details.

Two elaborate stone brackets are fixed at the top storey below the parapet. Both brackets are partially damaged and in fair to poor condition.



Above:
South stone bracket. The capital above the bracket is damaged (missing a piece)

Below:
North stone bracket. The capital is missing.

Interiors

The interiors of the Inglewood Arms Hotel have been extensively altered. Rooms have been renovated with modern finishes and doors, including hardware, have been replaced. Alterations have been made to make the building compliant with modern code and fire requirements, such as the installation of venting units and accessories.

A typical stairwell shows that the staircase, baseboards and window trims are of an 1900s vintage, which most likely dates to the timing of establishment of the hotel in 1915. They are in good condition.

Interior walls are finished in plaster with a “pitted” textured finish to them, and appear original.

The main lobby of the building is square in plan and appears to have retained its original design intent, finishes and detailing. Of particular note is the ceramic tiled fireplace, which includes a coat of arms, most likely of the “Inglewood Arms” Hotel as well as a medallion engraved with a sailing boat and oars. This medallion most likely is a remnant of an earlier period than the Hotel.



Above:
View of a typical room.

Below:
View of a typical corridor. The interior wall surfaces are of plaster with a textured finish which appear to be original.





Above:
View of a staircase, which appear to be of the same time period than the establishment of the hotel in the early 20th century.



Right:
View of a window in a stairwell. All wood trims are original and date to the same time period as the establishment of the hotel.



Above:
Overall view of the main central lobby. Wall and ceiling finishes appear to be original. Current flooring is a modern replacement.

Above right:
Close-up view of a corner wall in the lobby, showing ceramic tiling at the lower portion of the wall.

Below right:
Close-up view of the ceiling in the lobby, noting the fluting details of the wall to ceiling junction.





View of a fireplace in the main lobby, with a detail of the coat of arms showing fleur de lys on blue background (symbol of French royalty) and gold lions passant on red background (symbol of English royalty). This coat of arms most likely is meant to be associated with "Inglewood Arms".

In summary, the current building at 295 Jarvis was shown to retain architectural features of its mid 19th century period visible on the exterior facade as well as traces of its early 20th century conversion into a hotel. The building underwent a number of interior and exterior alterations to suit the evolution of the hotel. Some of these alterations are considered unsympathetic to the overall aesthetic of the building, such as window replacements and the two-storey front addition. Items of historical interest are present inside the building and can help inform on the background history of the property.



Close-up view of a wall in the lobby, leading to the main entrance, where a medallion is inset in the wall. This medallion features a sailboat with oars and most likely predates the establishment of the hotel.

5. ASSESSMENT OF THE PROPOSED DEVELOPMENT

5.1 Assessment of Design

The proposal calls for the removal of the existing building on the property to allow for densification with a new multi-storey residential building.

The proposed building is designed with a base podium that reads as three storeys in height with a roofline that will fall under the roofline of the adjacent heritage building to the south. This base podium is setback from the Jarvis (west) property line and matches the setback of the heritage building to the south. The south, north and east walls of the base podium is built up to the property line.

Above the base podium, at the fourth level, an exterior amenity will be provided which creates a substantial stepback of the massing from Jarvis Street. This stepback creates a reveal which will aid in, firstly, reading the podium as clear volume and, secondly, making the massing of the heritage building to the south apparent with the addition of a high-rise development on the site.

At the fifth storey, and for levels above, the building envelope is brought closer to Jarvis Street and extends from the setback at ground level.

Above and below:
Perspective views looking, respectively, south and north on Jarvis Street, showing the relationship of the proposed development with the existing context. Note the presence of high-rise development in the vicinity, and not visible in the streetview are two 50 storey towers proposed on the NE and SE corners of Jarvis and Dundas(Core Architects)



5.2 Shadow Impacts

Shadow impacts have been prepared for this development and are available as part of the development drawings in Appendix I. Included on this page is an example for June 21st at 3.18pm, by Core Architects.

Due to the number of tall buildings on Dundas Street that are completed or currently under construction, along Dundas Street East, shadows are present in the area. The proposed development, north of the subject site known as 319 Jarvis, if approved, will also contribute to the shadowing in the area.

It is noted that summer shadowing will occur over heritage properties fronting the east side of George Street, which will be integrated into a future redevelopment. This shadowing will start in the mid afternoon and will move incrementally along George Street.



5.3 Heritage Impacts

An assessment of possible effects of the proposed development on the adjacent heritage properties is presented on this page, based on the City of Toronto’s Heritage Impact Assessment Terms of Reference (October 2014).

Viewed along Jarvis Street, looking north and south, the existing heritage property at 289-291 Jarvis Street will be visible and not significantly obstructed. The substantial stepback at the fourth level will allow the northern turret to be visible in the presence of a high-rise development on Jarvis Street. Further, the heritage building itself has a discreet presence on the street and, being hidden by trees, emphasizes its privacy. The massing of the proposed development adjacent to the row housing will therefore not significantly impact this character and will remain visible from different perspectives.



Overall Jarvis Street elevation drawing (Core Architects)

Possible Effect	Assessment
Destruction of any, or part of any, significant heritage attributes or features	The existing Inglewood Arms Hotel is proposed to be demolished. The building meets a limited number of criteria for cultural heritage value and is not considered to have significant heritage attributes.
Alteration that is not sympathetic, or is incompatible with the historic fabric and appearance	There will be no alterations to a heritage building.
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	Shadows cast by the new development will have some impacts on adjacent heritage resources that are located on the east side of George Street. These will be incremental.
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship	Though the massing of a development adjacent to a heritage building may seem to have an impact, the adjacent heritage building has a discreet presence on the street and the new building does not impact the discreet character of the heritage building
Direct or indirect obstruction of significant views or vistas within, from or of built and natural features	There will be no obstruction of significant views or vistas to or from the site.
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	The property is proposed to be retained for residential use with an increase in density.
Land disturbances such as a change in grade that alters soils and drainage patterns	There will be no land disturbances as a result of this development.

6. POLICY AND HERITAGE REVIEW

In accordance with City of Toronto requirements and standard practice, we have consulted several documents for the purpose of guiding the preparation of this current report.

Ontario Heritage Act (OHA)

The Ontario Heritage Act (R.S.O. 1990 as amended) is specific and prescriptive in terms of development that may have an impact on heritage resources. Whereas the PPS directs municipalities to take steps to protect resources in a general manner, the OHA is specific in terms of the measures that may be taken by municipalities to inventory and/or designate heritage properties and to ensure the protection of properties considered to be of Provincial interest.

The building on the site is not designated under the Ontario Heritage Act and not within an in-force HCD. The Ontario Heritage Act does not apply.

Ontario Provincial Policy Statement (PPS) - 2014

The Ontario Provincial Policy Statement “is intended to be read in its entirety and the relevant policies are to be applied to each situation” (PPS Part III). The statement consists of Provincial policy direction related to land use planning and development. Policy direction related to heritage sites and cultural assets is provided in Section 2.6 entitled “Cultural Heritage and Archaeology”.

Policy 2.6.1, states that “Significant built heritage resources and significant cultural heritage landscapes shall be conserved”. Key definitions in the PPS are as follows:

Built heritage resources means a building, structure, monument, installation or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.

Cultural heritage landscape means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).

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, 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.

Furthermore, policy 2.6.3 discusses development and site changes when they have an impact on built heritage resources and states:

“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.”

Heritage attributes (as defined by the PPS) means the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the property’s built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property).

295 Jarvis Street is not on the Heritage Register. An evaluation under Ontario Regulation 9/06 concluded that the building meets a limited number of criteria. As the property has some cultural heritage value, it does not meet the test to be considered of significance.

City of Toronto Official Plan (consolidated to 2015)

The City’s Official Plan includes policies for the conservation of heritage sites across the municipality, in accordance with the PPS and the OHA.

The heritage policies of the Official Plan have been amended with the Official Plan Amendment 199 (OPA 199). Its provisions are applicable to this development and support the application of heritage issues in a manner that balances those issues with other provisions of the Official Plan.

Part 3.1.5 - Heritage Conservation in the Official Plan lists a total of 53 policies that pertain to heritage conservation city-wide. These policies are evaluated against the proposed development.

Policy 1 to 3 deal with the establishment of the process of listing or designating heritage properties by the municipality and the maintenance of a Heritage Register.

Policy 4 states that *“Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and as adopted by Council.”*

The property on the subject site is not on the Heritage Register and the building on the site is not proposed to be conserved.

Policy 5 states that *“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.”*

This current HIA satisfies this policy.

Policies 6 and 7 deal with adaptive re-use and alterations to properties on the Heritage Register. Policy 6 states: *“The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada.”* Policy 7 states: *“Prior to undertaking an approved alteration to a property on the Heritage Register, the property will be recorded and documented by the owner, to the satisfaction of the City.”*

These policies are not relevant to the present application.

Policies 8 and 9 deal with City owned properties on the Heritage Register.

These policies are not relevant to the present application.

Policies 10 to 12 deal with management of heritage by the City and direct the City to do certain tasks towards the conservation of heritage properties and enforcement of policies.

These policies are not relevant to the present application.

Policy 13 deals with development of protocols related to First Nations' sites by the City.

As the above is the responsibility of the municipality, these policies are not applicable to the development.

Policy 14 states: *“Potential and existing properties of cultural heritage value or interest, including cultural heritage landscapes and Heritage Conservation Districts, will be identified and included in area planning studies and plans with recommendations for further study, evaluation and conservation.”*

As the subject property is not on the Heritage Register, it was evaluated under Ontario Regulation 9/06, with the conclusion that it meets a limited number of the criteria set in the Regulation. Although the building on the subject property does have some interest, overall, it does not meet the test set forth in the Regulation to be considered of significant heritage value. Commemoration will be recommended as a mitigation strategy.

The subject site is excluded from the Garden District HCD.

Policies 15 to 17 speak to raising heritage awareness, including the development of neighbourhood initiatives and commemoration of lost heritage sites.

As the above is the responsibility of the municipality, these policies are not applicable to the development.

Policies 18 to 21 deal with various incentives that may be provided for the maintenance and conservation of heritage properties.

As the above is the responsibility of the municipality, these policies are not applicable to the development.

Policies 22 to 25 speak about the requirements for Heritage Impact Assessments, and Conservation Plans, when required, in development applications to evaluate the impacts on heritage resources on or adjacent to a site and to determine how a heritage resource will be conserved.

This current Heritage Impact Assessment has been prepared for the proposed development to satisfy the requirement.

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.”*

This policy is satisfied by the proposed development, and is demonstrated in this HIA.

Policy 27 states: *“Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of facades alone is discouraged.”*

This policy is not relevant to the present application.

Policy 28 states: *“The owner of a designated heritage property will be encouraged to enter into a Heritage Easement Agreement where the City considers additional protection beyond designation desirable due to the location, proposed alteration, and/or the nature of that property.”*

This policy is not relevant to the present application.

Policy 29 states: *“Heritage buildings and/or structures located on properties on the Heritage Register should be conserved on their original location. However , where it is supported by the cultural heritage values and attributes of a property on the Heritage Register a heritage building may be relocated within its property or development site where: . . .”*

This policy is not relevant to the present application.

Policies 30 to 33 deal with Heritage Conservation Districts.

This policy is not relevant to the present application as the subject site is not within the boundaries of the proposed Garden District HCD.

Policies 34 to 42 deal with archaeological resources.

This policy is not relevant to the present application.

Policies 43 deal with cultural heritage landscapes. T

This policy is not relevant to the present application.

Policies 44, to 46 deal with identified views to heritage properties.

These policies are not relevant to the present application.

Policies 47 to 52 deal with Heritage Places of Worship.

These policies are not relevant to this application.

7. CONSERVATION STRATEGY

A variety of options are available for the mitigation of change to sites with historic buildings, and can range from full restoration to simple commemoration of what previously existed.

The Inglewood Arms Hotel has been evaluated as having low cultural heritage value. The property meets a limited number of criteria that relates to its association with a hotel use which once characterized this stretch of Jarvis Street in the early 20th century. The property therefore supported this residential character, primarily related to the usage as a hotel than the architecture of the building, which has been altered from its original mid 19th century appearance. In our view, the value of the property is more related to this historical association rather than the building.

For this reason, the property has some heritage value, but not significant to merit a designation under Part IV of the Ontario Heritage Act. As some value was noted related to its historical association, with attributes found inside the building, a commemoration strategy is therefore proposed, with the following steps that can be considered:

7.1 Site Recording

The first step would be a full documentation of the existing building. This documentation may be the original drawings, assuming they are available. Drawings would include exterior elevations as originally developed (if available), as changed over time.

In conjunction with the preparation of record drawings and documents, a full set of photographs would be prepared that would include interior images - particularly of original features (if found) prior to demolition. Photographs would be prepared following City guidelines.

7.1 Commemoration Plan

Commemoration of the site is recommended. The commemoration would celebrate the history and societal connections of the property in relation to the immediate area by describing some of the historical associations of the site and its immediate surroundings. A Commemorative Plan would be submitted at a suitable time for approvals by City staff.

Plaques

The erection of a free-standing heritage plaque or wall-mounted plaques at an appropriate place on the site would briefly describe the historical significance of the site. The plaque's location would be determined in consultation with City staff and the Owner and organized in collaboration with Heritage Toronto.

Inglewood Coat of Arms and Medallion

Interior features were found to inform the historical association of the property and can be considered for inclusion as part of the Commemoration Plan. These artefacts are proposed to be removed from the property prior of building demolition, conserved off-site and reinstated in the new development at a suitable location in consultation with City Staff and the Owner. A description would accompany these artefacts.

8. SOURCES

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9. CONCLUSION

Based on our assessment, it is our opinion that the Inglewood Arms Hotel possesses limited heritage value. The property meets a limited number of criteria set forth under Ontario Regulation 9/06, and shows that the cultural heritage value of the property is mainly related with the historical association of the property as a hotel, rather than the quality of the building, which has been significantly altered. For this reason, the property is of low cultural heritage value and in our view, does not merit a designation under Part IV of the Ontario Heritage Act. A commemoration strategy is therefore recommended to conserve some of the cultural heritage value of the property and mitigate the impact of the removal of the existing building.

The proposed development, as it relates to the adjacent heritage property to the south of the site, will have minimal impact. The new building matches the setback of the adjacent heritage building and the podium volume is lower in height than its heritage neighbour. The substantial stepback above the podium, which is one storey in height, will provide relief so that the massing of the heritage row-housing to the south is visible along Jarvis Street. Further, the heritage row housing is discreetly present on the streetscape, hidden behind trees and itself adjacent to a mid-rise residential building.

10. CLOSURE

The information and data contained herein represents GBCA's best professional judgment in light of the knowledge and information available to GBCA at the time of preparation. GBCA denies any liability whatsoever to other parties who may obtain access to this report for any injury, loss or damage suffered by such parties arising from their use of, or reliance upon, this report or any of its contents without the express written consent of GBCA and the client.

Goldsmith Borgal & Company Ltd. Architects

Christopher Borgal OAA FRAIC CAHP
President
Goldsmith Borgal & Company Ltd. Architects

APPENDIX I
Development Drawings
by Core Architects



295 JARVIS STREET

ISSUED FOR ZONING

16 MAY 2016

NO.	REVISIONS	DATE

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295 JARVIS STREET

TORONTO, ON



DRAWN FV, LS	SCALE
CHECKED ET	DATE 16 MAY 2016

TITLE
COVER SHEET

PROJECT NO. 16-322	DRAWING NO. A001
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CONTEXT 1:2000

DRAWING LIST		
DRAWING NAME	DRAWING NUMBER	CURRENT REVISION
COVER SHEET	A001	
DRAWING LIST - CONTEXT	A002	
ZONING REQUIREMENTS, TGS, BUILDING STATISTICS	A003	
SURVEY	A004	
SITE PLAN	A100	
AREA PLANS PS - L3	A101	
AREA PLANS LS - MPH	A102	
LEVEL P5	A201	
LEVEL P4	A202	
LEVEL P3	A203	
LEVEL P2	A204	
LEVEL P1	A205	
LEVEL P1 MEZZANINE	A206	
LEVEL L	A207	
LEVEL 2	A208	
LEVEL 3	A209	
LEVEL 4	A210	
LEVEL 5	A211	
LEVEL 6-8	A212	
LEVEL 9	A213	
LEVEL 10	A214	
LEVEL 11-20	A215	
LEVEL 21-30	A216	
MECH PH	A217	
ROOF	A218	
ELEVATIONS	A401	
SECTIONS	A402	
PERSPECTIVE 1	A801	
SHADOW STUDIES - SEPTEMBER	A801	
SHADOW STUDIES - JUNE	A802	
SHADOW STUDIES - DECEMBER	A803	

NO. REVISIONS DATE

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295 JARVIS STREET

TORONTO, ON



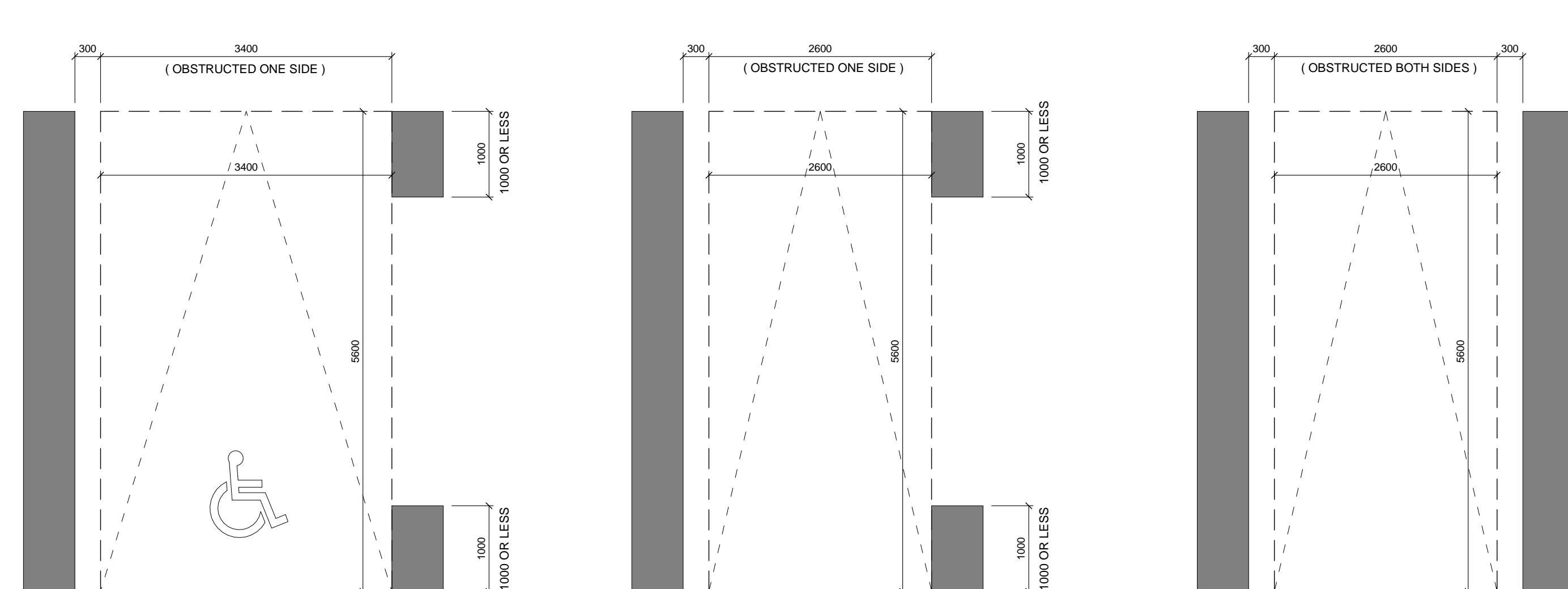
DRAWN FV, LS	SCALE AS INDICATED
CHECKED ET	DATE 16 MAY 2018

TITLE
DRAWING LIST, CONTEXT

PROJECT NO. 16-322	DRAWING NO. A002
------------------------------	----------------------------

ZONING BY-LAW NO. 569-2013	
SITE AREA	TOTAL SITE AREA = 911.4 m ² / 9,910.2 SF
SITE INFORMATION	SITE AREA PROVIDED BY: KRCMAR SURVEYORS LTD
PROGRAM	36 STOREY + MECH PENTHOUSE RESIDENTIAL CONDOMINIUM (351 RESIDENTIAL SUITES)
ZONING	CR (COMMERCIAL RESIDENTIAL)
REQUIRED / PERMITTED	PROVIDED
MAXIMUM BUILDING HEIGHT	30M 36 STOREY @ 107.2 M + MECH PH @ 5.0 M VV: 112.2 M
LOADING	TYPE 'Q' LOADING SPACE
GROSS FLOOR AREA	23,507 m ²
FLOOR SPACE INDEX	26.79 m ² (TOTAL GCA) / 911.4 (LOT AREA) = 29.37
NUMBER OF UNITS	351 RESIDENTIAL UNITS
PARKING	REQUIRED / PERMITTED
VEHICULAR PARKING (AS PER PM STANDARDS)	STUDIO: 14 x 0.3 = 4 1 BEDROOM / 1 DEN: 224 x 0.5 = 112 2 BEDROOM / 2 DEN: 97 x 0.8 = 78 3 BEDROOM / 3 DEN: 16 x 1.0 = 16 COMMERICAL VISITOR: 351 x 0.1 = 35 RETAIL: 0
TOTAL REQUIRED PARKING (RESIDENTIAL + VISITOR + RETAIL)	210 + 112 + 35 = 357
RESIDENTIAL BICYCLE PARKING (AS PER TGS)	351 x 0.9 = 316
NON-RESIDENTIAL BICYCLE PARKING (AS PER TGS)	351 x 0.1 = 35
INTERIOR AMENITY SPACE	351 x 2 = 702 m ²
EXTERIOR AMENITY SPACE	351 x 2 = 702 m ²

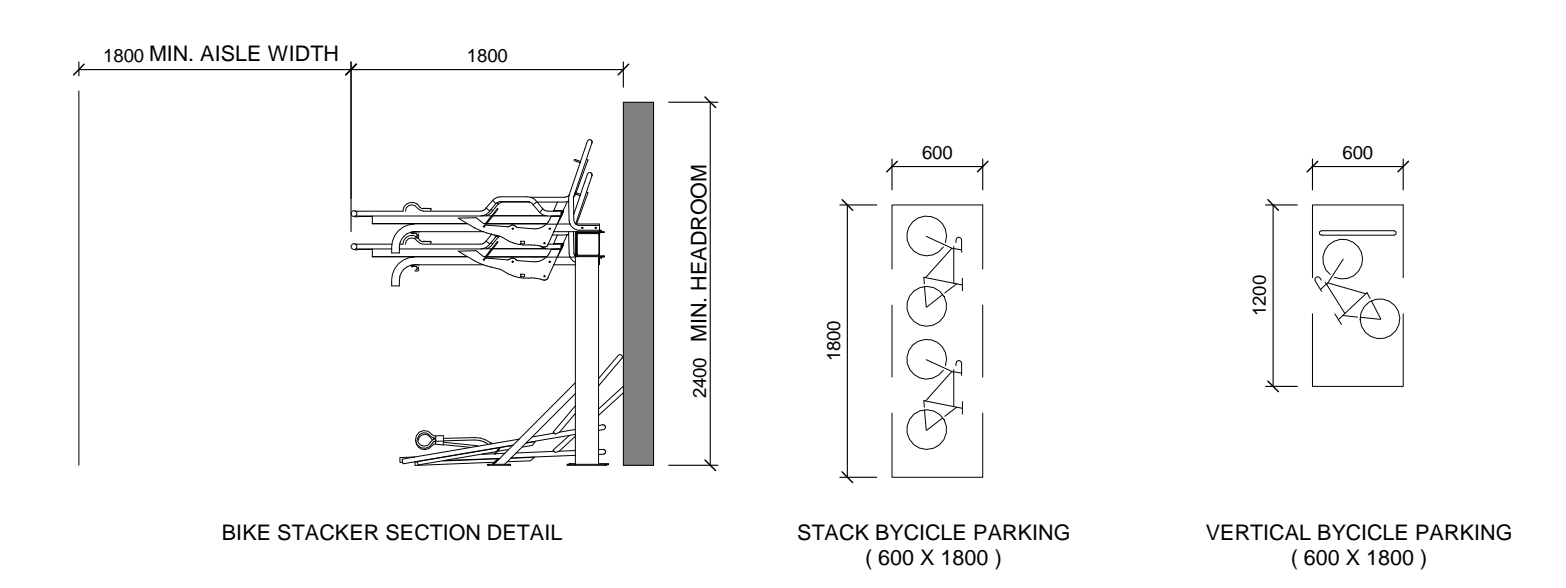
TORONTO GREEN STANDARD VERSION 3.0 STATISTICS TEMPLATE	
FOR USE BY HIGH-RISE RESIDENTIAL AND MIXED-USE DEVELOPERS	
THE TORONTO GREEN STANDARD VERSION 3.0 STATISTICS TEMPLATE IS SUBMITTED WITH THE PLAN CONTROL APPLICATIONS AND SHALL BECOME A PART OF THE ZONING BY-LAW AMENDMENT APPLICATIONS. COMPLETE THE TABLE AND COPY IT CAREFULLY INTO THE SITE PLAN SUBMITTED AS PART OF THE APPLICATION. FOR ZONING BY-LAW AMENDMENT APPLICATIONS, COMPLETE ONLY THE PORTION OF THE TABLE THAT APPLIES TO YOUR PROJECT. FOR SITE PLAN CONTROL APPLICATIONS, COMPLETE ONLY THE PORTION OF THE TABLE THAT APPLIES TO YOUR PROJECT. FOR FURTHER INFORMATION, PLEASE VISIT WWW.TORONTO.CA/PGSD/DEVELOPMENT.	
GENERAL PROJECT DESCRIPTION	REQUIRED PROPOSED PROPOSED (%)
TOTAL GROSS FLOOR AREA	23,507 m ²
NUMBER OF FLOOR LEVELS WITH USE	32
RETAIL	23,507 m ²
COMMERCIAL	
INDUSTRIAL	
INDUSTRIAL/OTHER	
TOTAL NUMBER OF RESIDENTIAL UNITS	351
SECTION 1 FOR STAND ALONE ZONING BY-LAW AMENDMENT APPLICATIONS AND SITE PLAN CONTROL APPLICATIONS	
REQUIRED INFRASTRUCTURE	REQUIRED PROPOSED PROPOSED (%)
NUMBER OF PARKING SPACES	345 59 24.00
NUMBER OF PARKING SPACES DEDICATED FOR PRIVATE-USE PARKING	-- --
NUMBER OF LONG-TERM BICYCLE PARKING SPACES (RESIDENTIAL)	316 316 100.00
NUMBER OF LONG-TERM BICYCLE PARKING SPACES (ALL OTHER USES)	-- --
NUMBER OF LONG-TERM BICYCLE PARKING SPACES (ALL OTHER USES) LOCATED ON:	
AT FIRST STOREY OF BUILDING	254
BEHIND STOREY OF BUILDING	--
AT SECOND LEVEL BELOW GRADE	24
AT OTHER LEVELS BELOW GRADE	36 72 100.00
NUMBER OF SHORT-TERM BICYCLE PARKING SPACES (RESIDENTIAL)	-- --
NUMBER OF SHORT-TERM BICYCLE PARKING SPACES (ALL OTHER USES)	-- --
NUMBER OF PUBLIC SHOWER AND CHANGE FACILITIES (NON-RESIDENTIAL)	-- --
NUMBER OF PUBLIC SHOWER AND CHANGE FACILITIES (NON-RESIDENTIAL)	-- --
TREE PLANTING & SOIL VOLUME	REQUIRED PROPOSED PROPOSED (%)
TOTAL SOIL VOLUME (L) OF THE SITE AREA (100% x 300')	165.7 118.2 71
SECTION 2 FOR SITE PLAN CONTROL APPLICATIONS	REQUIRED PROPOSED PROPOSED (%)
NUMBER OF SHORT-TERM BICYCLE PARKING SPACES (ALL OTHER USES) AT GRADE OR ON FIRST LEVEL BELOW GRADE	-- --



ZONING REQUIREMENTS

TORONTO GREEN STANDARDS 3.0

CAR PARKING REQUIREMENTS



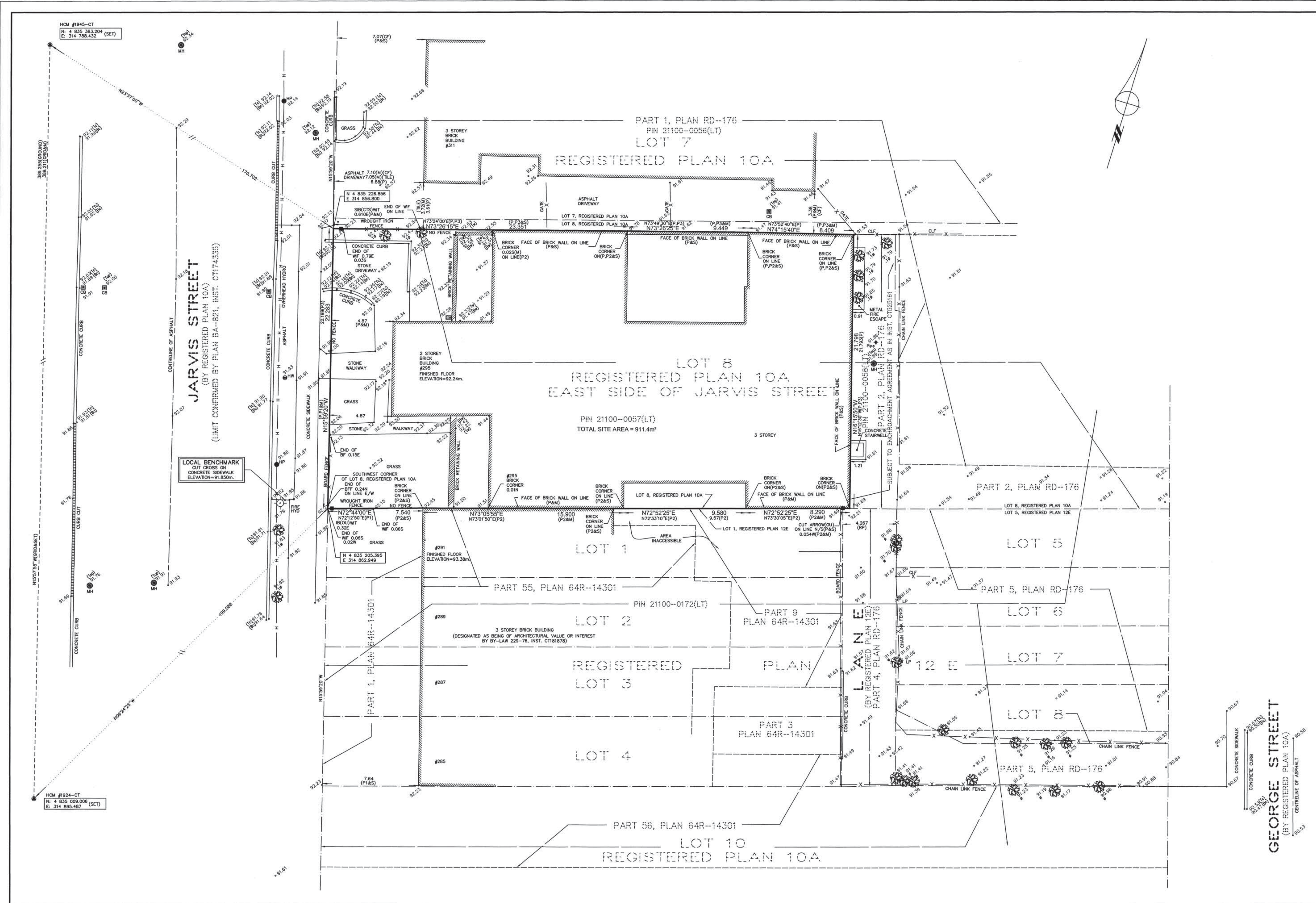
BIKE PARKING REQUIREMENTS

BUILDING STATISTICS (BELOW GRADE)																		
LEVEL	SM	GFA	SF	SALABLE UNITS	CIRCULATION	LOBBY	MAIL / MOVE-IN ROOM	GARAGE	MECHANICAL / ELECTRICAL	INTERIOR AMENITY	EXTERIOR AMENITY	SHAFTS	STORAGE / LOCKER	PARKING	GARAGE LOADING	SM	GFA	SF
LEVEL P5	834 m ²	8681 m ²	0 m ²	38 m ²	30 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	4 m ²	51 m ²	712 m ²	0 m ²	68 m ²	732 m ²	
LEVEL P4	834 m ²	8681 m ²	0 m ²	38 m ²	30 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	4 m ²	51 m ²	712 m ²	0 m ²	68 m ²	732 m ²	
LEVEL P3	834 m ²	8681 m ²	0 m ²	38 m ²	30 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	4 m ²	51 m ²	712 m ²	0 m ²	68 m ²	732 m ²	
LEVEL P2	834 m ²	8681 m ²	0 m ²	38 m ²	30 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	4 m ²	51 m ²	712 m ²	0 m ²	68 m ²	732 m ²	
LEVEL P1	834 m ²	8681 m ²	0 m ²	106 m ²	26 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	4 m ²	51 m ²	508 m ²	0 m ²	133 m ²	1427 m ²	
LEVEL P1 M	86 m ²	1031 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²
TOTAL	4267 m ²	45205 m ²	0 m ²	317 m ²	147 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	18 m ²	154 m ²	3456 m ²	0 m ²	464 m ²	4206 m ²	

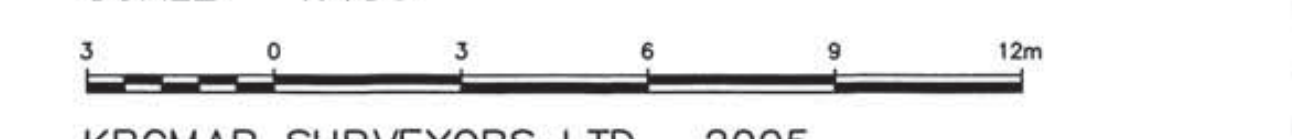
BUILDING STATISTICS (ABOVE GRADE)																		
LEVEL	SM	GFA	SF	SALABLE UNITS	CIRCULATION	LOBBY	MAIL / MOVE-IN ROOM	GARAGE	MECHANICAL / ELECTRICAL	INTERIOR AMENITY	EXTERIOR AMENITY	SHAFTS	STORAGE / LOCKER	PARKING	GARAGE LOADING	SM	GFA	SF
LEVEL 1	728 m ²	7630 m ²	0 m ²	47 m ²	74 m ²	29 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	24 m ²	0 m ²	389 m ²	145 m ²	150 m ²	1615 m ²	
LEVEL 2	441 m ²	4699 m ²	0 m ²	133 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	24 m ²	0 m ²	325 m ²	0 m ²	252 m ²	3140 m ²	
LEVEL 3	718 m ²	7723 m ²	0 m ²	157 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	24 m ²	0 m ²	301 m ²	0 m ²	301 m ²	4211 m ²	
LEVEL 4	487 m ²	5238 m ²	0 m ²	80 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	24 m ²	0 m ²	26 m ²	0 m ²	309 m ²	3822 m ²	
LEVEL 5	784 m ²	8202 m ²	0 m ²	531 m ²	80 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	24 m ²	0 m ²	20 m ²	0 m ²	516 m ²	6526 m ²	
LEVEL 6 - 8	2363 m ²	25651 m ²	0 m ²	1608 m ²	232 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	24 m ²	0 m ²	77 m ²	0 m ²	1847 m ²	19879 m ²	
LEVEL 9	728 m ²	7630 m ²	0 m ²	47 m ²	74 m ²	29 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	24 m ²	0 m ²	389 m ²	145 m ²	150 m ²	1615 m ²	
LEVEL 10	728 m ²	7630 m ²	0 m ²	47 m ²	74 m ²	29 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	24 m ²	0 m ²	389 m ²	145 m ²	150 m ²	1615 m ²	
LEVEL 11 - 20	7289 m ²	79205 m ²	0 m ²	6333 m ²	1789 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	24 m ²	0 m ²	227 m ²	0 m ²	1721 m ²	19665 m ²	
LEVEL 21 - 30	11818 m ²	127205 m ²	0 m ²	10128 m ²	1230 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	24 m ²	0 m ²	412 m ²	0 m ²	1388 m ²	12258 m ²	
LEVEL MPH	279 m ²	2999 m ²	0 m ²	45 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	24 m ²	0 m ²	0 m ²	0 m ²	46 m ²	716 m ²	
TOTAL	26779 m ²	286145 m ²	0 m ²	20207 m ²	2971 m ²	74 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	74 m ²	0 m ²	348 m ²	353 m ²	3202 m ²	25320 m ²	

RESIDENTIAL UNIT COUNT							
LEVEL	STUDIO	1 BR	1 BR + D	2 BR	2 BR + D	3 BR	TOTAL PER LEVEL
LEVEL 1	0	0	0	0	0	0	0
LEVEL 2	0	0	0	0	0	0	0
LEVEL 3	0	0	1	0	0	2	3
LEVEL 4	0	1	2	0	1	0	4
LEVEL 5	0	2	3	2	1	1	9
LEVEL 6 - 8	3	8	9	6	3	0	30
LEVEL 9	0	2	3	2	1	1	9
LEVEL 10	1	2	3	2	0	2	10
LEVEL 11 - 20	10	30	30	30	10	10	110
LEVEL 21 - 30	0	48	80	152	155	0	176
TOTAL	14	84	130	135	22	16	351

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295 JARVIS STREET		
TORONTO, ON		
DRAWN	FV, LS	SCALE AS INDICATED
CHECKED	ET	DATE 16 MAY 2018
TITLE ZONING REQUIREMENTS, TGS, BUILDING STATISTICS		
PROJECT NO.	16-322	DRAWING NO.
		A003



BOUNDARY AND TOPOGRAPHIC SURVEY OF
**PART OF LOT 8
 REGISTERED PLAN 10A
 EAST SIDE OF JARVIS STREET
 CITY OF TORONTO**
 SCALE 1:150



KRCMAR SURVEYORS LTD. 2005
 METRIC : DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

GRID
 BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE DERIVED FROM HORIZONTAL CONTROL MONUMENTS No. 1924-CT and No. 1945-CT ARE REFERRED TO THE ONTARIO CO-ORDINATE SYSTEM UTM ZONE 10, CENTRAL MERIDIAN 78°50' WEST LONGITUDE.

HCM #1945-CT
 N: 4 835 383.204
 E: 314 788.432

HCM #1945-CT
 N: 4 835 009.006
 E: 314 895.487

DISTANCES SHOWN HEREON ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY A SCALE FACTOR OF 0.999887.

BENCHMARK
 ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF TORONTO BENCH MARK No. CT 781 HAVING AN ELEVATION OF 95.467 METRES.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - SIB DENOTES STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - (M) DENOTES MEASURED
 - (S) DENOTES SET
 - (OU) DENOTES ORIGIN UNKNOWN
 - (WT) DENOTES WITNESS
 - (RP) DENOTES REGISTERED PLAN 12E
 - (P) DENOTES PLAN RD-176
 - (P1) DENOTES PLAN BA-821
 - (P2) DENOTES PLAN 64R-14301
 - (P3) DENOTES PLAN OF SURVEY BY C. REUBEN, O.L.S. DATED JANUARY 15, 1980.
 - (CTS) DENOTES CITY OF TORONTO SURVEYORS
 - BF DENOTES BOARD FENCE
 - WF DENOTES WROUGHT IRON FENCE
 - (T) DENOTES TOP OF CURB
 - (B) DENOTES BOTTOM OF CURB
 - (T+) DENOTES TOP OF WALL
 - (B+) DENOTES BOTTOM OF WALL
 - ± DENOTES EXISTING GRADE ELEVATION
 - ±± DENOTES CATCH BASIN
 - ±±± DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
 - ±±±± DENOTES FIRE HYDRANT
 - ±±±±± DENOTES GAS METER
 - ±±±±±± DENOTES HORIZONTAL CONTROL MONUMENT
 - ±±±±±±± DENOTES HYDRO HAND WELL
 - ±±±±±±±± DENOTES HYDRO POLE
 - ±±±±±±±±± DENOTES LAMP STANDARD
 - ±±±±±±±±±± DENOTES MANHOLE
 - ±±±±±±±±±±± DENOTES PIPE
- BUILDING TIES TAKEN TO BRICK, UNLESS NOTED OTHERWISE

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 1981000

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 28(3).

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 17th DAY OF AUGUST, 2016

DATE AUGUST 22, 2016

TOM KRCMAR
 ONTARIO LAND SURVEYOR

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FIELD: S.M. DRAWN: S.D. CHECKED: V.K. JOB NO: 05-231

DWG NAME: 05-231B102 | PLOT INFO: 10-01 22/AUG/2016 | WORK ORDER NO: 19024
 1137 Centre Street Thornhill ON L4J 3M6 905.738.0053 F 905.738.9221 www.krcmar.ca

KRCMAR

NO.	REVISIONS	DATE

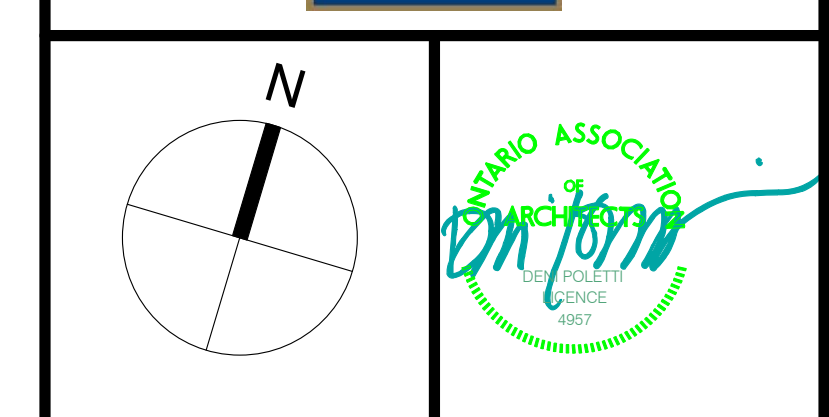
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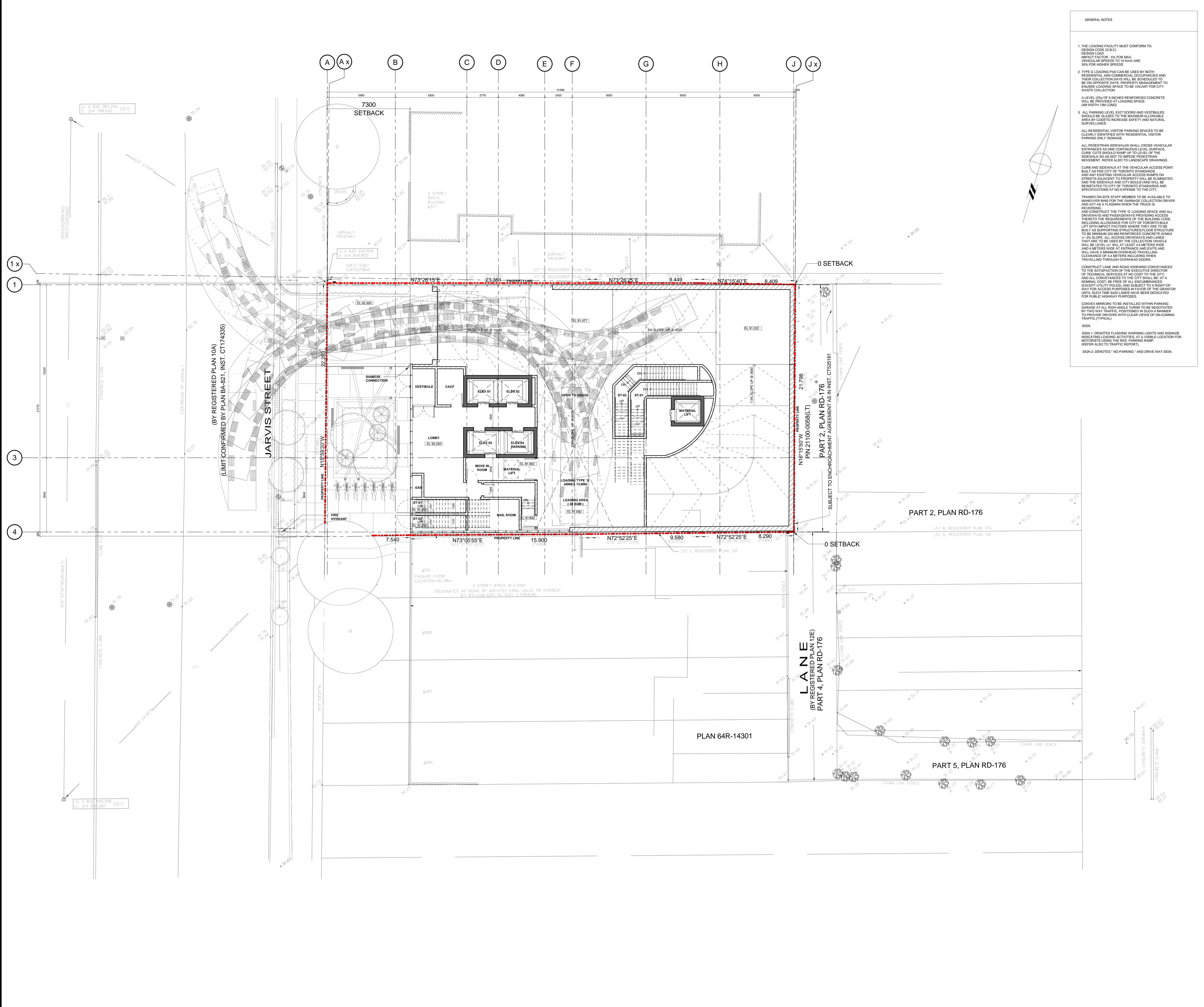
295 JARVIS STREET
 TORONTO, ON



DRAWN: FV, LS
 CHECKED: ET
 TITLE: SURVEY

SCALE: NOT TO SCALE
 DATE: 16 MAY 2018

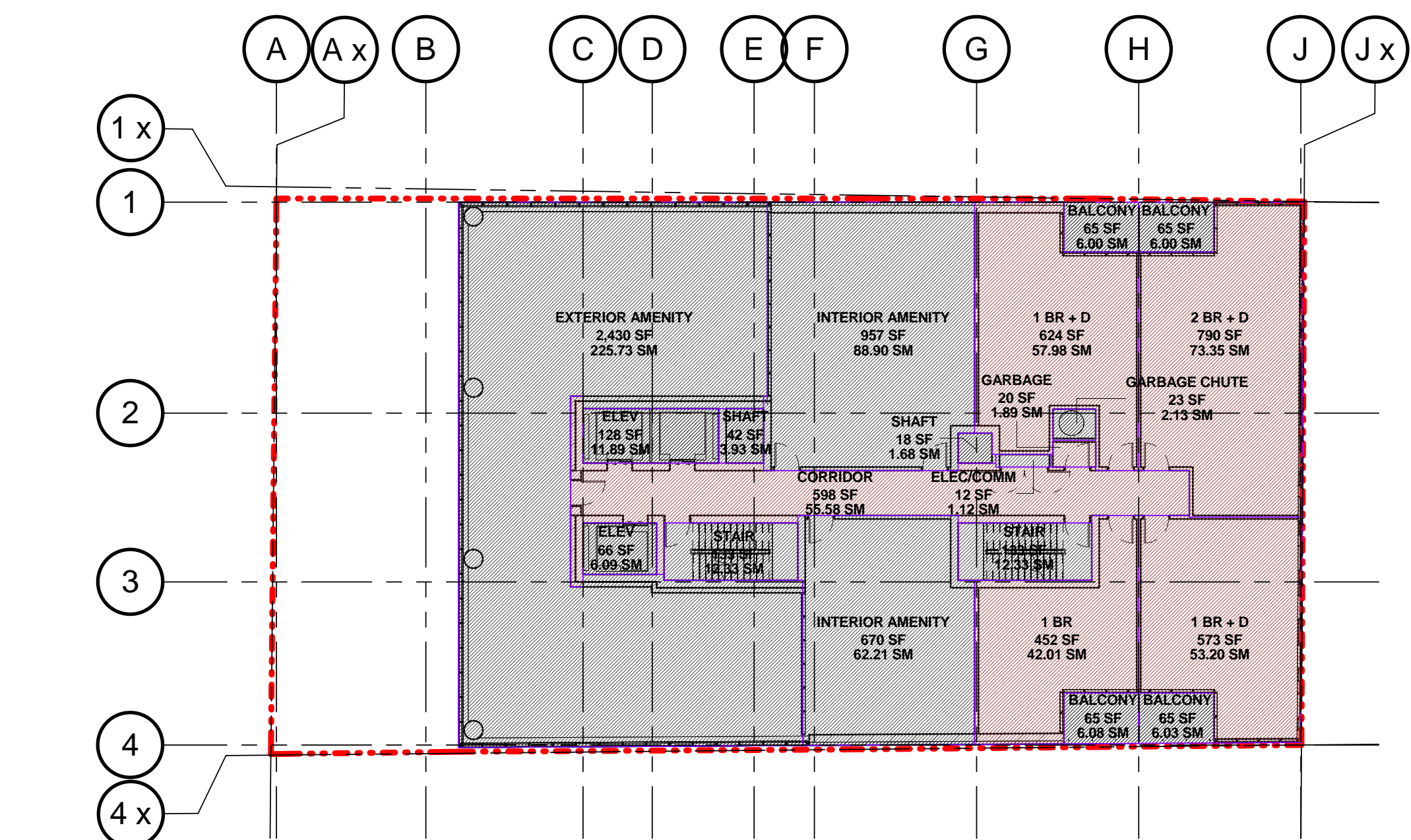
PROJECT NO: 16-322
 DRAWING NO: A004



- GENERAL NOTES
1. THE LOADING FACILITY MUST CONFORM TO:
DESIGN CODE (O.B.C.)
DESIGN LOAD
IMPACT FACTOR - 5% FOR MAX.
VEHICULAR SPEEDS TO 15 KM/H AND
30% FOR HIGHER SPEEDS
 2. TYPE G LOADING PAD CAN BE USED BY BOTH
RESIDENTIAL AND COMMERCIAL OCCUPANCIES AND
THEIR COLLECTION DAYS WILL BE SCHEDULED TO
BE ON OPPOSITE DAYS. PROPERTY MANAGEMENT
TO ENSURE LOADING SPACE TO BE VACANT FOR CITY
WASTE COLLECTION.
A LEVEL (2%) OF 8 INCHES REINFORCED CONCRETE
WILL BE PROVIDED AT LOADING SPACE.
(4M WIDTH 13M LONG)
 3. ALL PARKING LEVEL EXIT DOORS AND VESTIBULES
SHOULD BE GLAZED TO THE MAXIMUM ALLOWABLE
AREA BY CODE TO INCREASE SAFETY AND NATURAL
SURVEILLANCE.
ALL RESIDENTIAL VISITOR PARKING SPACES TO BE
CLEARLY IDENTIFIED WITH RESIDENTIAL VISITOR
PARKING ONLY SIGNAGE.
ALL PEDESTRIAN SIDEWALKS SHALL CROSS VEHICULAR
ENTRANCES AS ONE CONTINUOUS LEVEL SURFACE.
CURB CUTS SHOULD RAMP UP TO LEVEL OF THE
SIDEWALK SO AS NOT TO IMPEDE PEDESTRIAN
MOVEMENT. REFER ALSO TO LANDSCAPE DRAWINGS.
CURB AND SIDEWALK AT THE VEHICULAR ACCESS POINT
SHALL BE PER CITY OF TORONTO STANDARDS
AND ANY EXISTING VEHICULAR ACCESS RAMPS ON
STREETS ADJACENT TO PROPERTY WILL BE ELIMINATED
AND THE SIDEWALK AND CITY BOULEVARD WILL BE
REBUILT TO CITY OF TORONTO STANDARDS AND
SPECIFICATIONS AT NO EXPENSE TO THE CITY.
TRAINED ON-SITE STAFF MEMBER TO BE AVAILABLE TO
MANUEVER END FOR THE GARBAGE COLLECTION DRIVER
AND ACT AS A FLAGMAN WHEN THE TRUCK IS
REVERSING.
AND CONSTRUCT THE TYPE G LOADING SPACE AND ALL
DRIVEWAYS AND PASSAGEWAYS PROVIDING ACCESS
THERE TO THE REQUIREMENTS OF THE BUILDING CODE
INCLUDING ALLOWANCE FOR CITY OF TORONTO BULK
LIFT WITH IMPACT FACTORS WHERE THEY ARE TO BE
BUILT AS SUPPORTING STRUCTURES FLOOR STRUCTURE
TO BE MINIMUM 300 MM REINFORCED CONCRETE W/MAX
1:2% SLOPE. ALL ACCESS DRIVEWAYS AND LANES
THAT ARE TO BE USED BY THE COLLECTION VEHICLE
WILL BE LEVEL (W/ BULL) AT LEAST 4.5 METERS WIDE
AND 4 METERS WISE AT ENTRANCE AND EXITS AND
WILL HAVE A MINIMUM OVERHEAD TRAVELLING
CLEARANCE OF 4 METERS INCLUDING WHEN
TRAVELLING THROUGH OVERHEAD DOORS.
CONSTRUCT LANE AND ROAD WIDENING CONVEYANCES
TO THE SATISFACTION OF THE EXECUTIVE DIRECTOR
OF TECHNICAL SERVICES AT NO COST TO THE CITY.
AND ALL CONVEYANCES TO THE CITY SHALL BE AT A
NOMINAL COST. BE FREE OF ALL ENCUMBRANCES
EXCEPT UTILITY POLES AND SUBJECT TO A RIGHT-OF-
WAY FOR ACCESS PURPOSES IN FAVOR OF THE GRANTEE
UNLESS SUCH TIME SAID LANE HAVE BEEN DEDICATED
FOR PUBLIC HIGHWAY PURPOSES.
CONVEYANCE MARKERS TO BE INSTALLED WITHIN PARKING
GARAGE AT ALL RIGHT-ANGLE TURNS TO BE NEGOTIATED
BY TWO WAY TRAFFIC. POSITIONED IN SUCH A MANNER
TO PROVIDE DRIVERS WITH CLEAR VIEWS OF ON-COMING
TRAFFIC (TYPICAL).
SIGN:
SIGN 1: DENOTES FLASHING WARNING LIGHTS AND SIGNAGE
INDICATING LOADING ACTIVITIES, AT A VISIBLE LOCATION FOR
MOTORISTS USING THE RES. PARKING RAMP.
REFER ALSO TO TRAFFIC REPORT.
SIGN 2: DENOTES "NO PARKING" AND DRIVE WAY SIGN.

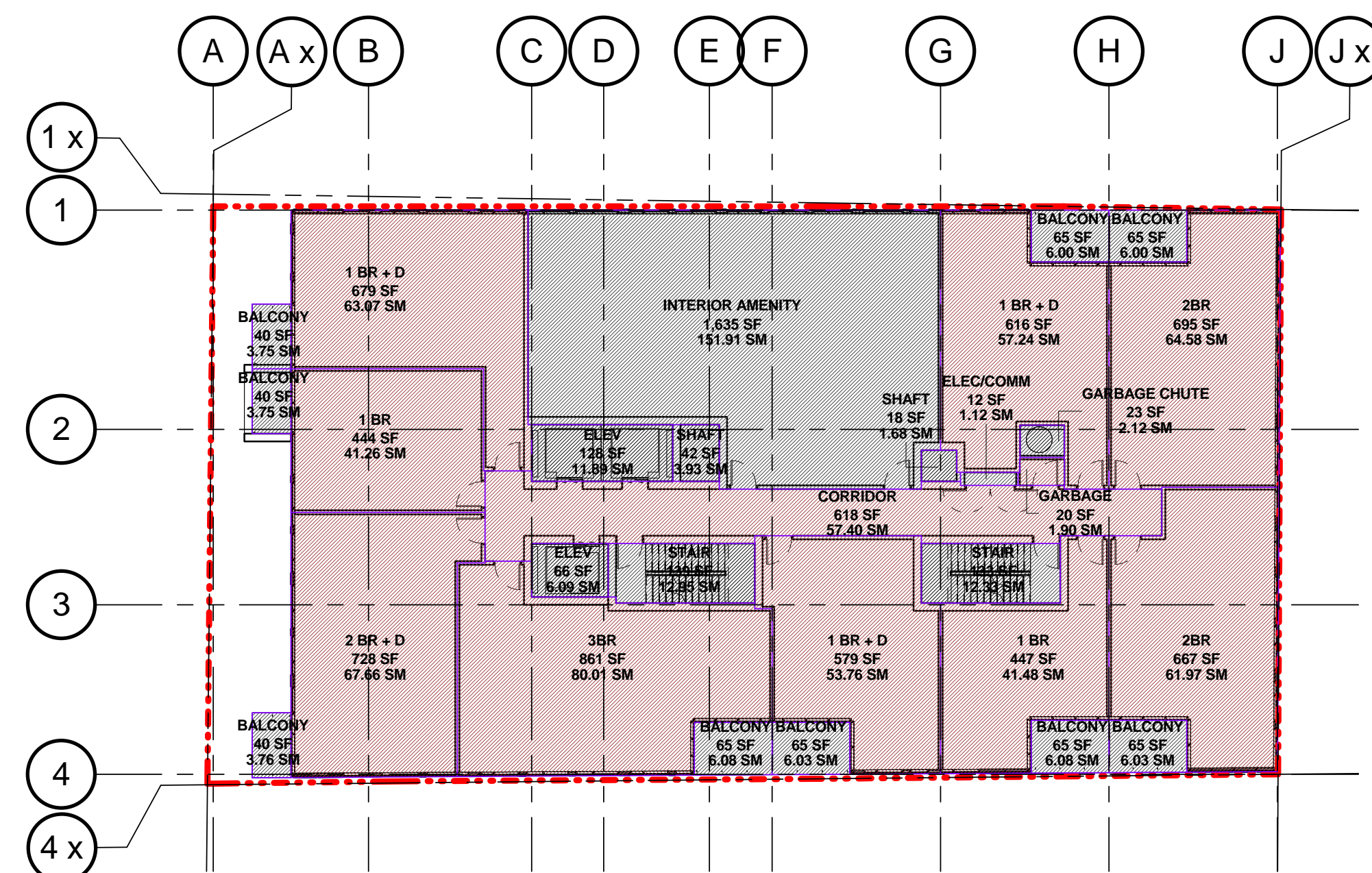
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DRAWN	FV, LS	SCALE
CHECKED	ET	DATE
TITLE		DATE
SITE PLAN		16 MAY 2018
PROJECT NO.	DRAWING NO.	
16-322	A100	

DATE PLOTTED: 2018/05/16 10:22 AM



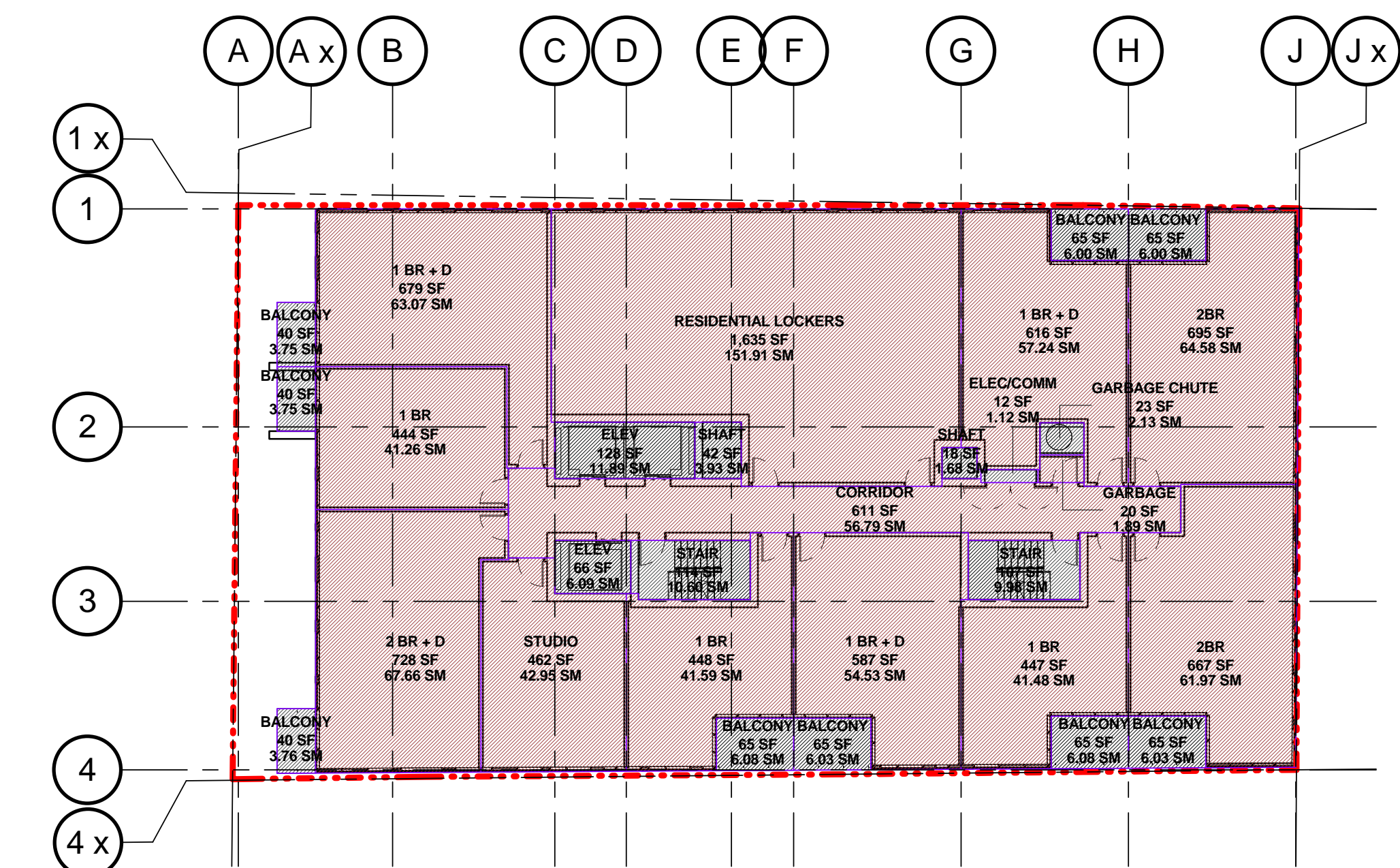
5 LEVEL 4

A102 1:200 REF: A210



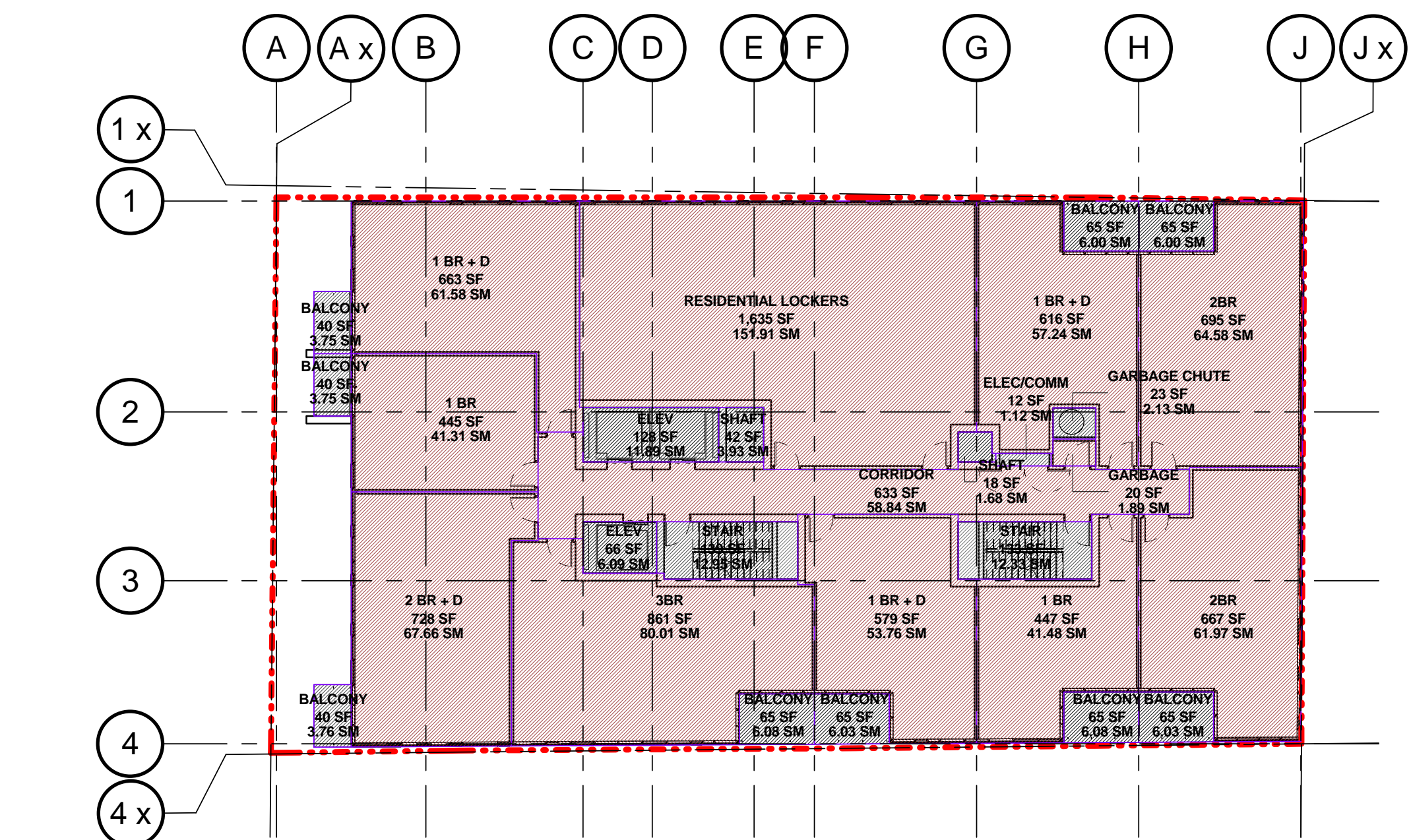
6 LEVEL 5

A102 1:200 REF: A211



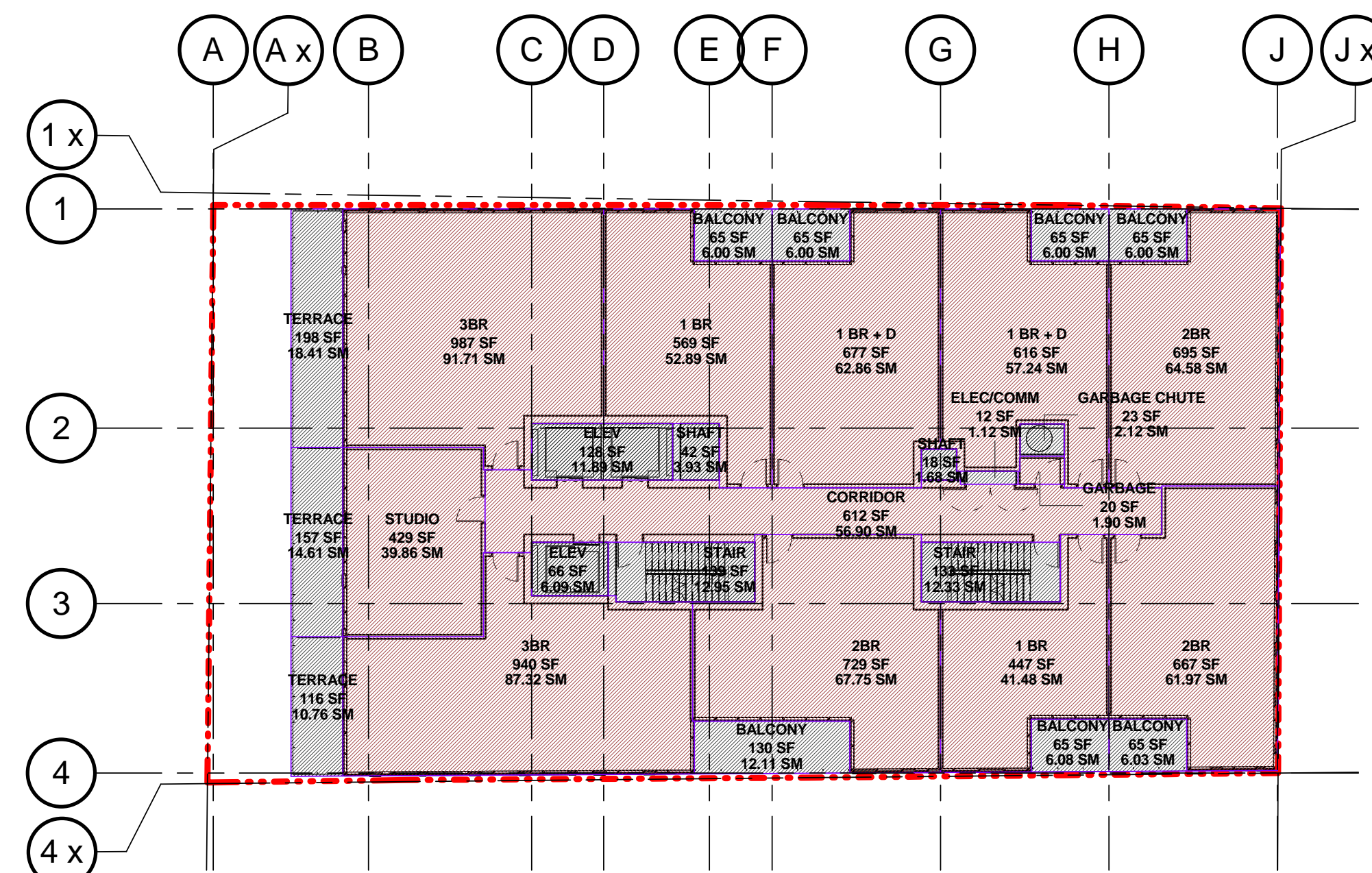
7 LEVEL 6-8

A102 1:200 REF: A212



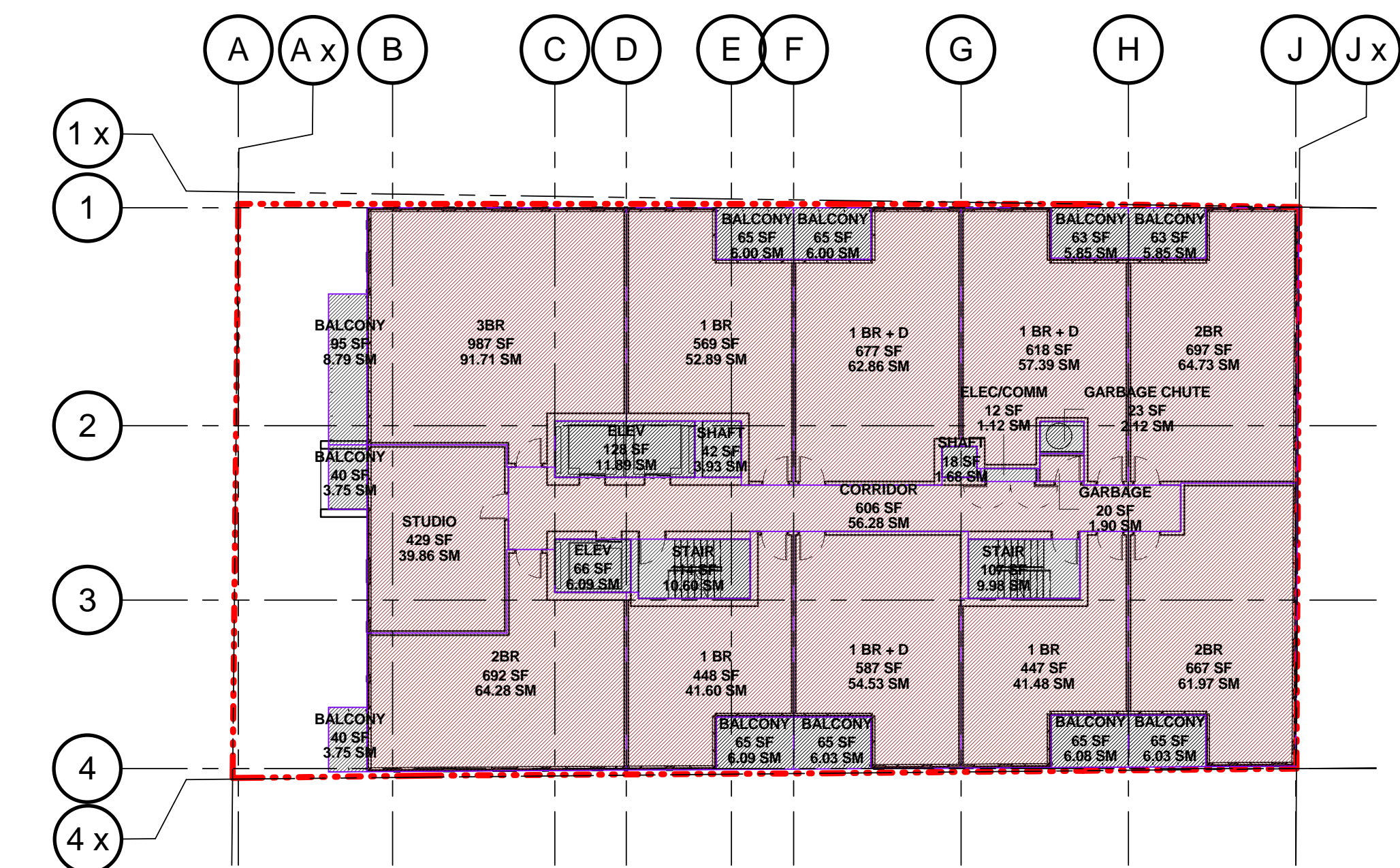
8 LEVEL 9

A102 1:200 REF: A213



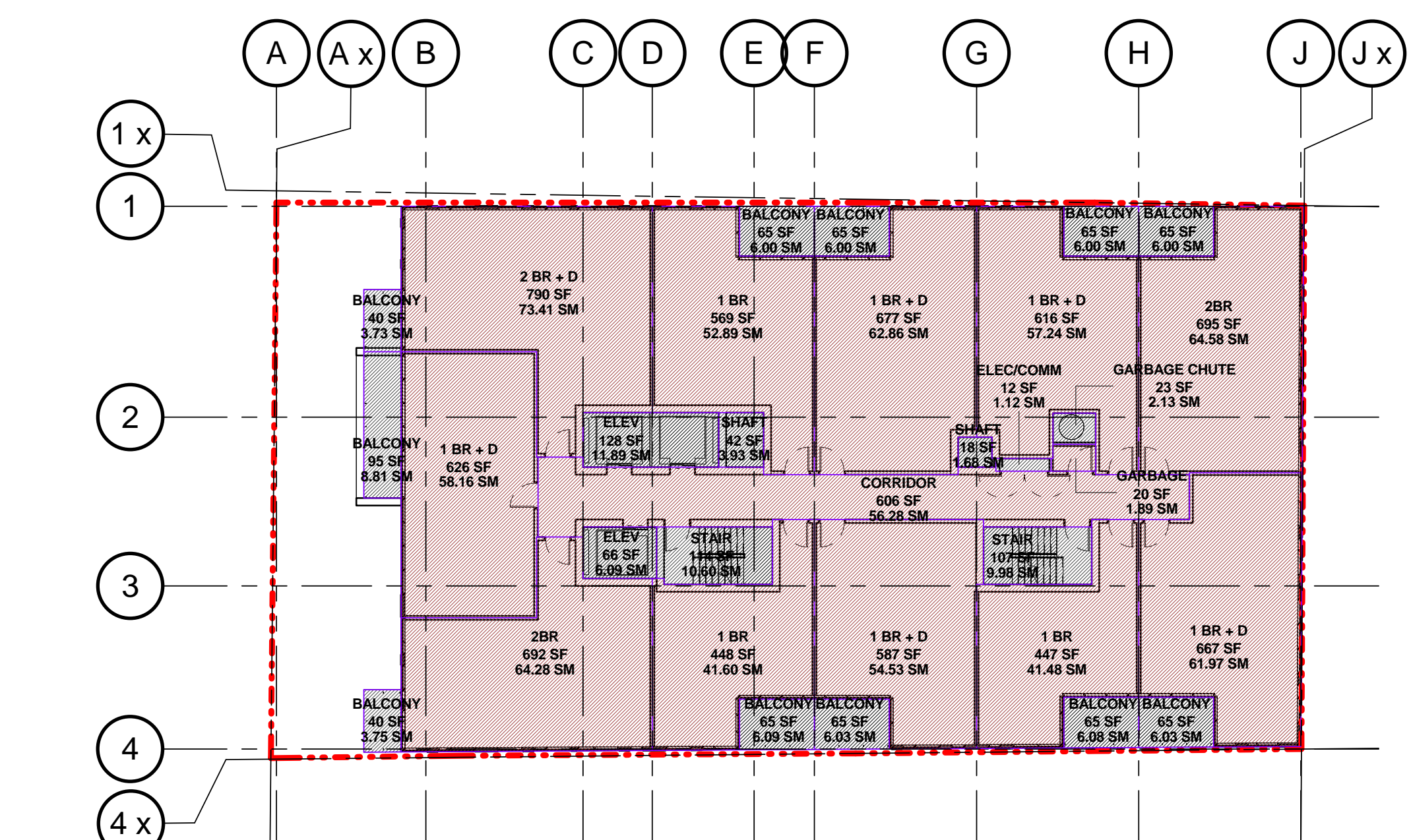
1 LEVEL 10

A102 1:200 REF: A214



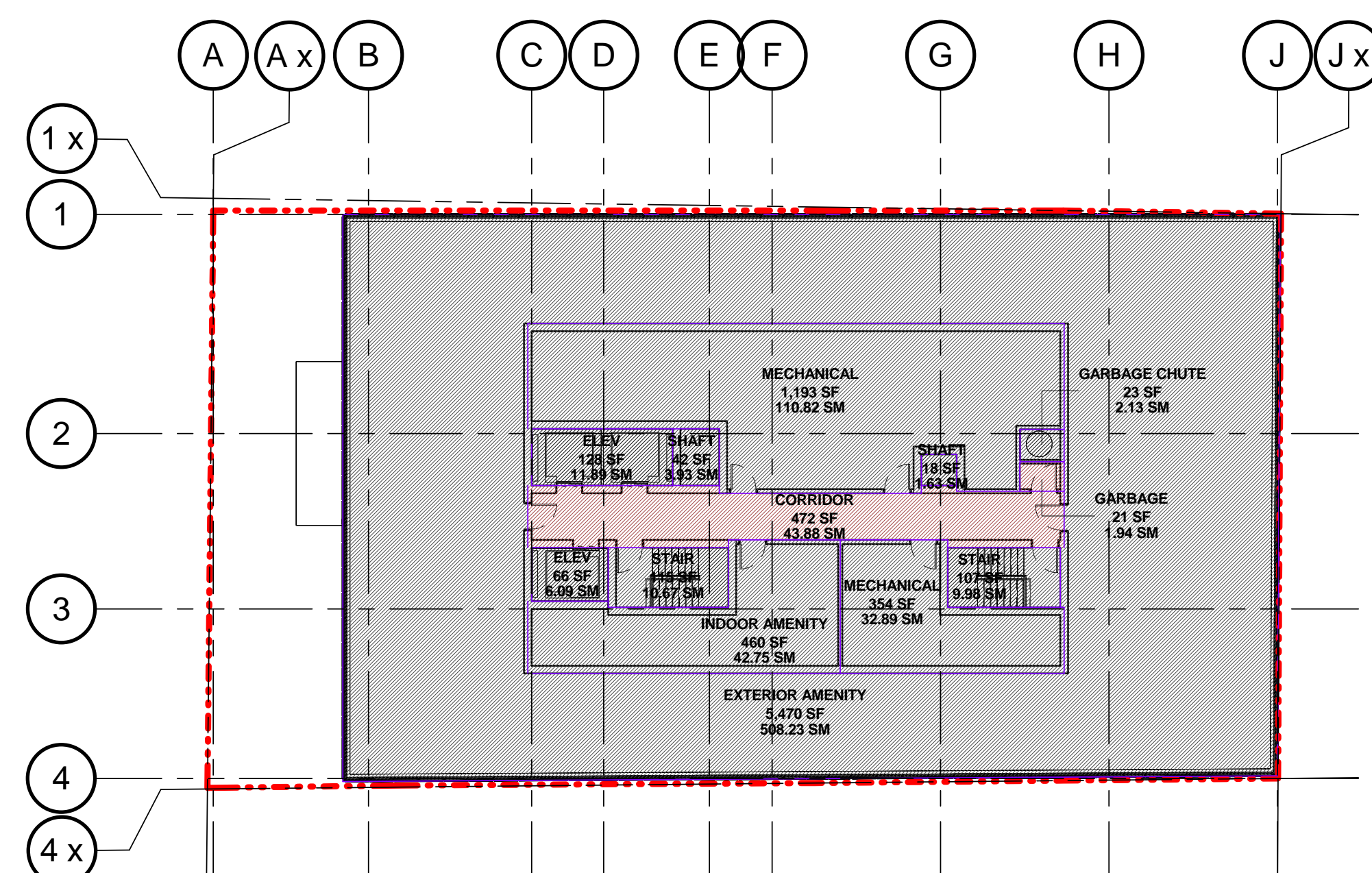
2 LEVEL 11-20

A102 1:200 REF: A215



3 LEVEL 21-36

A102 1:200 REF: A216



4 LEVEL MPH

A102 1:200 REF: A217

GFA

- DEDUCTION
- NON - RESIDENTIAL
- RESIDENTIAL

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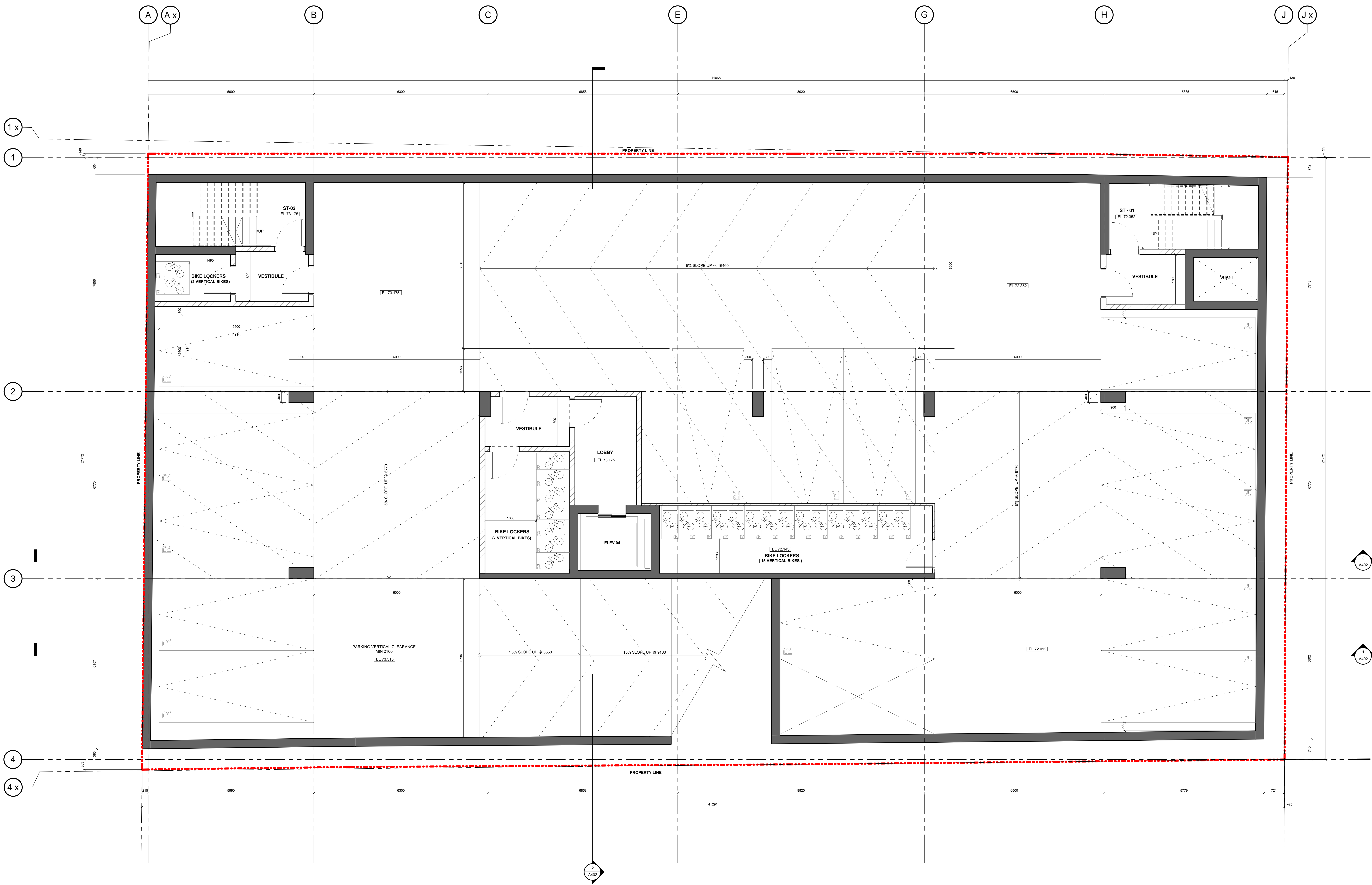


DRAWN: FV, LS SCALE: As indicated

CHECKED: ET DATE: 16 MAY 2018

TITLE: AREA PLANS L5 - MPH

PROJECT NO. 16-322 DRAWING NO. A102



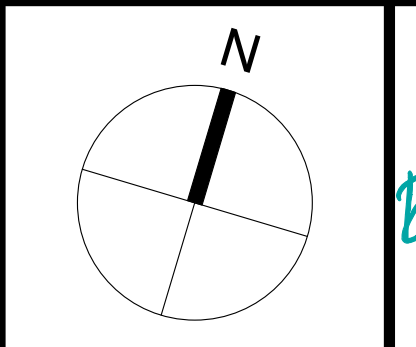
SUMMARY			
GCA		GFA	
SM	BP	SM	BP
834 m ²	8961 m ²	68 m ²	732 m ²
CAR PARKING RESIDENTIAL = 14 CAR PARKING VISITORS = 14 CAR PARKING RESIDENTIAL (BP) = 14 CAR PARKING VISITORS (BP) = 14 CAR PARKING CAR SHARE = 14 BIKE PARKING RESIDENTIAL = 24 BIKE PARKING VISITORS = 24			

NO.	REVISIONS	DATE

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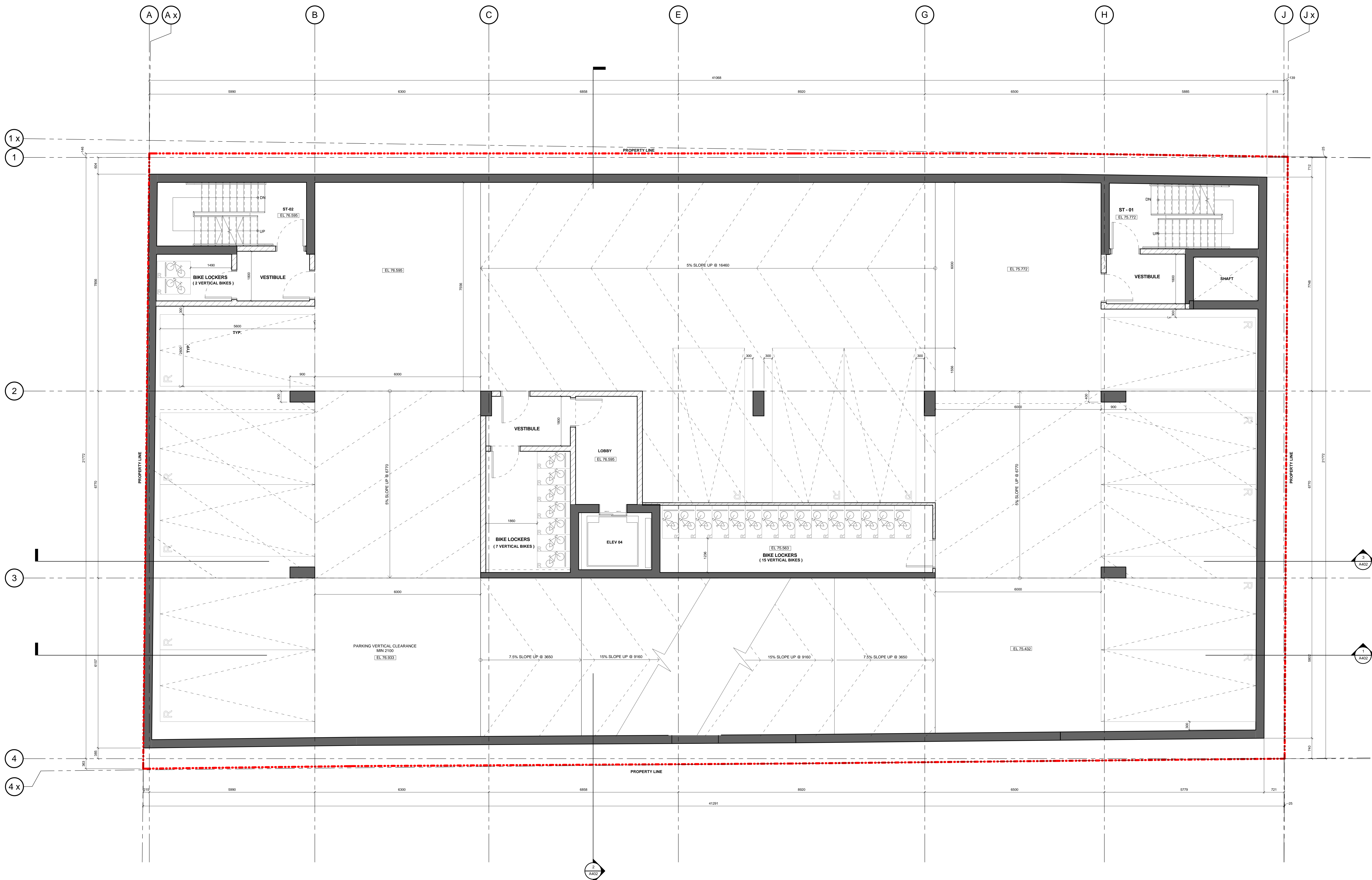
295 JARVIS STREET
 TORONTO, ON



DRAWN: FV, LS
 CHECKED: ET
 SCALE: 1 : 50
 DATE: 16 MAY 2018

TITLE: LEVEL P5

PROJECT NO: 16-322
 DRAWING NO: A201



NO.	REVISIONS	DATE

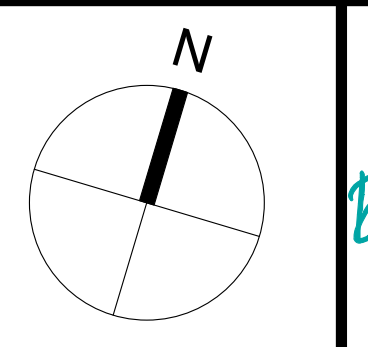
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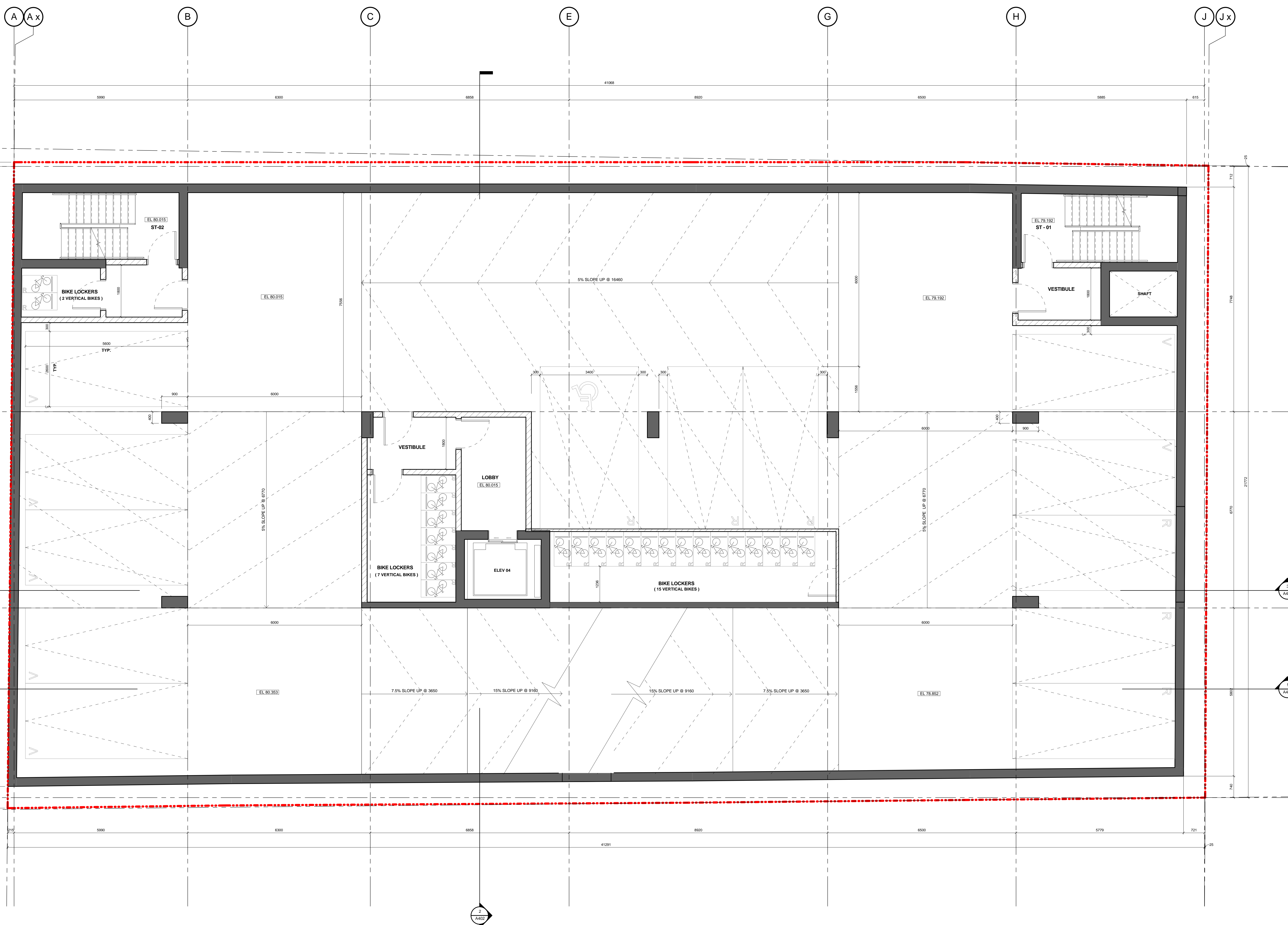
DRAWN: FV, LS SCALE: 1 : 50

CHECKED: ET DATE: 16 MAY 2018

TITLE: **LEVEL P4**

PROJECT NO: 16-322 DRAWING NO: **A202**

SUMMARY			
SM	GCA	SF	GFA
834 SF	891 SF	68 SF	732 SF
CAR PARKING RESIDENTIAL	=	13	
CAR PARKING VISITORS	=		
CAR PARKING RESIDENTIAL (BP)	=		
CAR PARKING VISITORS (BP)	=		
CAR PARKING CAR SHARE	=	24	
BIKE PARKING RESIDENTIAL	=		
BIKE PARKING VISITORS	=		



SUMMARY			
GCA		GFA	
SM	SF	SM	SF
634 SF	8961 SF	68 SF	732 SF
CAR PARKING RESIDENTIAL = 5			
CAR PARKING VISITORS = 7			
CAR PARKING RESIDENTIAL (BP) = 1			
CAR PARKING VISITORS (BP) = 1			
CAR PARKING CAR SHARE = 1			
BIKE PARKING RESIDENTIAL = 24			
BIKE PARKING VISITORS = 2			

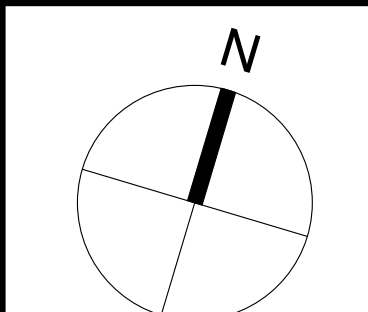
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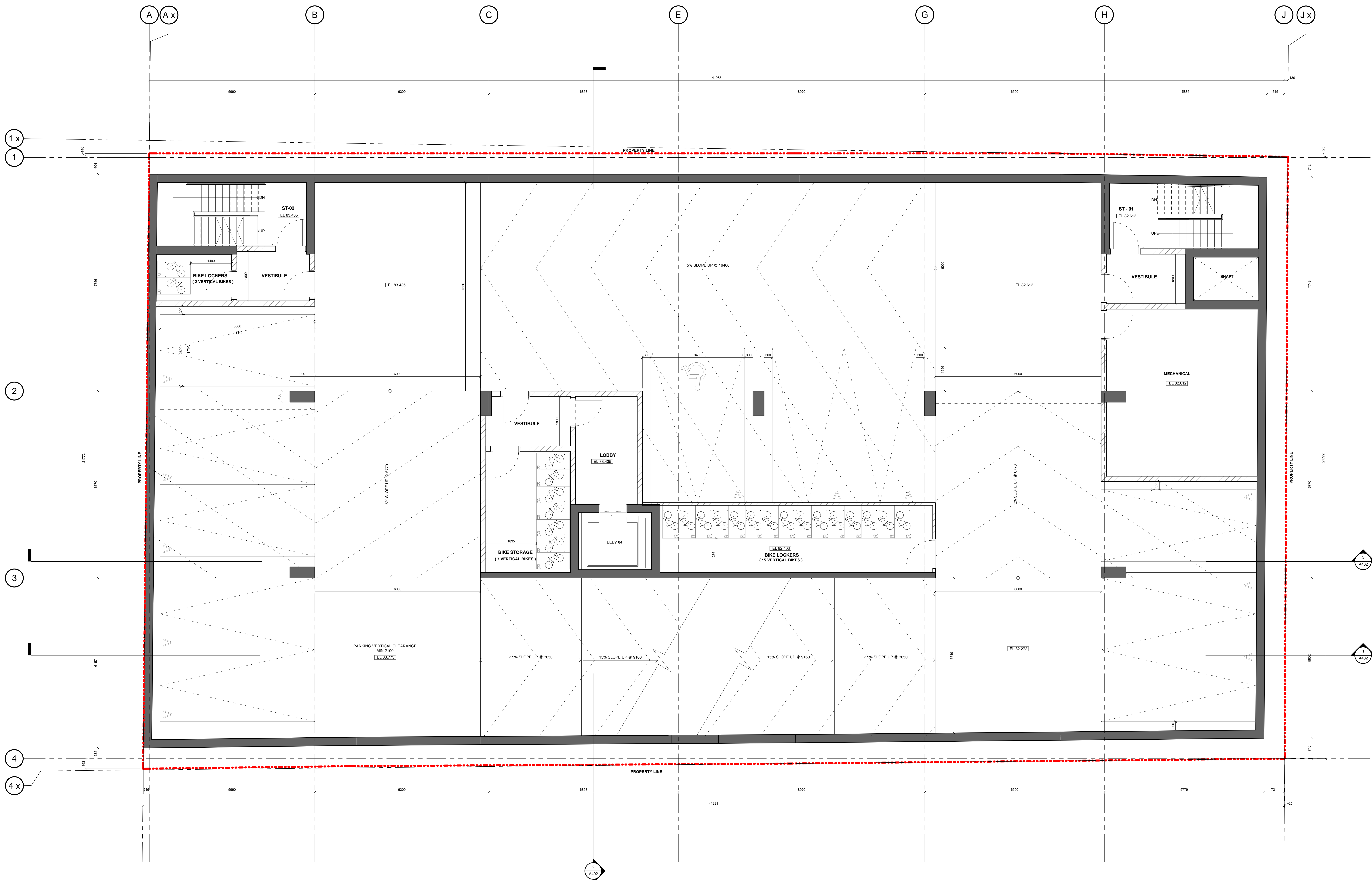


DRAWN: FV, LS SCALE: 1 : 50
 CHECKED: ET DATE: 16 MAY 2018

TITLE: LEVEL P3

PROJECT NO: 16-322 DRAWING NO: A203

DATE PLOTTED: 2018-05-16 13:20:47 PM



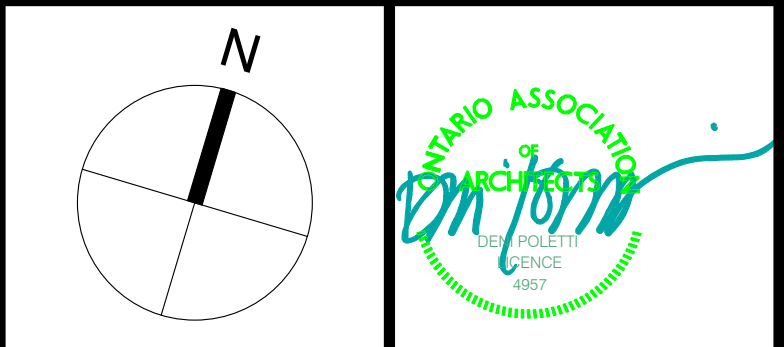
PARKING VERTICAL CLEARANCE
MIN 2100
[EL. 83.773]

SUMMARY					
GCA		GFA		GFA	
SM	BF	SM	BF	SM	BF
729 m²	8497 m²	68 m²	732 m²		

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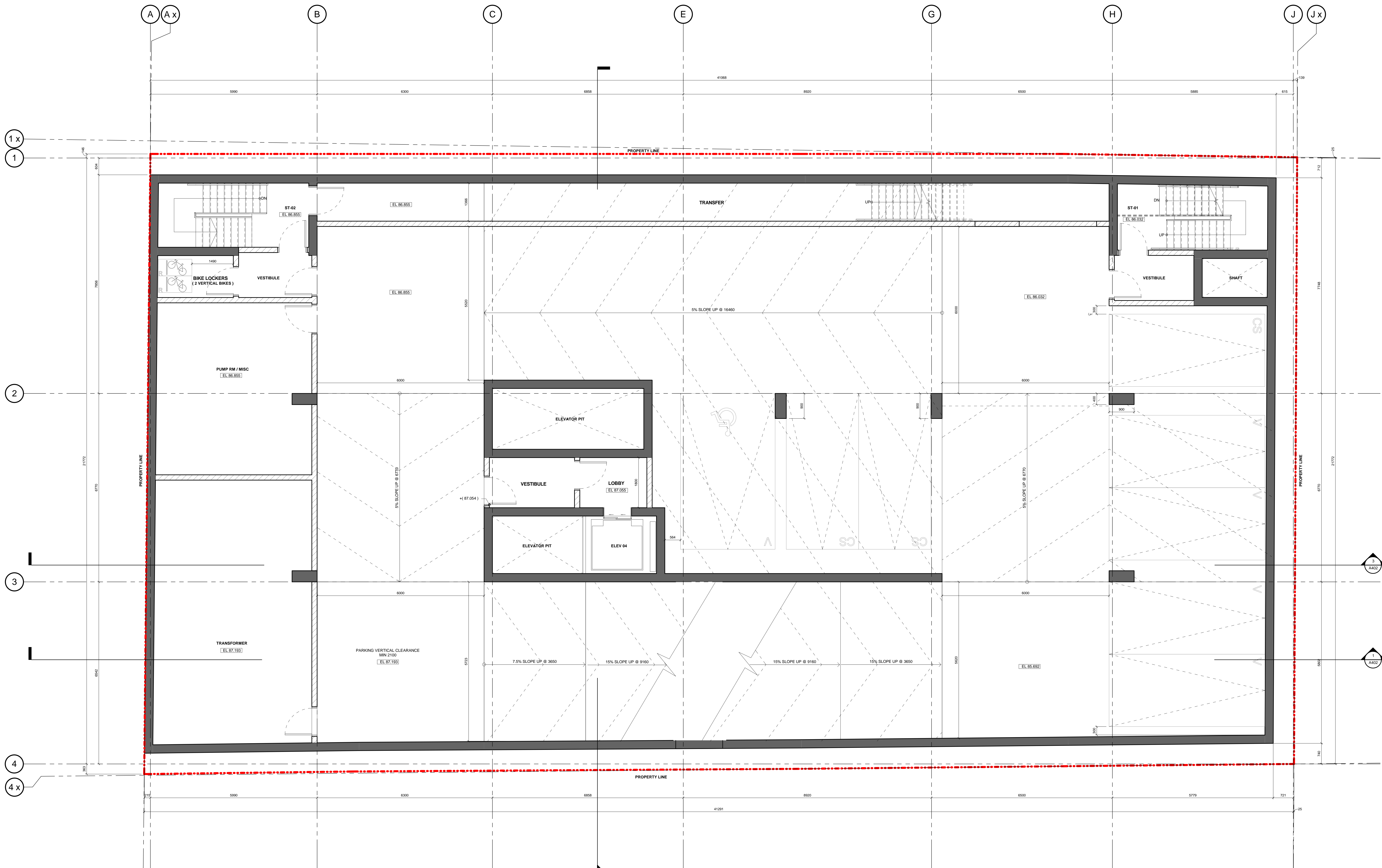
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DRAWN: FV, LS SCALE: 1 : 50
CHECKED: ET DATE: 16 MAY 2018

TITLE: LEVEL P2

PROJECT NO. 16-322 DRAWING NO. A204



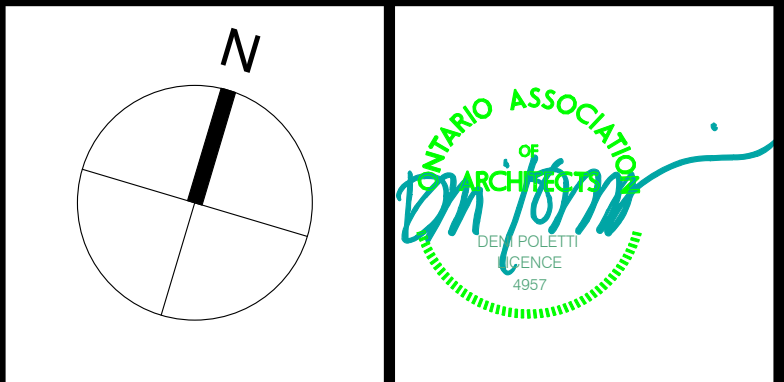
SUMMARY		GCA		GFA	
SM	SF	SM	SF	SM	SF
834	8400	8981	9133	1427	1467
CAR PARKING RESIDENTIAL = 4 CAR PARKING VISITORS = 4 CAR PARKING RESIDENTIAL (BP) = 1 CAR PARKING VISITORS (BP) = 1 CAR PARKING CAR SHARE = 2 BIKE PARKING RESIDENTIAL = 2 BIKE PARKING VISITORS = 2					

NO.	REVISIONS	DATE

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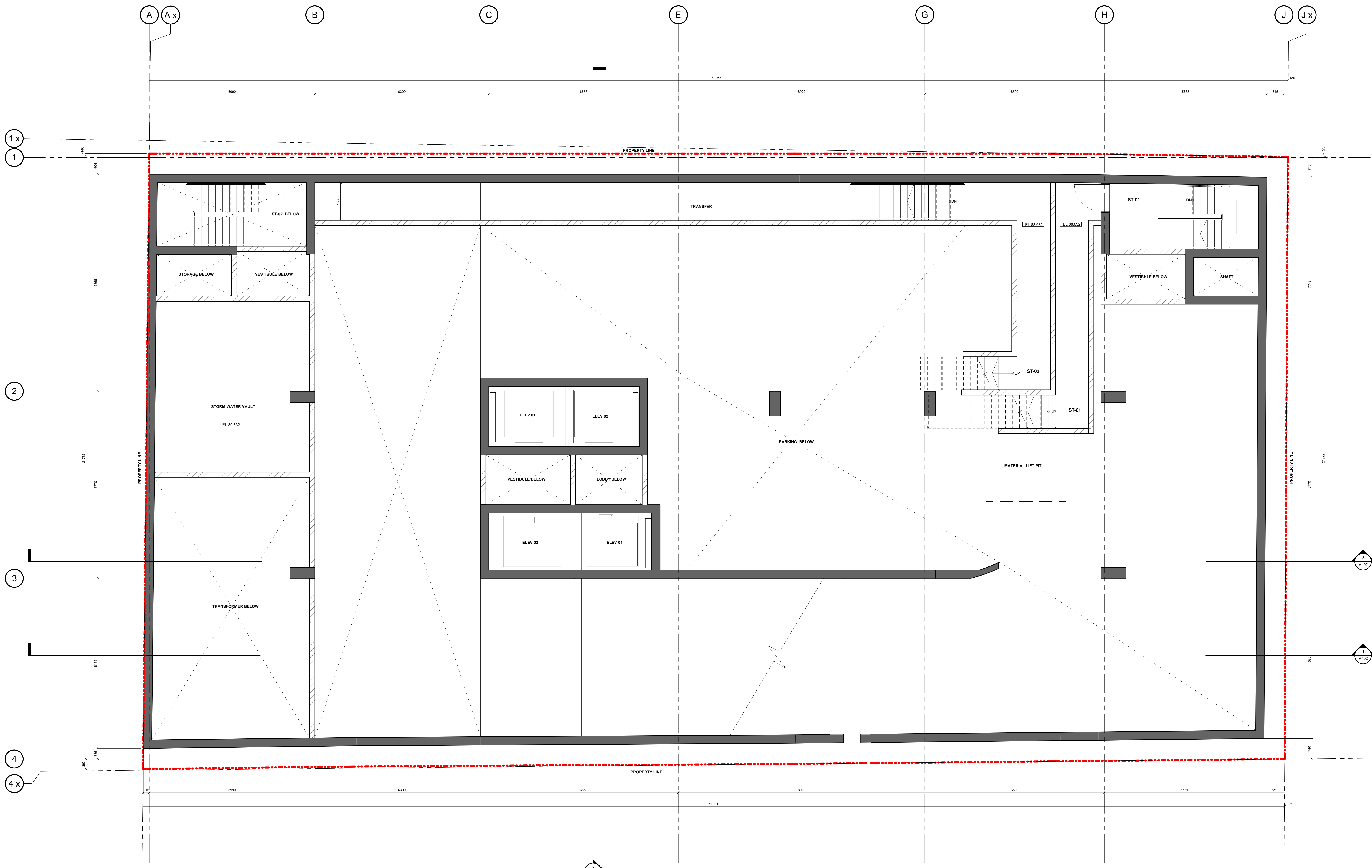
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DRAWN: FV, LS
 CHECKED: ET
 DATE: 16 MAY 2018

TITLE: LEVEL P1

PROJECT NO: 16-322
 DRAWING NO: A205



SUMMARY					
SM	GCA		SF	GFA	
	SM	SF		SM	SF
96			59		640

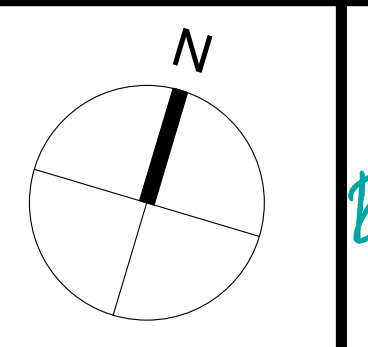
NO.	REVISIONS	DATE

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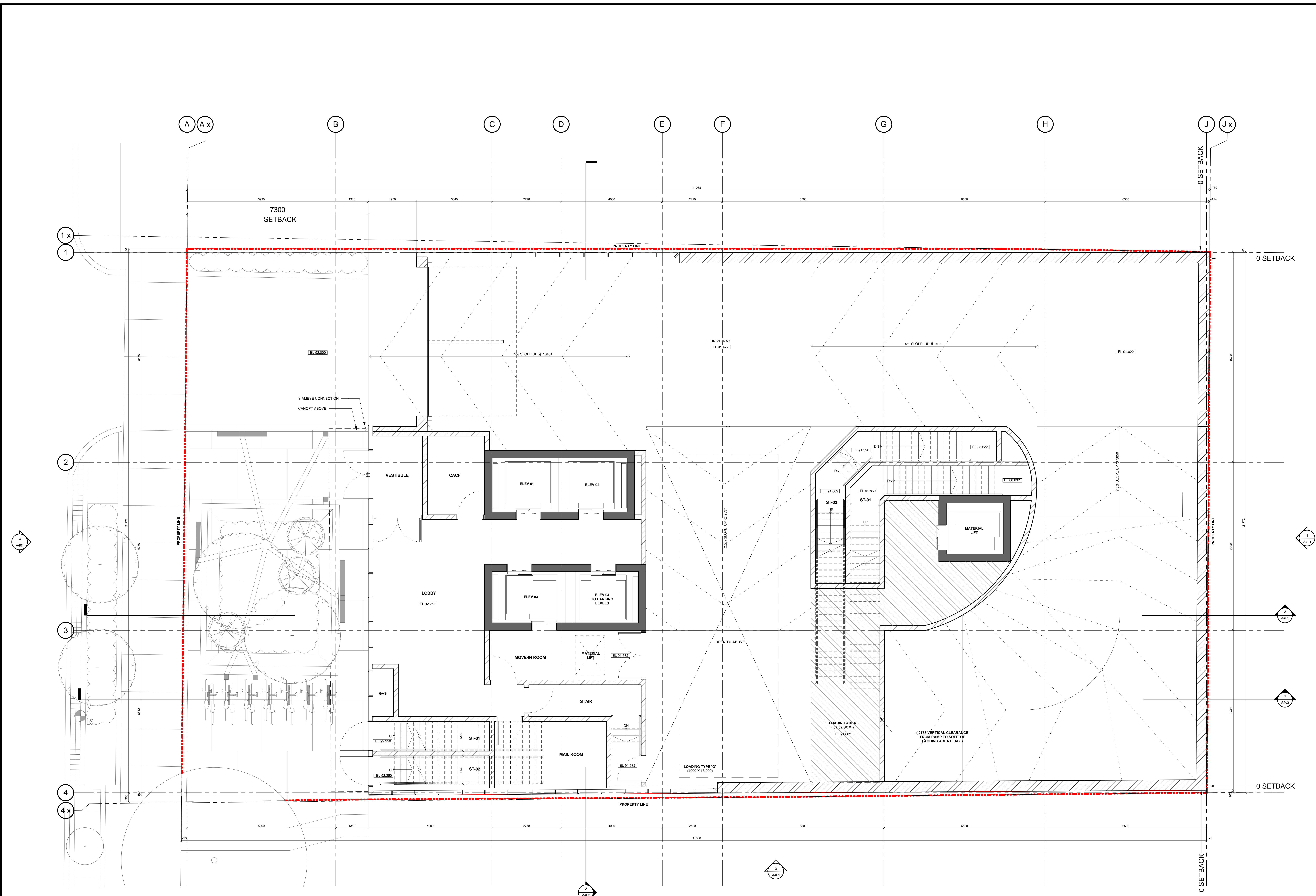
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DRAWN: FV, LS
 CHECKED: ET
 DATE: 16 MAY 2018

TITLE: LEVEL P1 MEZZANINE

PROJECT NO: 16-322
 DRAWING NO: A206



SUMMARY			
GCA		GFA	
SM	SF	SM	SF
728 m ²	7835 m ²	150 m ²	1615 m ²

CAR PARKING RESIDENTIAL	=	
CAR PARKING VISITORS	=	
CAR PARKING RESIDENTIAL (BP)	=	
CAR PARKING VISITORS (BP)	=	
CAR PARKING CAR SHARE	=	
BIKE PARKING RESIDENTIAL	=	
BIKE PARKING VISITORS	=	

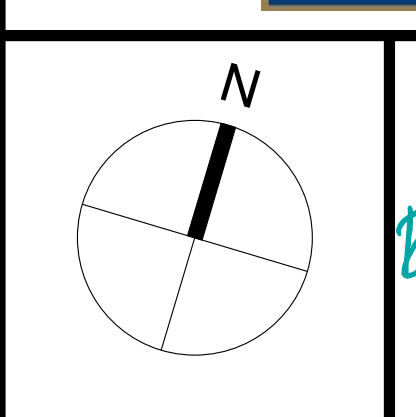
NO.	REVISIONS	DATE

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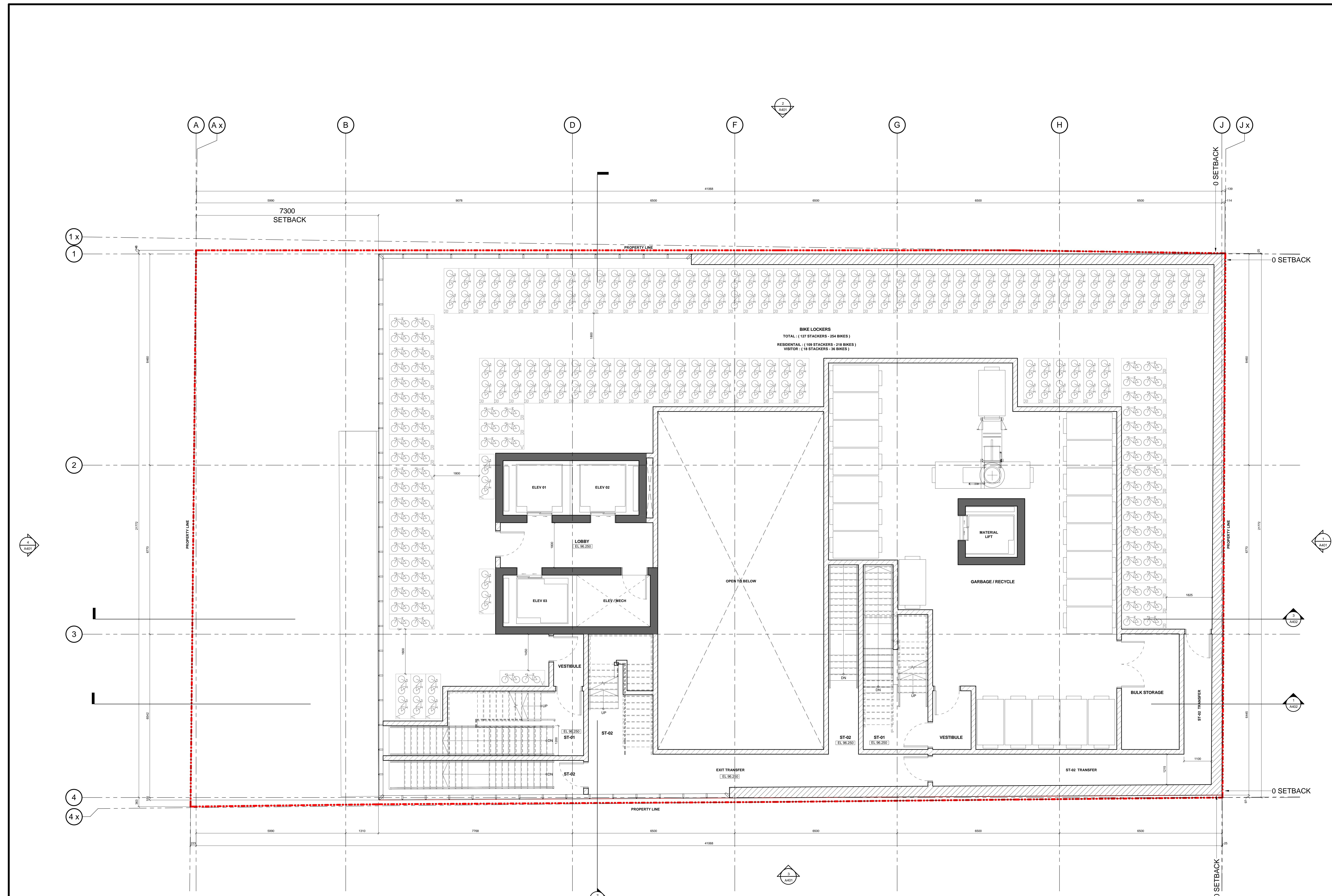
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DRAWN: FV, LS
 CHECKED: ET
 DATE: 16 MAY 2018

TITLE: LEVEL 1

PROJECT NO: 16-322
 DRAWING NO: A207



BIKE LOCKERS
 TOTAL : (127 STACKERS - 254 BIKES)
 RESIDENTAL : (109 STACKERS - 218 BIKES)
 VISITOR : (18 STACKERS - 36 BIKES)

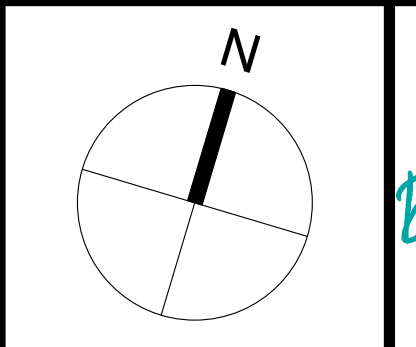
SUMMARY			
SM	GCA	SM	GFA
441 SF	6899 SF	292 SF	3140 SF
CAR PARKING RESIDENTIAL			
CAR PARKING VISITORS			
CAR PARKING RESIDENTIAL (BP)			
CAR PARKING VISITORS (BP)			
CAR PARKING CAR SHARE			
BIKE PARKING RESIDENTIAL		218	
BIKE PARKING VISITORS		36	

NO.	REVISIONS	DATE

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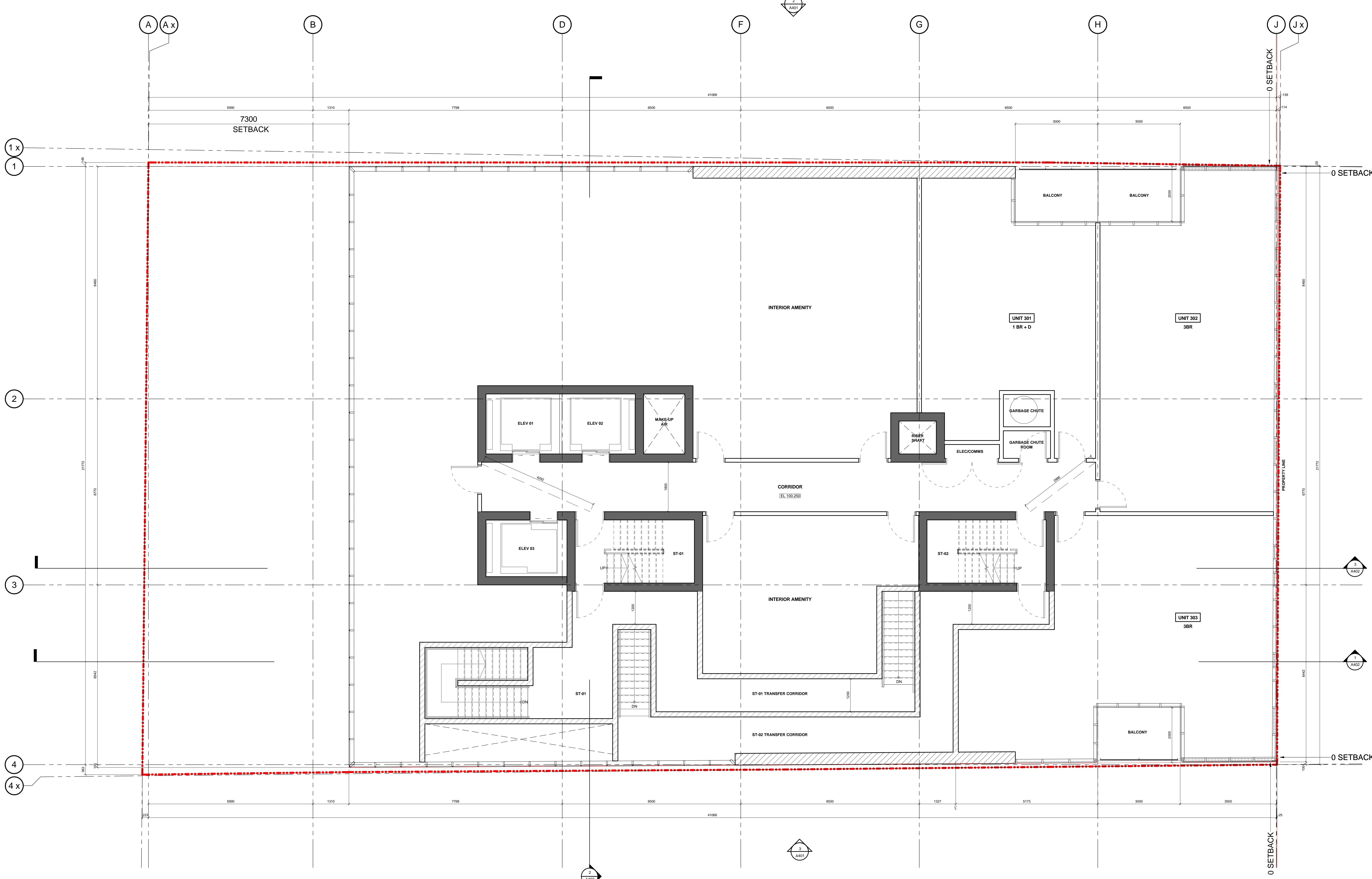
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DRAWN: FV, LS
 CHECKED: ET
 SCALE: 1 : 50
 DATE: 16 MAY 2018

TITLE: LEVEL 2

PROJECT NO: 16-322
 DRAWING NO: A208

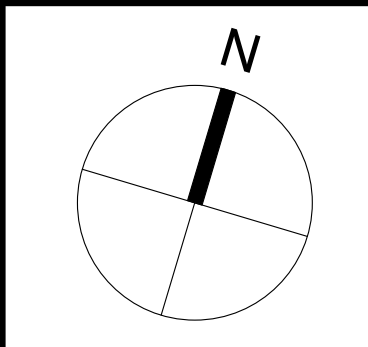


SUMMARY			
SM	GCA	SF	GFA
718 m ²	7723 m ²	391 m ²	4211 m ²
SALABLE UNITS	NUMBER OF UNITS	AVERAGE SIZE OF UNITS	
223 m ²	3	74 m ²	

NO.	REVISIONS	DATE

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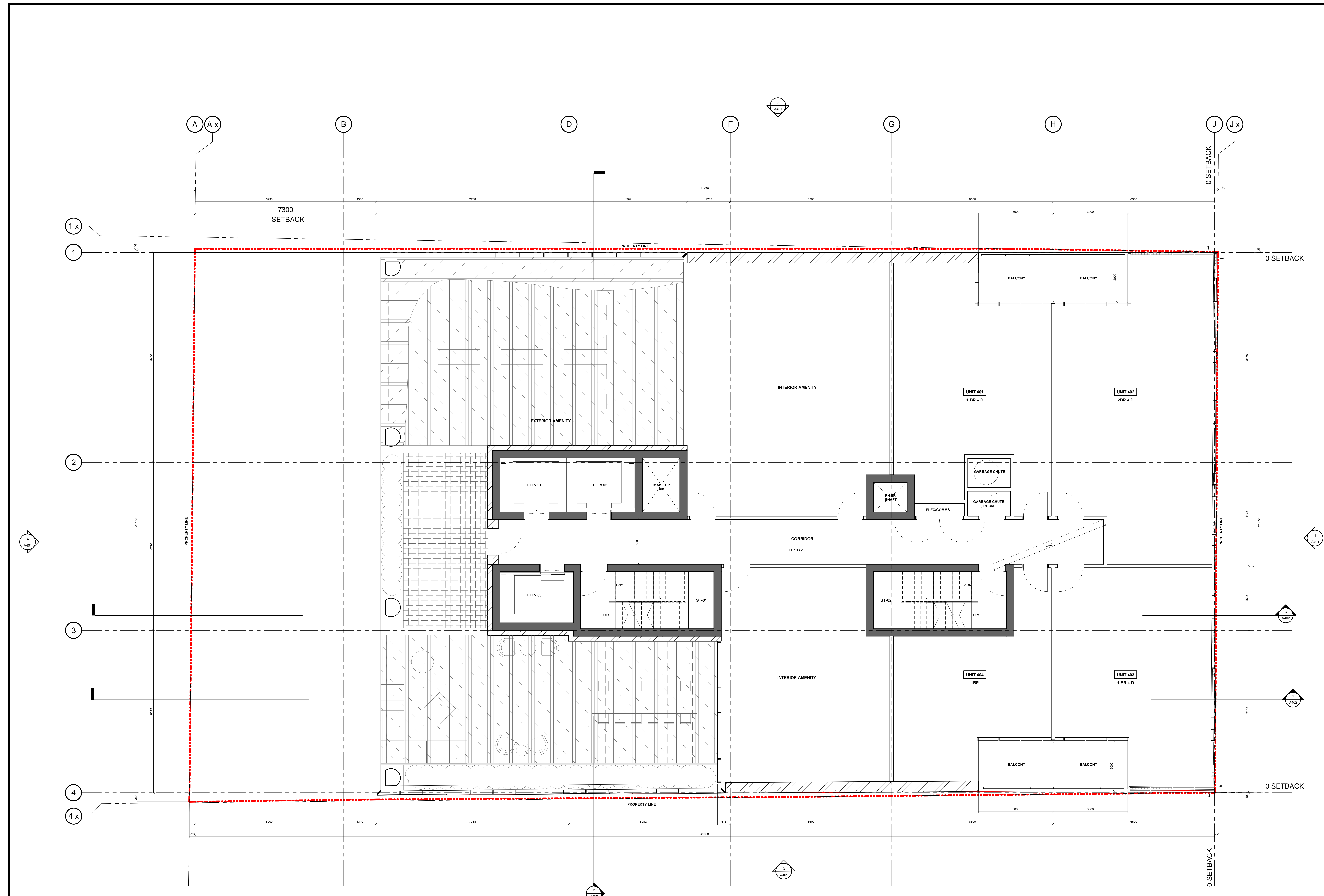


DRAWN FV, LS	SCALE 1 : 50
CHECKED ET	DATE 16 MAY 2018

TITLE
LEVEL 3

PROJECT NO. 16-322	DRAWING NO. A209
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DATE PLOTTED: 2018/05/16 12:30:53 PM



SUMMARY		
	GCA	GFA
487 m ²	5238 m ²	300 m ²
	SF	SF
	5632 m ²	3222 m ²
SALABLE UNITS	NUMBER OF UNITS	AVERAGE SIZE OF UNITS
227 m ²	4	57 m ²
INTERIOR AMENITY	EXTERIOR AMENITY	STORAGE/LOCKER
151 m ²	226 m ²	0 m ²

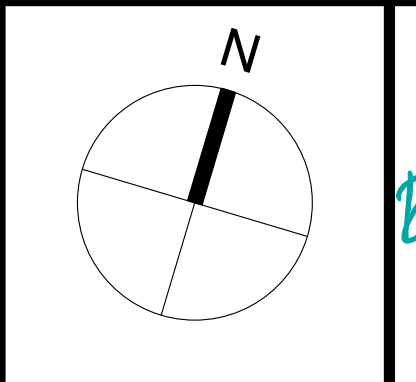
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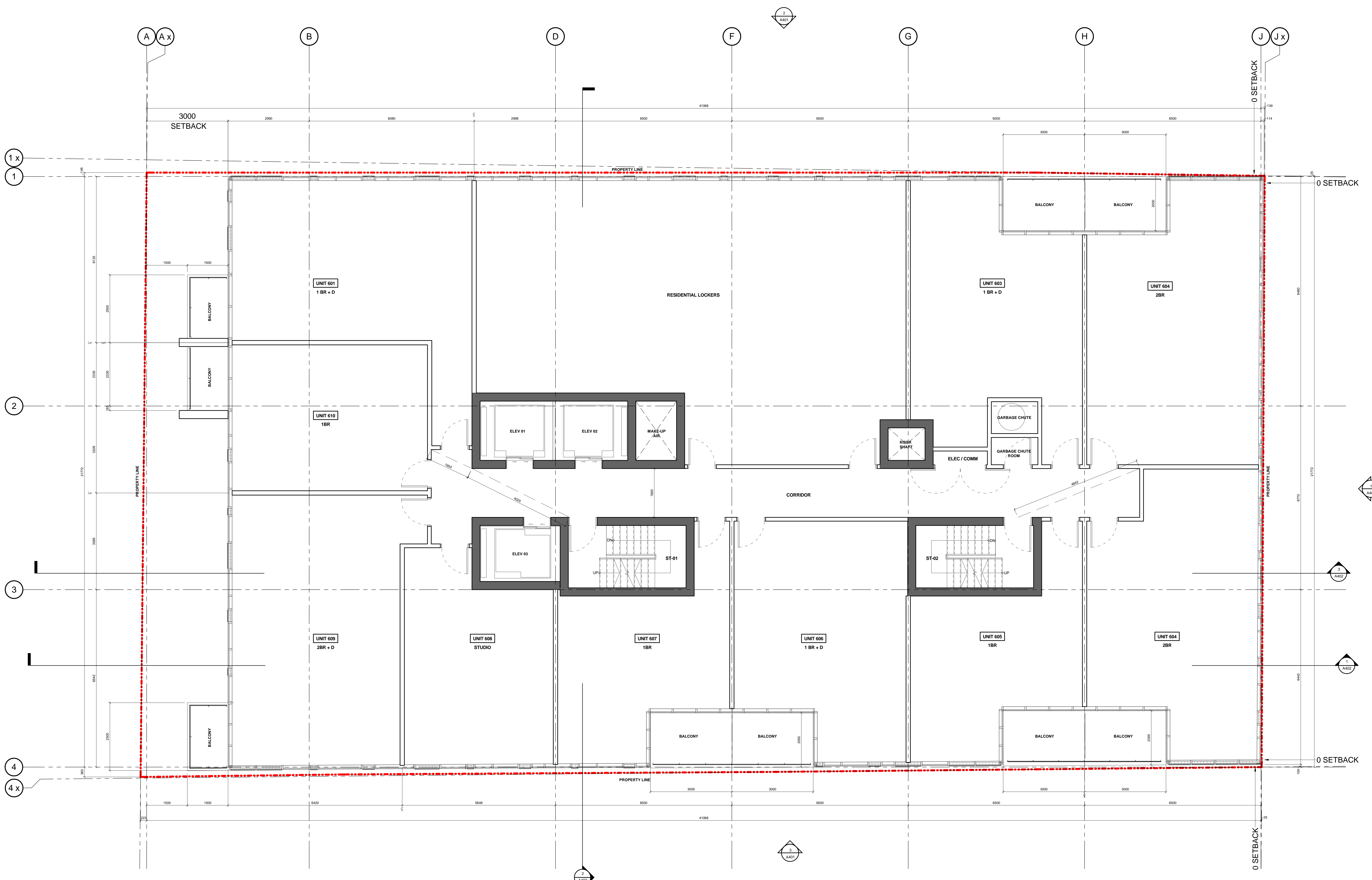


DRAWN: FV, LS
 CHECKED: ET
 SCALE: 1 : 50
 DATE: 16 MAY 2018

TITLE: LEVEL 4

PROJECT NO: 16-322 DRAWING NO: A210

DATE PLOTTED: 2018/05/16 12:05:25 PM



SUMMARY			
	SM	GCA	GFA
	SM	SF	SM SF
	2333	25651	1847 19878
SALABLE UNITS	NUMBER OF UNITS	AVERAGE SIZE OF UNITS	
1609	30	54 m ²	
INTERIOR AMENITY	EXTERIOR AMENITY	STORAGE / LOCKER	
0 m ²	0 m ²	456 m ²	

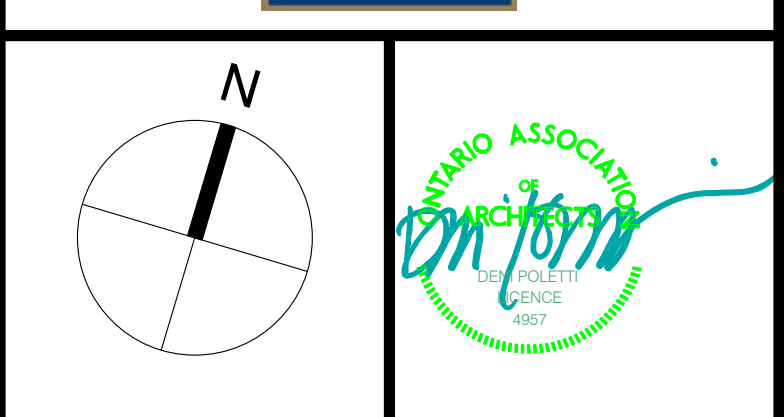
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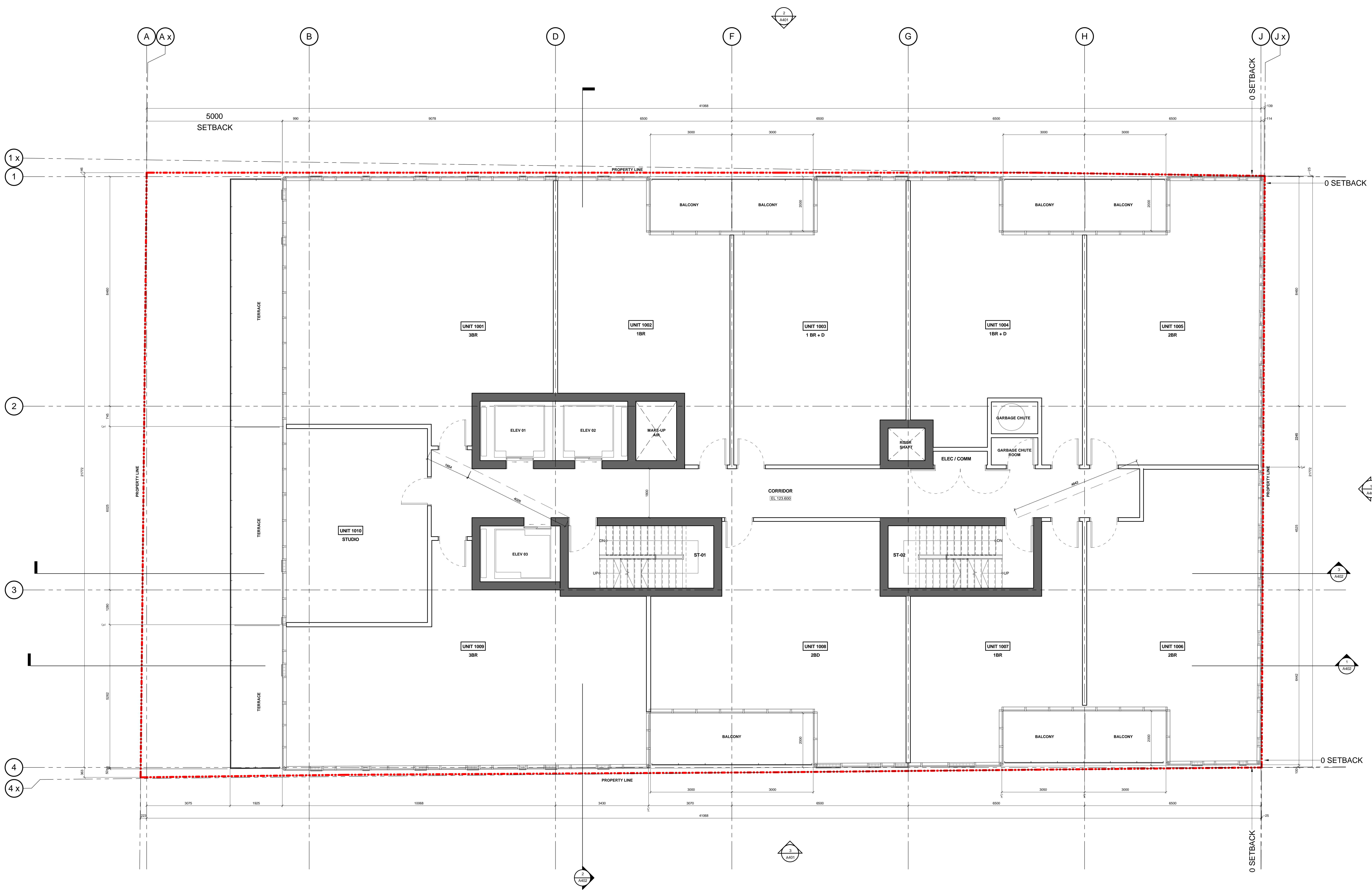
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DRAWN: FV, LS
 CHECKED: ET
 SCALE: 1 : 50
 DATE: 16 MAY 2018

TITLE:
LEVEL 6-8

PROJECT NO: 16-322
 DRAWING NO: **A212**



SUMMARY					
GCA		GFA			
SM	SF	SM	SF		
729 m ²	7950 ft ²	712 m ²	7661 ft ²		
SALABLE UNITS	NUMBER OF UNITS	AVERAGE SIZE OF UNITS			
628 m ²	10	63 m ²			

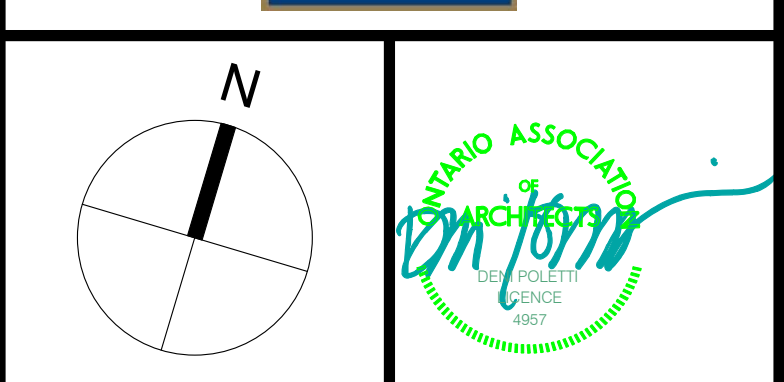
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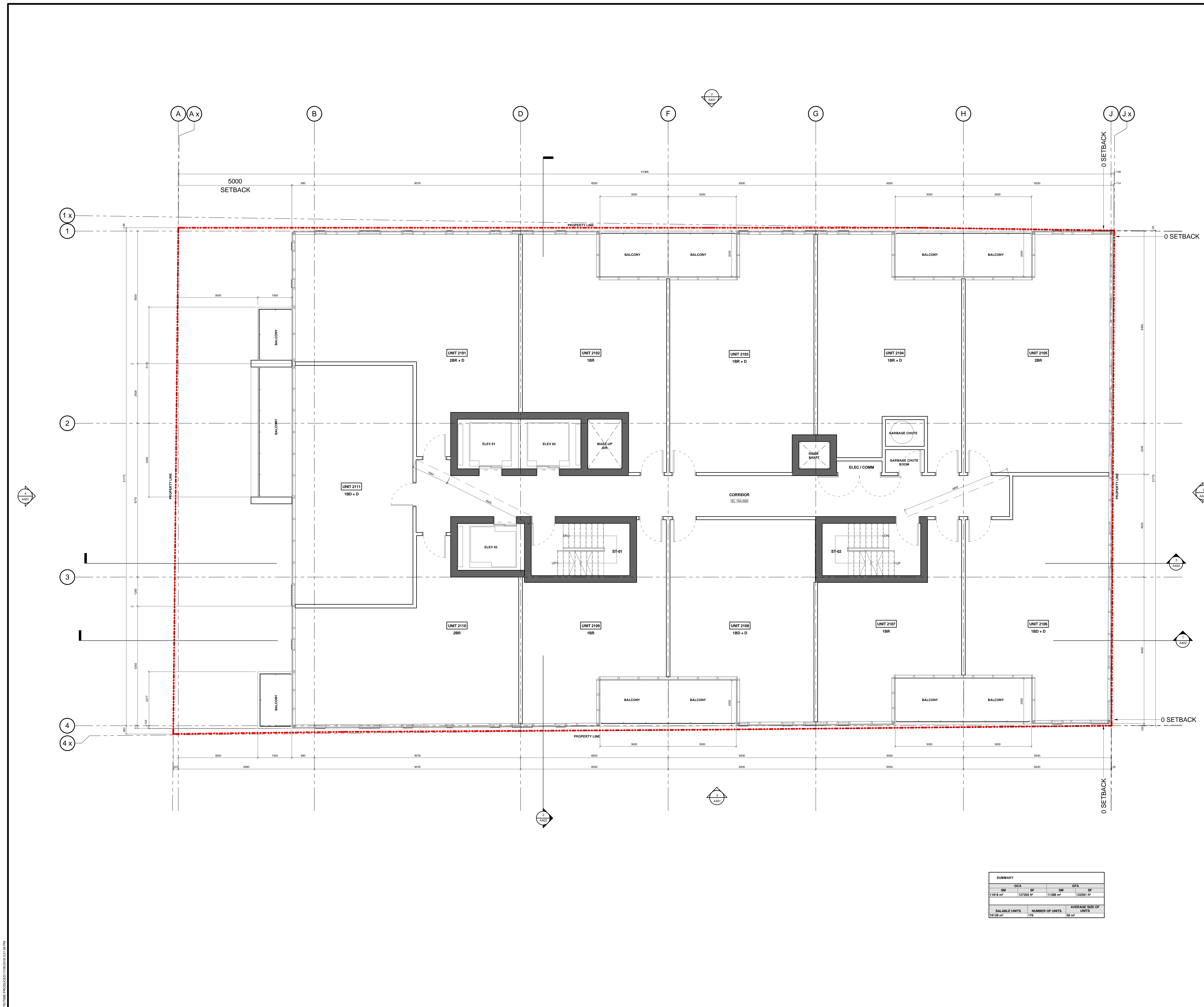


DRAWN FV, LS	SCALE 1 : 50
CHECKED ET	DATE 16 MAY 2018

TITLE
LEVEL 10

PROJECT NO. 16-322	DRAWING NO. A214
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DATE PLOTTED: 2018/05/16 12:01:03 PM



SUMMARY			
GCA		GFA	
SM	SF	SM	SF
11818	127266	11388	122561
SALABLE UNITS		AVERAGE SIZE OF UNITS	
10128		176	

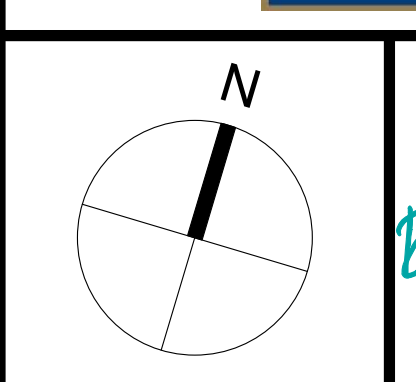
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DRAWN FV, LS	SCALE 1 : 50
CHECKED ET	DATE 16 MAY 2018

TITLE
LEVEL 21-36

PROJECT NO. 16-322	DRAWING NO. A216
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DATE PLOTTED: 2018/05/16 12:01:08 PM



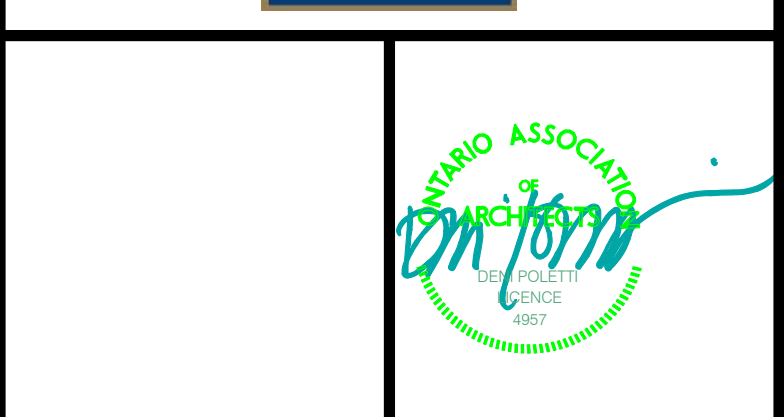
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TITLE
PERSPECTIVE 1

PROJECT NO. 16-322 DRAWING NO. **A501**

