

## HERITAGE IMPACT ASSESSMENT

### 874-878 Yonge Street & 3-11 Scollard Street

Issued: May 6, 2016



# 874-878 Yonge Street & 3-11 Scollard Street

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Cover Image: 874-878 Yonge St. (Source: ERA Architects)



## EXECUTIVE SUMMARY

This Heritage Impact Assessment (HIA) has been prepared for Yonge & Scollard Developments Inc., owners of the property municipally known as 874-878 Yonge Street & 3-11 Scollard Street in the City of Toronto (the “Subject Site”).

The property at 874 Yonge Street contains a three-storey commercial building constructed in 1893, and the property at 876 Yonge Street contains one two-and-a-half storey Second Empire building constructed in 1869. A late 1970s four-storey commercial building occupies 878 Yonge Street.

As part of this report, the properties at 874 and 876 Yonge Street were evaluated under Ontario Regulation 9/06 and were found to have low cultural heritage value due to substantial unsympathetic alterations and isolation in their current context. As such, these properties are not recommended for designation under Part IV of the Ontario Heritage Act.

The development proposal removes and replaces the existing buildings on the Subject Site with a multi-storey residential tower. Public realm improvements and a new landscape feature at the adjacent Frank Stollery Parkette are also proposed as part of the project.

While some shadows are anticipated on the nearby Yorkville-Hazelton and South Rosedale Heritage Conservation Districts (HCDs), there are existing shadows on each, and the additional shadows cast from the proposed development will not affect the integrity of the heritage values, attributes and character of the nearby Districts.

This HIA finds that the proposed development has no unacceptable impact on the heritage properties in the area including the Masonic Temple at 888 Yonge Street, the Yorkville Library at 22 Yorkville Avenue and the Fire Hall at 34 Yorkville Avenue.



# 1 INTRODUCTION

## 1.1 Scope of the Report

This HIA has been prepared by ERA Architects to evaluate the potential cultural heritage value of the properties located at 874-878 Yonge Street & 3-11 Scollard Street and assess the potential impact of the proposed redevelopment on the above noted properties and adjacent/nearby heritage properties.

### *Purpose and Scope*

The purpose of an HIA, according to the Heritage Impact Assessment Terms of Reference for the City of Toronto is to evaluate the proposed development in relation to cultural heritage resources and recommend an overall approach to the conservation of the heritage value of these resources.

## 1.2 Present Owner Contact

Paulo Stellato  
Yonge & Scollard Developments Inc.  
56 The Esplanade, Suite 308  
Toronto On M5E1A7

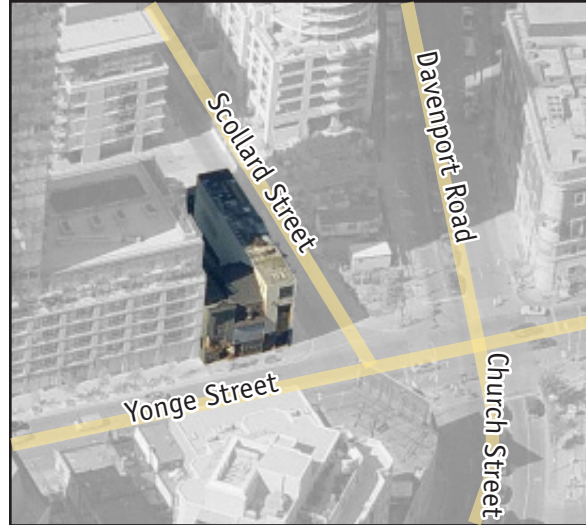
### 1.3 Site Location and Description

The Subject Site is located at 874-878 Yonge Street & 3-11 Scollard Street.

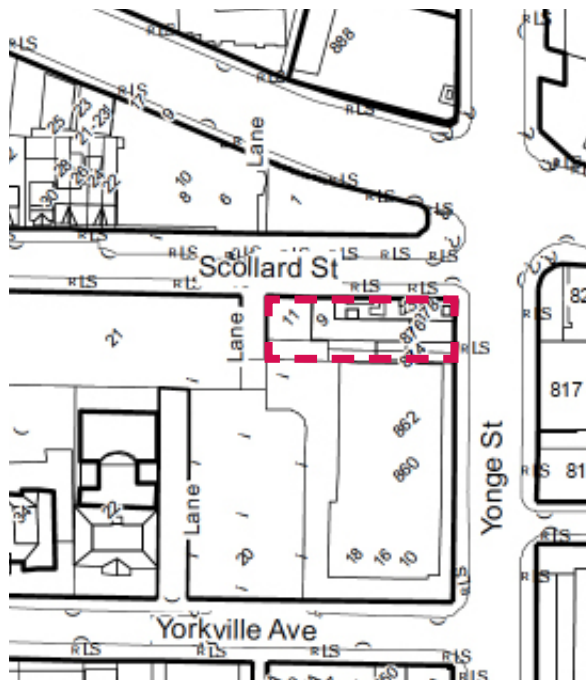
The Subject Site is located on the west side of Yonge Street, on the south side of Scollard Street and includes two three-storey commercial buildings and a four-storey commercial building. To the north is the Frank Stollery Parkette and to the south is a multi-storey mixed-use development at 18 Yorkville Avenue, completed in 2005.

The surrounding area consists of mid-rise and high-rise residential and mixed-use buildings along with low-rise commercial buildings.

For photo-documentation of the Subject Site see Appendix 3 of this report.



1. Aerial map showing Subject Site (Source: Bing Maps, annotated by ERA Architects)



2. Property Data Map showing the Subject Site in red (Source: City of Toronto, annotated by ERA Architects)



### 1.4 Heritage Context

The surrounding area includes a number of heritage properties, though none are considered adjacent to the Subject Site. These properties include:

- » 888 Yonge Street - Masonic Temple - Designation bylaw #668-97, passed by City Council on December 8, 1997
- » 836-850 Yonge Street - Designation bylaw #277-2015, passed by City Council on February 11, 2015
- » 826-834 Yonge Street - Listed by City Council on March 15, 1974
- » 771-773 Yonge Street - Listed by City Council on March 15, 1974
- » 765 Yonge Street - Listed by City Council on February 3, 1992
- » 22 Yorkville Avenue - Listed by City Council on June 20, 1973
- » 34 Yorkville Avenue - Listed by City Council on June 20, 1973

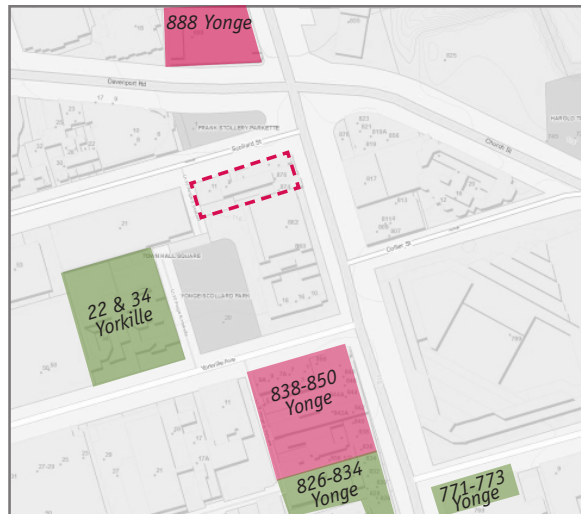
Additionally, the Subject Site is near the Yorkville-Hazelton and South Rosedale HCDs.

*Provincial Policy Statement, 2014*

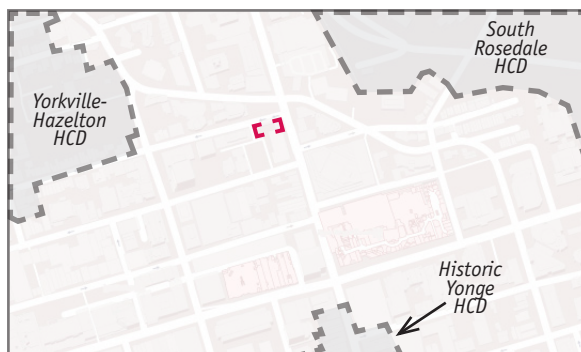
*Adjacent: for the purposes of policy 2.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.*

*Official Plan, Chapter 3.1.5 (City of Toronto By-law No. 468-2013):*

*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..*



3. Heritage context map showing Subject Site (dashed red), designated (in red) and listed (in green) buildings (Source: City of Toronto, annotated by ERA Architects)



4. Heritage context map showing Heritage Conservation Districts near the subject site (dashed red) (Source: City of Toronto, annotated by ERA Architects)

### 1.5 Historic Yonge Street HCD

The Subject Site contains three properties that until recently were designated under Part V of the Ontario Heritage Act as part of the Historic Yonge Street Heritage Conservation District, enacted by City Council on February 11, 2015:

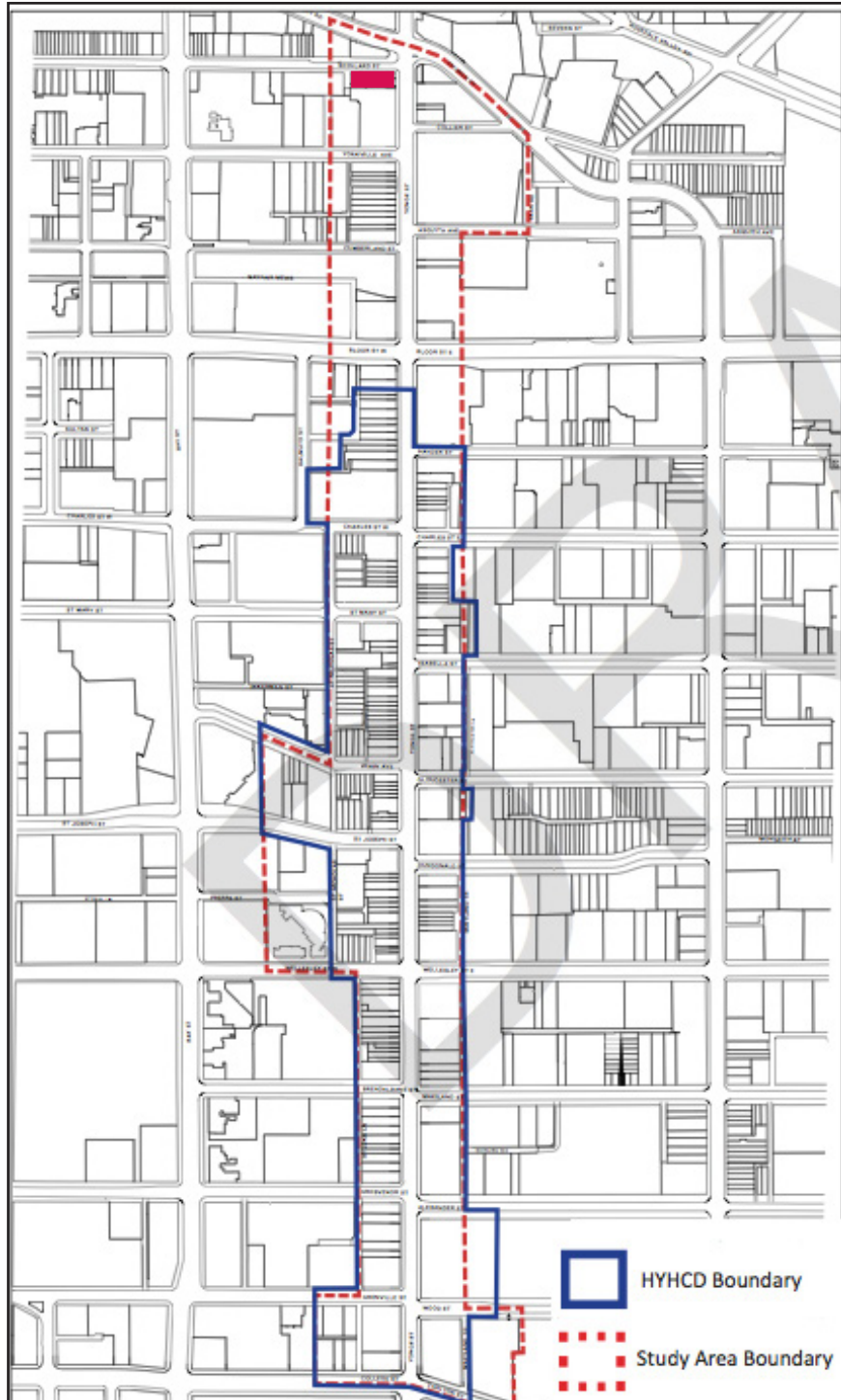
- » 874 Yonge Street
- » 876 Yonge Street
- » 878 Yonge Street

The Heritage Conservation District Study By-law (By-law #277-2015) was in effect for one year and has since expired. The properties on the Subject Site are no longer recognized on the Heritage Register.

The temporary designation was due to the properties' inclusion within the study area of the Historic Yonge Street HCD. The area north of Bloor Street was removed from the District during Plan phase. The City of Toronto staff report dated July 3, 2015 described the reasons for excluding the portion of Yonge Street north of Bloor Street:

*Because its character is generally not consistent with the heritage character identified for the district. The exception is the block on the west side of Yonge Street, between Cumberland Street and Yorkville Avenue, but it is isolated amid modern development. This report will recommend that this block be considered for individual listing on the Heritage Register.*

As part of the due diligence for the project, an evaluation under Ontario Regulation 9/06 was prepared and is included in this report. Refer to Section 3 for details.



5. Historic Yonge Street Heritage Conservation District Boundaries, Subject Site in Red (Source: City of Toronto)

## 2 BACKGROUND RESEARCH AND ANALYSIS

### 2.1 Site History

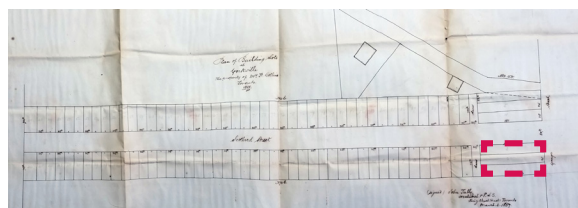
The Subject Site is located within the Second Concession from the Bay from Bloor St. to St. Clair St. A portion of the Davenport Trail (an ancient Aboriginal trail stretching from the Humber River to the Don River) cut across the southern portion of the lot. The lot was granted to the Honourable D.W. Smith in 1798 and the following year, Smith granted the lands to the Honourable John Elmsley. The land would stay in the Elmsley family until 1829 when it was sold to Francis Collins.

The Village of Yorkville was first incorporated in January 1853. In 1855, Francis Collins Jr. laid out plans for Scollard Street and its building lots from Yonge Street to just east of modern day Hazelton Street. The three properties within the Subject Site were part of this plan.

By the 1880s, Yorkville had 5,000 inhabitants and the area around the subject site contained a number of important buildings. To the south was the Yorkville Town Hall and the Red Lion Inn and to the north was the Severn Brewery.

874 Yonge Street was built in 1893. The building has been used for a variety of commercial purposes including a cigar store and a series of restaurants.

876 Yonge Street was built in 1869. The building has had a variety of uses including as a druggist and butcher shop. For most of the 1900s, it was the location of Britnell and Sons (later called the John Britnell Art Gallery).



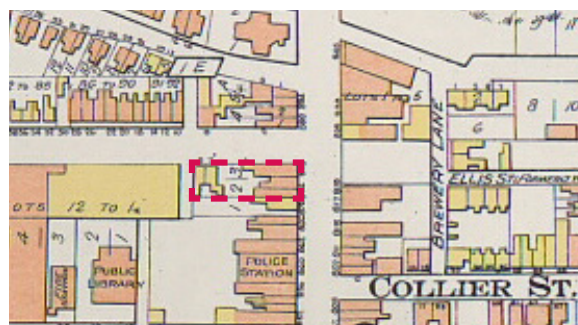
8. 1855 Plan for Scollard Street (Source: City of Toronto, annotated by ERA Architects)



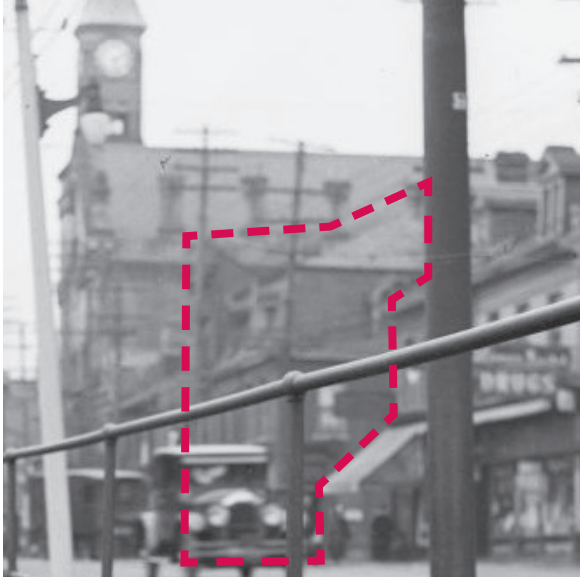
9. 1877 Map of Yorkville (Source: City of Toronto, annotated by ERA Architects)



6. 1884 Goads Fire Insurance Map, the Subject Site in red (Source: City of Toronto, annotated by ERA Architects)



7. 1910 Goads Fire Insurance Map, the Subject Site in red (Source: City of Toronto, annotated by ERA Architects)



10. 1920s image of 874-878 Yonge Street (Source: City of Toronto)



11. 1941 image of Yonge Street, looking south. 874-878 Yonge Street on the right (Source: City of Toronto)



12. 1941 image of 874-878 Yonge Street (Source: City of Toronto)



13. 1973 image of 874-878 Yonge Street (Source: Toronto Archives)



14. 1975 image of 874-878 Yonge Street (Source: Toronto Archives)



15. 1975 image of 874 Yonge Street (Source: Toronto Archives)



17. 1980 image of 874-878 Yonge Street (Source: Toronto Archives)



16. 1981 image of 874-878 Yonge Street (Source: Toronto Archives)

878 Yonge Street was built in 1978. The original building on site was one half of the semi-detached building that also included 876 Yonge Street. The original building was home to a series of pharmacies and grocers and a wine store.

## 2.2 Design

874 Yonge Street is a three storey commercial building with Italianate elements. The brick building has been altered significantly with cladding and altered first-storey storefront. The rooftop has a cornice with brackets under the eaves and a decorative parapet. According to archival photographs, the building possessed a terra cotta inset on the second floor and some brick detailing on the third floor, including a segmental arched window. These features are not visible today and their existence cannot be verified upon visual inspection due to stucco cladding applied to the facade at some point between 1981 and 2007.

876 Yonge Street is a three-storey Second Empire commercial building. The building is one half of a semi-detached building, the other half having been demolished in 1978. The building and its storefront have been heavily altered and reclad. The mansard roof includes an original dormer with decorative wooden trim.

878 Yonge Street is a modern four-storey commercial building with white metal panel cladding, recessed entry and large glass fenestration.



18. 874 & 876 Yonge Street (Source: ERA Architects)



19. 878 Yonge Street (Source: ERA Architects)

### 2.3 Architect

Research on the buildings has not revealed the architects at this time.

### 2.4 Context

The site is located in the former Village of Yorkville. From the late 1800s to the 1950s, Yorkville evolved from a suburban village to become a centre of Toronto's arts and youth culture. It has since become an area of residential and commercial redevelopment. In 1922, Bay Street was extended north of College Street through Yorkville to Davenport Road. This marked a transformation of the area from one mainly of low-rise residential buildings to an increasingly urbanized area of mixed commercial and residential structures. As the area changed, older buildings in Yorkville were renovated and expanded while other new building forms have been added to the village fabric.

The construction of the Yonge Subway line in the 1950s allowed the area to emerge as a key centre in the city for residential, hotel and commercial development. This process was marked by the construction of large buildings, such as the Toronto Reference Library (1977), the nearby Manulife Centre (1974) and the former Hyatt/Four Seasons Hotel (1971).

More recently, the area of Yorkville around Yonge Street and Davenport Road has emerged as a dense residential area with a number of multi-storey towers both recently approved and under construction, and more proposed and currently under review by the City of Toronto.



20. Context view of Subject Site from the south on Yonge Street (Source: ERA Architects)



21. Context view of Subject Site from the north on Yonge Street (Source: ERA Architects)



### 3 ONTARIO REGULATION 9/06 EVALUATION

#### 874 Yonge Street

<b>1. The property has design value or physical value because it:</b>		
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	No	The building at 874 Yonge Street is a typical example of a late 19th century main street commercial building. However, the building has been heavily altered, and as such, the building today is no longer a representative example of this building type.
ii. displays high degree of craftsmanship or artistic merit, or;	No	Archival photographs indicate that the building at 874 Yonge Street contained decorative brickwork and two terra cotta inserts typical of late-Victorian High Street architecture that has since been removed or overclad with stucco. The building does not display a level of craftsmanship of unique note.
iii. demonstrates high degree of scientific or technical achievement.	No	874 Yonge Street does not demonstrate a high degree of scientific or technical achievement.

<b>2. The property has historical value or associative value because it:</b>		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	No	874 Yonge Street does not have any significant associations with the community.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;	No	874 Yonge Street does not yield or have the potential to yield information that would contribute to an understanding of the community or culture.
iii. demonstrates or reflects the work or ideas of an architect, builder, designer or theorist who is significant to a community.	No	The builder or architect is currently not known.

<b>3. The property has contextual value because it:</b>		
i. is important in defining, maintaining or supporting the character of an area;	No	The area around 874 Yonge Street has changed substantially since the late 19th century and is no longer characterized by low-rise commercial buildings. Although 874 Yonge may have been important in defining, maintaining, and supporting the character of the area in the past, it is now relatively isolated in its context.

ii. is physically, functionally, visually or historically linked to its surroundings, or;	No	As an altered commercial building in an area that has undergone significant changes, 874 Yonge Street is not physically, functionally, visually or historically linked to its surroundings
iii. is a landmark.	No	874 Yonge Street is not a landmark.

### 876 Yonge Street

<b>1. The property has design value or physical value because it:</b>		
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	No	While the building at 876 Yonge Street dates to the late 1860s, making it an early representative example of a main street commercial building, the building has been heavily altered and its integrity has been compromised.
ii. displays high degree of craftsmanship or artistic merit, or;	No	876 Yonge Street does not display a high degree of craftsmanship or artistic merit.
iii. demonstrates high degree of scientific or technical achievement.	No	876 Yonge Street does not demonstrate a high degree of scientific or technical achievement.

<b>2. The property has historical value or associative value because it:</b>		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	No	876 Yonge Street does not have any significant associations with the community.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;	No	876 Yonge Street does not yield or have the potential to yield information that would contribute to an understanding of the community or culture.
iii. demonstrates or reflects the work or ideas of an architect, builder, designer or theorist who is significant to a community.	No	The builder or architect is currently not known.

<b>3. The property has contextual value because it:</b>		
i. is important in defining, maintaining or supporting the character of an area;	No	As a typical Second Empire style commercial building located within an area of Yonge Street that has undergone significant changes, (notably from a low rise commercial street to a high-rise mixed-use area) 876 Yonge does not define, maintain, or support the character of the area.
ii. is physically, functionally, visually or historically linked to its surroundings, or;	No	As an altered, typical Second Empire commercial building located in an area that has undergone significant changes, 876 Yonge is not physically, functionally, visually or historically linked to its surroundings.
iii. is a landmark.	No	874 Yonge Street is not a landmark.

### 878 Yonge Street

<b>1. The property has design value or physical value because it:</b>		
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method.	No	878 Yonge Street is not a rare, unique, representative or early example of a main street commercial building.
ii. displays high degree of craftsmanship or artistic merit, or;	No	878 Yonge Street does not display a high degree of craftsmanship or artistic merit.
iii. demonstrates high degree of scientific or technical achievement.	No	878 Yonge Street does not demonstrate a high degree of scientific or technical achievement.

<b>2. The property has historical value or associative value because it:</b>		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	No	878 Yonge Street does not have any significant associations with the community.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;	No	878 Yonge Street does not yield or have the potential to yield information that would contribute to an understanding of the community or culture.
iii. demonstrates or reflects the work or ideas of an architect, builder, designer or theorist who is significant to a community.	No	The builder or architect is currently not known.

<b>3. The property has contextual value because it:</b>		
i. is important in defining, maintaining or supporting the character of an area;	No	As a 1970s commercial building, 878 Yonge Street does not define, maintain or support the character of the area.
ii. is physically, functionally, visually or historically linked to its surroundings, or;	No	As a 1970s commercial building in an area that has undergone significant changes, 878 Yonge Street is not physically, functionally, visually or historically linked to its surroundings.
iii. is a landmark.	No	878 Yonge Street is not a landmark.

## 4 STATEMENT OF SIGNIFICANCE

No properties contained in the Subject Site are listed on the City of Toronto's Heritage Register or designated under Part IV of the Ontario Heritage Act. As a result, no official Statement of Significance has been prepared by Heritage Preservation Services.

## **5 ASSESSMENT OF EXISTING CONDITION**

A condition assessment is not required for the Subject Site.

## 6 POLICY REVIEW

The following were among documents reviewed in preparing this HIA:

- » Heritage Impact Assessment Terms of Reference, City of Toronto (appendix 1);
- » City of Toronto Official Plan, Chapter 3.1.5, Heritage (consolidated June 2015);
- » City of Toronto Official Plan – Area Specific Policy 211 (Bloor Yorkville / North Midtown Area);
- » Bloor-Yorkville/North Midtown Urban Design Guidelines;
- » City of Toronto Tall Buildings Downtown: Vision and Supplementary Guidelines;
- » The Ontario Heritage Act;
- » Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest (appendix 2);
- » Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada;
- » Province of Ontario, Provincial Policy Statement, 2014.

## 7 DESCRIPTION OF PROPOSED DEVELOPMENT

ERA Architects has reviewed the plans prepared by KPMB Architects dated May 6, 2016. See Appendix 4 for the complete set of architectural drawings.

A new multi-storey residential building is proposed for the Subject Site. The proposal involves the demolition of three existing buildings on the subject site. The proposed building consists of four sections shifted to create a series of front and rear setbacks and cantilevers. The three-storey podium contains pedestrian entrances on Scollard Street. Vehicular ramps to a garage and a loading bay are accessed via the rear laneway.

As part of the proposed development, a significant landscape feature/installation is proposed in the adjacent Frank Stollery Parkette. The proposed installation, while still in conceptual development, consists of a bowl-shaped mirror with trees and other vegetation within the structure. Two stone benches are proposed for the eastern end of the parkette with a paving sign between the benches commemorating the historic Davenport Road and the ancient Aboriginal trail. The Parkette and adjacent public realm will have its streetscape enhanced to improve the quality of the public space. Refer to Landscape Concept Drawings prepared by Martha Schwartz Partners in Appendix 6 for further details.

The proposal also introduces a loggia at the south side of Scollard Street adjacent to the Parkette, further enhancing the public realm.



22. Rendering of the proposed development (Source: KPMG)



23. Proposed Site Plan and Frank Stollery Parkette adjacent to the Subject Site (Source: Martha Schwartz Partners)





24. Rendering of the proposed development and proposed Frank Stollery Parkette. (Source: KPMG)



25. Rendering of the proposed development and proposed Frank Stollery Parkette. (Source: KPMG)

## 8 IMPACT OF DEVELOPMENT

The three properties on the Subject Site are not recognized heritage properties on the Heritage Register and an evaluation under Ontario Regulation 9/06 in this report has found minimal cultural heritage value. The removal of these existing buildings and replacement with the proposed development does not have a heritage impact.

While not adjacent, the proposed development is on a site close to the Masonic Temple (888 Yonge Street), Yorkville Library (22 Yorkville Avenue) and Fire Hall (34 Yorkville Avenue). The proposed development does not impact the identified heritage attributes of the Masonic Temple, nor does it have an impact on the Yorkville Library, Fire Hall or other nearby heritage properties.

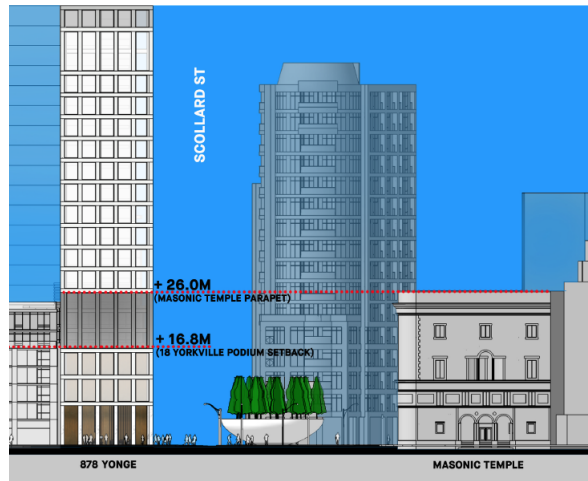
To respond to the built form context of the area, the building's massing provides a step back at Yonge Street, creating a three-storey volume responsive to the lower podium levels of the mixed use project directly to the south.

Furthermore, the step back from Yonge Street between the 4th, 5th and 6th floors respond to the parapet height of the Masonic Temple. A further step back at the rear of the site above the sixth floor echoes the volume of the midrise residential building to the west of the subject site.

The tower element relates to a series of existing and proposed towers along Yonge St. and elsewhere in the area.



26. Rendering of the proposed development and proposed Frank Stollery Parkette. The designated Masonic Temple is on the right. (Source: KPMG)



27. Diagram showing the relationship between the proposed development and the Masonic Temple. (Source: KPMG)

The project further responds to and enhances the area through investments into the Frank Stollery Parkette including new public art and landscape features.

While there will be some shadows cast on the Masonic Temple, Yorkville-Hazelton HCD and the South Rosedale HCD, there are existing shadows on each, and the additional shadows cast from the proposed development will not detract from the heritage value, attributes and/or character of these properties. Additionally, there are no policies within either HCD Plan regarding shadows.

## 9 CONCLUSION

The three buildings proposed to be removed and replaced by the proposed new development are not worthy of heritage recognition based on the criteria set out in Ontario Regulation 9/06. While two of the buildings date to the late 1860s and early 1890s, the buildings have been heavily altered and the integrity of the original buildings has been lost.

The properties were removed from the Historic Yonge Street HCD Plan boundary and, unlike the properties on Yonge Street between Cumberland Street and Yorkville Avenue, were not recommended for individual designation under the OHA by the HCD consultant team. We agree with the exclusion of the properties from the HCD Plan boundary and note that the properties are heavily altered and in relative isolation within the context of more modern developments.

The new shadow cast on the Masonic Temple and nearby HCDs as a result of the proposal will not detract from the heritage value, attributes, and/or character of the heritage building and nearby Districts, and are in addition to existing shadows from surrounding buildings.

This HIA finds that the proposed multi-storey residential tower at 874-878 Yonge Street & 3-11 Scollard Street has no negative impact on the nearby heritage resources in the area including The Masonic Temple, Yorkville Library and Fire Hall. In addition, the proposal seeks to enhance the surrounding public realm through the introduction of a new landscape feature in the adjacent Frank Stollery Parkette.

## 10 APPENDICES

Appendix 1: Heritage Impact Assessment Terms of Reference, City of Toronto (2010)

**HERITAGE IMPACT ASSESSMENT  
TERMS OF REFERENCE**

<b>Study</b>	<p style="text-align: center;"><b><i>Heritage Impact Assessment</i></b></p> <p style="text-align: right;">Updated: March 2010</p>
<b>Description</b>	<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>Inventories 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>
<b>When Required</b>	<p>A HIA <u>is required</u> for the following application types if the property is on the City of Toronto's <i>Inventories 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>Inventories 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>
<b>Rationale</b>	<p>The HIA will inform the review of an application involving a cultural heritage resource(s) included on the City of Toronto's <i>Inventories 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>

<b>Study</b>	<p><b><i>Heritage Impact Assessment</i></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> 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>
<b>Required Contents / Format</b>	<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>	<p><b>Heritage Impact Assessment</b></p> <p style="text-align: right;">Updated: March 2010</p>
	<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><b>(i) 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-sqchpc/index_E.asp">http://www.pc.gc.ca/docs/pc/guide/nldclpc-sqchpc/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>

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## Appendix 2: Ontario Regulation 9/06



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### ONTARIO REGULATION 9/06

made under the

### ONTARIO HERITAGE ACT

Made: December 7, 2005

Filed: January 25, 2006

Published on e-Laws: January 26, 2006

Printed in *The Ontario Gazette*: February 11, 2006

### CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

#### Criteria

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act.

(2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

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.
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.
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.

#### Transition

2. This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the Act on or before January 24, 2006.

**Appendix 3: Site Photographs**



28. 874 & 876 Yonge Street (Source: ERA Architects)



29. 874 Yonge Street (Source: ERA Architects)



30. 874 Yonge Street (Source: ERA Architects)



31. 874 Yonge Street (Source: ERA Architects)



32. 876 Yonge Street (Source: ERA Architects)



33. 876 Yonge Street (Source: ERA Architects)



34. 878 Yonge Street (Source: ERA Architects)



35. 878 Yonge Street (Source: ERA Architects)



36. 878 Yonge Street (Source: ERA Architects)



37. 874-878 Yonge Street rear elevations (Source: ERA Architects)



38. 874-878 Yonge Street rear elevations (Source: ERA Architects)

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## Appendix 4: 888 Yonge Street, Reasons for Designation (By-law #668-97)

No. 1997-0668. A BY-LAW

*To designate the property at 888 Yonge Street as  
being of architectural and historical value or interest.*

(Passed December 8, 1997.)

WHEREAS by Clause 6 of Executive Committee Report No. 25, adopted by Council at its meeting held on December 8, 1997, authority was granted to designate the property at 888 Yonge Street as being of architectural and historical value or interest;

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

AND WHEREAS the Council of The Corporation of the City of Toronto has caused to be served upon the owners of the land and premises known as No. 888 Yonge Street and upon the Ontario Heritage Foundation Notice of Intention to designate the property and has caused the Notice of Intention to be published in a newspaper having a general circulation in the municipality as required by the *Ontario Heritage Act*;

AND WHEREAS the reasons for designation are set out in Schedule "B" to this by-law;

AND WHEREAS no notice of objection to the proposed designation has been served upon the Clerk of the municipality;

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

1. The property at 888 Yonge Street, more particularly described and shown on Schedule "A" to this by-law, is being designated as being of architectural and historical value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedules "A" and "C" to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the property at 888 Yonge Street and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto as required by the *Ontario Heritage Act*.

BARBARA HALL,  
Mayor.

SYDNEY K. BAXTER  
City Clerk.

Council Chamber,  
Toronto, December 8, 1997.  
(L.S.)

## SCHEDULE "A"

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of parts of Lots 1 and 2 according to Plan 270 York registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64), the boundaries of the said land being described as follows:

PREMISING that the westerly limit of Yonge Street has an assumed astronomic bearing of North 16 degrees and 00 minutes West and relating all bearings herein thereto, then;

COMMENCING at the northeasterly angle of said Lot 2;

THENCE South 89 degrees 05 minutes and 50 second West, along the existing northerly limit of said Lot 2, being along the site of the southerly face of the southerly wall of a brick building formerly standing on Lot 3 as shown on said Plan 270, a distance of 38.28 metres, more or less, to a point distant 23.77 metres measured easterly along the existing northerly limit of said Lot 2 from the northwesterly angle thereof;

THENCE South 2 degrees 31 minutes and 30 seconds East, 25.31 metres, more or less, to a point in the northerly limit of Davenport Road distant 18.29 metres measured easterly thereon from the westerly limit of said Lot 1;

THENCE South 83 degrees 30 minutes and 30 seconds East, along the northerly limit of Davenport Road, 2.90 metres to a point of curve;

THENCE easterly along the last mentioned limit, being a curve to the left having a radius of 91.44 metres, an arc distance of 12.60 metres, more or less, the chord being 12.59 metres, more or less, measured on a course of South 87 degrees 27 minutes and 20 seconds East, to the end of the said curve;

THENCE North 88 degrees 35 minutes and 50 seconds East, continuing along the last mentioned limit, 26.79 meters, more or less, to a point of curve;

THENCE northeasterly along the limit of Davenport Road as widened by City of Toronto By-law 12771 (13078 EM), being on a curve to the left having a radius of 1.90 metres, an arc distance of 3.46 metres, more or less, the chord being 3.00 metres, more or less, measured on a course of North 36 degrees 17 minutes and 55 seconds East, to a point in the westerly limit of Yonge Street;

THENCE North 16 degrees and 00 minutes West, along the westerly limit of Yonge Street, 24.72 metres, more or less, to the point of commencement.

The westerly limit of Yonge Street and northerly limit of Davenport Road as confirmed under the Boundaries Act by Plan BA-1743 (CT414297).

The herein described land land being delineated by heavy outline on Plan SYE2870 dated November 28, 1997, as set out in Schedule "C".



SCHEDULE "B"

Heritage Property Report

Masonic Temple  
888 Yonge Street

Table of Contents

Basic Building Data	1
Historical Background	2
Architectural Description	3
Context	4
Summary	4
Sources Consulted	4

Attachments:

- I Short Statement of Reasons for Designation
- II Location Map
- III Photograph

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Heritage Toronto  
(Toronto Historical Board)

Heritage Property Report

Basic Building Data:

Address: 888 Yonge Street (northwest corner of Yonge Street and Davenport Road)

Ward: 6

Current Name: Masonic Hall

Historical Name: Masonic Temple

Construction Date: 1918

Architect: William F. Sparling Company

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Contractor/Builder:	none found
Additions/Alterations:	dates unknown, window altered to door, and interior alterations to auditorium
Original Owner:	Masonic Temple Corporation
Original Use:	institutional
Current Use*:	vacant
Heritage Category:	Notable Heritage Property (Category B)
Recording Date:	August 1997
Recorder:	HPD:KA

\* this does not refer to permitted use(s) as defined in the Zoning By-law

#### Historical Background:

In the 19th century, the area north of the intersection of Yonge and Bloor Streets was part of the Village of Yorkville, a community which was annexed by the City of Toronto in 1883. The suburb featured a regular grid-like street pattern west of Yonge Street, except for Davenport Road, the former trail linking the Don and Humber River valleys.

By 1900, Yonge Street north of Bloor Street contained a mixture of commercial and residential buildings. Examples include the commercial blocks at 826 through 848 Yonge Street, dating to the 1870s and included on the *City of Toronto Inventory of Heritage Properties*. The northwest corner of Yonge Street and Davenport Road housed the Christian Workers Church, a facility that disappeared by 1908. To the north, a suburban station of the Toronto Railway Company occupied the property at 892-900 Yonge Street beginning in 1905.

The Masonic Temple was completed in 1918. The project was designed by William F. Sparling, an architect based in Toronto since 1905. Prior to establishing his own firm, Sparling was involved in a partnership with Samuel Curry from 1910 to 1917. Curry and Sparling's projects included the Toronto Trust and Guarantee Building at 302 Bay Street in Toronto's financial district, and alterations to the Granite Club on Church Street. In 1927, Sparling prepared plans to convert Casa Loma into apartments. As a partner in Sparling, Martin and Forbes, he designed the Loblaws Groceries Company warehouse at 500 Lake Shore Boulevard West in 1928 and the Pierce Arrow Showroom at 1140 Yonge Street in 1930. The latter properties are listed on the *City of Toronto Inventory of Heritage Properties*.

The property at 888 Yonge Street was owned and developed by the Masonic Temple Corporation on behalf of the Grand Lodge of Ancient and Accepted Masons of Canada in the Province of Ontario. An international fraternal organization, freemasonry originated in the guilds formed by skilled stone masons in medieval Britain. Modern freemasonry dates from 1717, when the Grand Lodge of England was formed by working, or "operative" masons, with membership sustained by "accepted", or non-masons. Freemasonry was introduced to Canada in 1738. In 1858, Masonic "lodges" in the future Province of Ontario united to form the Grand Lodge of Canada. This name was changed to the Grand Lodge of Ancient and Accepted Masons of Canada in the Province of Ontario in 1887. As a semi-secret organization with elaborate rites and rituals, Masons promoted brotherhood and morality while engaging in relief work. Members of individual Blue Lodges were eligible to hold three "degrees". Further degrees were earned in either or both of two branches

of advanced Masonry: Scottish Rite and York Rite. All Blue Lodges were under the jurisdiction of a Grand Lodge, headed by a Grand Master.

The development of the Masonic Temple at Yonge and Davenport was inspired by the former Masonic Hall at 18-20 Toronto Street (now demolished). Designed in 1858 as a commercial building with a concert hall for the piano manufacturing firm of A. and S. Nordheimer, the company altered its design to include assembly rooms for the existing nine Masonic Lodges in Toronto. The Masons occupied the premises until 1900, by which time the order expanded to include new lodges and buildings beyond the downtown core.

With the completion of the Masonic Temple at 888 Yonge Street, the ground floor included a foyer, lobby and auditorium with a stage and gallery seating in the mezzanine level. With a capacity of 1200 seats, the auditorium provided revenue to the owners through bookings by local and international musical performers. During the late 20th century, the stage welcomed a variety of reputed artists, ranging from Bing Crosby and Frank Sinatra to the Platters and Led Zeppelin. Above the ground floor and mezzanine, the upper floors were divided into lodge rooms. Each floor was designed with a mezzanine level with balconies overlooking the various rooms. The Blue Lodge rooms were located on the floor over the auditorium, with the Scottish Rite and Preceptory Room in the storey above.

#### Architectural Description:

The design of the Masonic Temple was inspired by the Renaissance Revival style of the late 19th and early 20th centuries. While initially drawn from Italian palaces and townhouses, "the Renaissance Revival was more successfully adapted to commercial buildings, banks and offices than to houses" (Blumenson, 96). This version of the style featured rich Classical motifs derived from Venetian prototypes.

The design for the Masonic Temple takes advantage of the irregularly-shaped site formed by the intersection of Davenport Road with Yonge Street. The building is set close to the street lines, with a rounded corner overlooking the intersection. The building, rising the equivalent of six stories, is covered by a flat roof (originally designed for processions). Constructed of reinforced steel and tile, the Masonic Temple is clad with Indiana limestone and tapestry brick. The treatment of the Yonge and Davenport facades follows the Classical organization of base, shaft and cornice. The stone-clad first storey is separated from the upper floors by a wide belt course interspersing window openings with paired sash windows between brick panels. The upper stories are clad with brick beneath a stone cornice with mouldings and dentils topped by a brick parapet. The rounded corner features sculpted stone panels.

While attention is drawn to both the east (Yonge) and south (Davenport) facades, the main entrance to the ground-floor auditorium is located on the Yonge Street wall. Entrance doors are recessed behind an open portal of three round arches springing from Doric columns. The portal is accentuated by fluted pilasters with sculpted capitals and floriated rondelles. Inside, a central door is set between flat-headed window openings set in stone enframements with corbelled sills (one opening has been altered to form a narrow entrance). The portal is flanked by flat-headed window openings with pilasters and entablatures. A stone cornice divides the lower storey from a mezzanine level lined with small openings. Above the mezzanine, a balcony is set in a three-part Palladian-styled opening. On each side, single flat-headed window openings have stone cornices. In the upper floor, three nearly-square window openings with paired windows are set in stone enframements.

The south facade, extending seven bays, is organized by fluted stone pilasters. This wall features two entrances, including one for members of the Masonic Lodges, and flat-headed window openings in the first floor. Above, the upper stories repeat the pattern and detailing of the fenestration introduced on the east facade. Some of the windows are blind, and many contain steel sash and wire glass. The north wall is angled where it abuts the neighbouring building. On the rear (west) wall, window openings are placed according to interior uses.

Important interior features are the hardware with Masonic emblems and millwork in the hallways and lodge rooms on the upper floors. Two patterned tile floors with Masonic emblems survive in the Blue Lodge Room on the second floor and the Scottish Rite and Preceptory Room on the third floor. On the main floor, the auditorium has decorated ceiling beams and a gallery.

Context:

The Masonic Temple at 888 Yonge Street is a prominent landmark on the northwest corner of Yonge Street and Davenport Road. The building was envisioned as part of a scheme to redevelop the four corners where Yonge Street meets Davenport Road and Church Street as a commercial node north of the Yonge and Bloor intersection. The proposal was never fully realized.

Opposite the Masonic Temple, on the northeast corner of Yonge and Church Streets, the former Grand Central Markets Building (currently Canadian Tire) at 837 Yonge Street was completed in 1929. Although low in scale, it complements the Masonic Temple with its stone cladding and Classical detailing. The Grand Central Markets Building is included on the *City of Toronto Inventory of Heritage Properties*. Other local landmarks are the Yorkville Branch of the Toronto Public Library and Fire Hall Number 10, located at 22 and 34 Yorkville Avenue, respectively, and listed on the *Inventory of Heritage Properties*.

Summary:

The property at 888 Yonge Street is identified for architectural and historical reasons. Completed in 1918 and commissioned by the Masonic Order, the building incorporates an auditorium with lodge rooms above. It represents the work of Toronto architect William F. Sparling in solo practice. With its Renaissance Revival styling and stone embellishments, the building is a significant example of early 20th century design. The Masonic Temple is a prominent landmark on the northwest corner of Yonge Street and Davenport Road.

Sources Consulted:

Assessment Rolls, City of Toronto, 1900 ff.

Blumenson, John. *Ontario Architecture*. Toronto: Fitzhenry and Whiteside, 1990.

City of Toronto Directories, 1900 ff.

The Davenport Trail. Toronto: Community History Project, 1995.

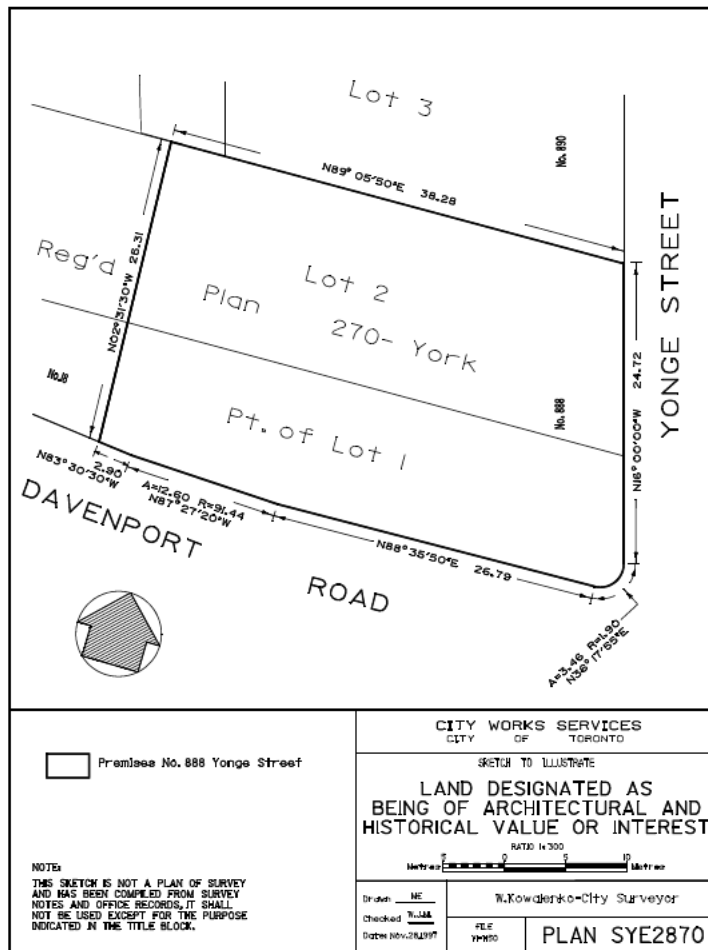
Dendy, William. *Lost Toronto*. 2nd ed. Toronto: McClelland and Stewart, 1993.

"Freemasonry". Entry in *The Canadian Encyclopedia*. 2nd ed. Vol. III. Edmonton: Hurtig, 1988.

"Masonic Temple, Yonge and Davenport". *Construction* (September 1918), 275-281.

SCHEDULE 'C'

MAP AREA 50.03



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**Appendix 5: Architectural Drawings prepared by KPMB Architects**

# 878 YONGE STREET

(3-11 SCOLLARD STREET, 874-878 YONGE STREET)

TORONTO, ON

## RE-ZONING & SITE PLAN APPLICATION

MAY 06, 2016

**KPMB Architects**

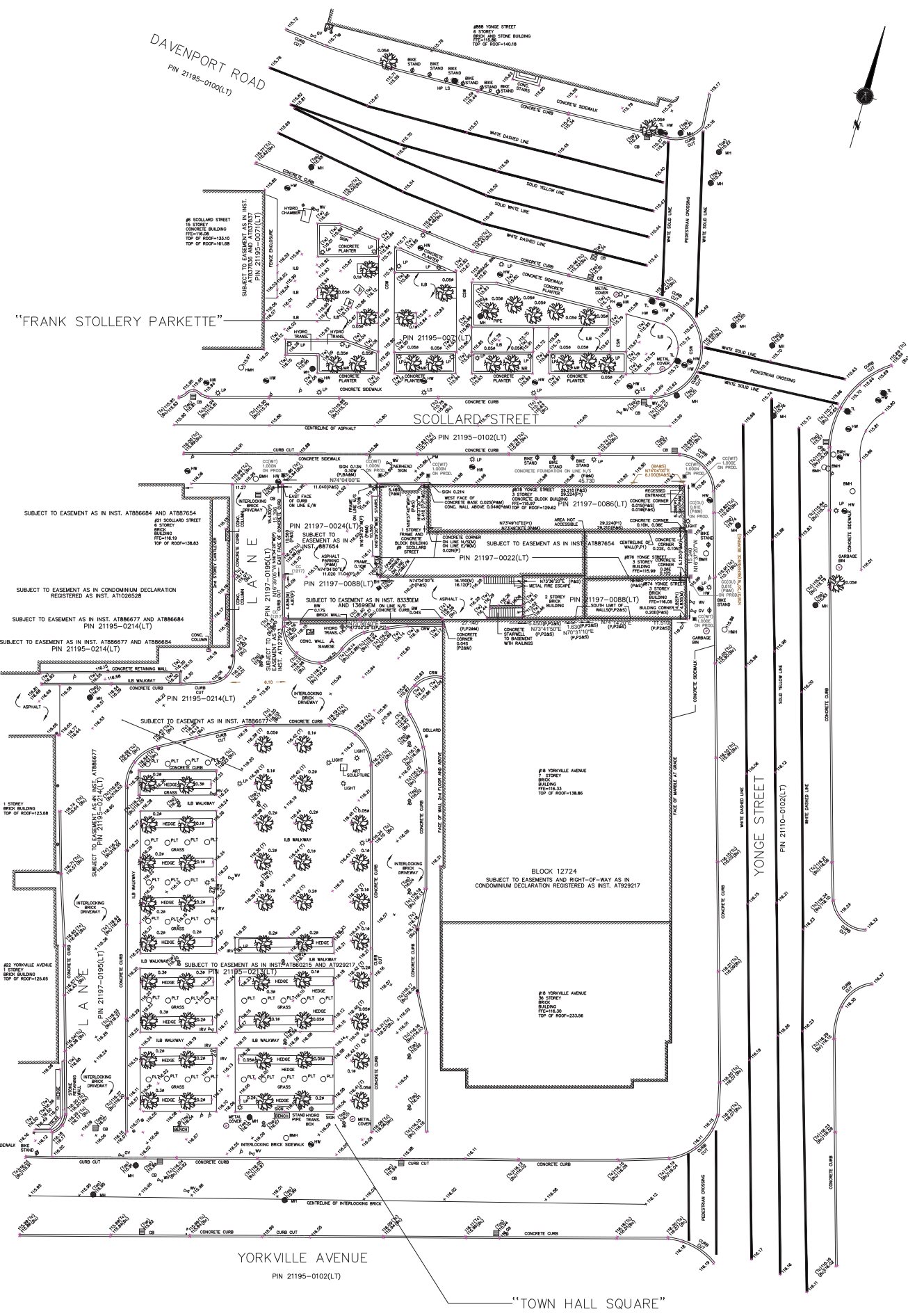
### DRAWING LIST

A000	COVER PAGE / DRAWING LIST
A001	CONTEXT PLAN / PROJECT STATISTICS
A002	SITE SURVEY
A003	SITE PLAN (ROOF PLAN) / TORONTO GREEN STANDARD TEMPLATE
A098	PARKING LEVELS P7-P3
A099	PARKING LEVELS P2-P1
A100	GROUND LEVEL PLAN
A101	LEVEL 2 ~ 3 PLAN (AMENITY)
A102	LEVEL 4 ~ 6 PLAN (AMENITY)
A103	LEVEL 7 ~15 / LEVEL 18 ~26 PLAN (RESIDENTIAL)
A104	LEVEL 16 ~ 17 PLAN (STRUCTURAL TRANSFER / MECH / AMENITY)
A105	LEVEL 29 ~ 37 / LEVEL 40 ~ 48 PLAN (RESIDENTIAL)
A106	LEVEL 51 ~ 55 / LEVEL 56 ~ 59 PLAN (RESIDENTIAL)
A107	LEVEL 27 ~ 28 / LEVEL 38 ~ 39 PLAN (RESIDENTIAL-DOUBLE STOREY)
A108	LEVEL 49 ~ 50 PLAN (RESIDENTIAL-DOUBLE STOREY)
A109	LEVEL 60 ~ 61 PLAN (STRUCTURAL DAMPER / MECH )
A110	ROOF LEVEL PLAN (MECH / PH TERRACE)
A111	W-E BUILDING SECTION
A112	N-S BUILDING SECTION
A113	ELEVATIONS (NORTH / EAST )
A114	ELEVATIONS (SOUTH / WEST)
A115	1:50 SCALE DETAILED COLOUR BUILDING ELEVATION (EAST)
A116	1:50 SCALE DETAILED COLOUR BUILDING ELEVATION (NORTH)









BOUNDARY AND TOPOGRAPHIC SURVEY OF ALL OF LOTS 2 AND 3 ON THE WEST SIDE OF YONGE STREET REGISTERED PLAN 179-Y CITY OF TORONTO AND TOPOGRAPHY SURVEY OF ADJACENT PARK, LANES AND STREETS, NAMELY YONGE STREET, SCOLLARD STREET, DAVENPORT ROAD AND YORKVILLE AVENUE

SCALE 1:200  
KRCMAR SURVEYORS LTD. 2015

METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING BEARINGS SHOWN HEREON ARE GRID AND ARE REFERRED TO THE WESTERLY LIMIT OF YONGE STREET AS SHOWN ON PLAN BA-1742 HAVING A BEARING OF N16°27'20" W  
ELEVATION ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF TORONTO BENCH MARK NO. CT 827 HAVING AN ELEVATION OF 115.761 METRES

- LEGEND
- DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT PLANTED
  - CC DENOTES CUT CROSS
  - (M) DENOTES MEASURED
  - (S) DENOTES SET
  - (OU) DENOTES ORIGIN UNKNOWN
  - (W) DENOTES WITNESS
  - (BA) DENOTES PLAN BA-1743
  - (R) DENOTES REGISTERED PLAN
  - (P) DENOTES PLAN 688-19447
  - (P1) DENOTES PLAN OF SURVEY BY YATES & YATES LIMITED, O.L.S. DATED DECEMBER 4, 1978
  - (P2) DENOTES TORONTO STANDARD CONDOMINIUM PLAN No. 1724
  - (L370) DENOTES KRCMAR SURVEYORS LTD. O.L.S.
  - (SOP) DENOTES TORONTO STANDARD CONDOMINIUM PLAN
  - (T) DENOTES TOP OF FEATURE
  - (C) DENOTES TOP OF CURB
  - (BC) DENOTES BOTTOM OF CURB
  - (TW) DENOTES TOP OF WALL
  - DENOTES EXISTING GRADE ELEVATION
  - DENOTES AREA DRAIN
  - DENOTES BOREHOLE
  - DENOTES BELL MANHOLE
  - DENOTES BOLLARD
  - DENOTES CATCH BASIN
  - DENOTES CONFERENTIAL TREE WITH TRUNK DIAMETER
  - DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
  - DENOTES DOUBLE CATCH BASIN
  - DENOTES DOWN GUY ANCHOR
  - DENOTES FIRE HYDRANT
  - DENOTES GAS METER
  - DENOTES GAS VALVE
  - DENOTES HYDRO HAND WELL
  - DENOTES HYDRO MANHOLE
  - DENOTES HYDRO METER
  - DENOTES HYDRO POLE
  - DENOTES LAMP POST (PRIVATE)
  - DENOTES LAMP STANDARD
  - DENOTES SPOT LIGHT
  - DENOTES MANHOLE
  - DENOTES PARKING METER
  - DENOTES SIAMESE CONNECTION
  - DENOTES SIGN
  - DENOTES TRAFFIC LIGHT
  - DENOTES WATER MANHOLE
  - DENOTES WATER VALVE
  - DENOTES FENCE
  - DENOTES HYDRO SERVICE (OVERHEAD)
  - CONC DENOTES CONCRETE
  - CPAD DENOTES CONCRETE PAD
  - CRW DENOTES CONCRETE RETAINING WALL
  - CSW DENOTES CONCRETE SIDEWALK
  - CW DENOTES CONCRETE WALL
  - BW DENOTES BRICK WALL
  - PROCD DENOTES PRODUCTION
  - EL DENOTES ELEVATION
  - FLT DENOTES CONCRETE PLANTER
- TOTAL SITE AREA = 700.6m<sup>2</sup>  
(LOTS 2 AND 3)

ASSOCIATION OF ONTARIO LAND SURVEYORS  
PLAN SUBMISSION FORM  
1950512

MUNICIPAL ADDRESS  
No. 874, 876, 878 YONGE STREET, TORONTO  
AND No. 9 SCOLLARD STREET, TORONTO

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- 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;
- THE SURVEY WAS COMPLETED ON THE 11th DAY OF NOVEMBER, 2015

DATE: NOVEMBER 12, 2015

VLADIMIR KRCMAR  
ONTARIO LAND SURVEYOR

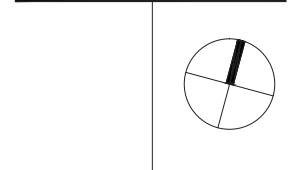
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PLAN AVAILABLE AT: [www.ProtectYourBoundaries.ca](http://www.ProtectYourBoundaries.ca)

FIELD: DL DRAWN: SD CHECKED: VK JOB NO: 15-235  
DWG NAME: 15-235(01) PLOT INFO: 08-15 12-Nov-2015 WORK ORDER NO: 18002  
1137 Cress Street, Thornhill ON L4J 3M6 905.738.0053 F 905.738.9221 www.krcmar.ca



2016 MAY 06 ZONING & SPA APPLICATION		
No.	Date	Description



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TORONTO, ONTARIO

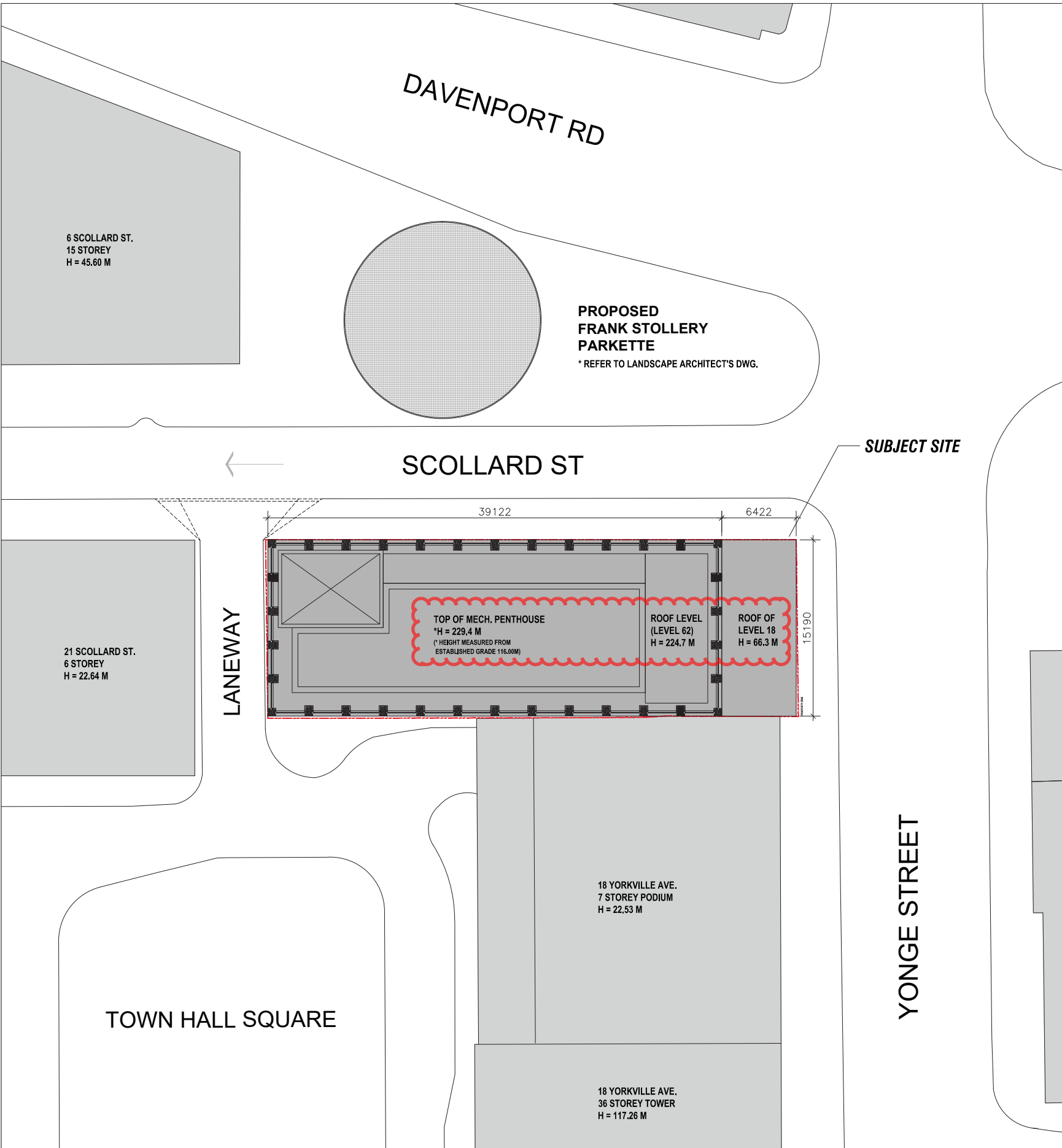
**KPMB Architects**

322 King Street West  
Toronto, Ontario  
M5V 1J2  
Tel: (416) 977-5104  
Fax: (416) 598-9840

**SURVEY**

Project No.: 1521  
Scale: NTS

**A002**



## Toronto Green Standard Version 2.0 Statistics Template

For Mid to High-Rise Residential and All Non-Residential Development

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	Required	Proposed	Proposed (%)
<b>Total Gross Floor Area</b>		<b>26,213 M2</b>	
Breakdown of project components (m <sup>2</sup> ):			
Residential		26,213 M2	
Retail			
Commercial			
Industrial			
Institutional/other			
<b>Total number residential units (residential only)</b>		<b>194</b>	

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

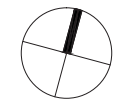
Automobile Infrastructure	Required	Proposed	Proposed (%)
Number of parking spaces	148	189	
Number of parking spaces with physical provision for future EV charging (residential)			
Number of parking spaces dedicated for priority parking: LEV, car pooling, car sharing (institutional/commercial)			
Cycling Infrastructure	Required	Proposed	Proposed (%)
Number of long-term bicycle parking spaces (residential)	175	176	
Number of long-term bicycle parking spaces (all other uses)			
Number of long-term bicycle parking (residential and all other uses) located on:			
a) first storey of building		0	
b) second storey of building (+ third storey)		176	
c) first level below-ground (also indicate % of net area of level occupied by bicycle parking)		0	
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)	20	20	
Number of short-term bicycle parking spaces (all other uses)			
Number of male shower and change facilities (non-residential only)			
Number of female shower and change facilities (non-residential only)			
Storage and Collection of Recycling and Organic Waste	Required	Proposed	Proposed (%)
Waste storage room area (residential only) (m <sup>2</sup> )	87 M2	87 M2	

### Section 2: For Site Plan Control Applications

Cycling Infrastructure	Required	Proposed	Proposed (%)
Number of short-term bicycle parking spaces (residential and all other uses) at-grade or on first level below grade	20	20	
Urban Heat Island Reduction: At Grade	Required	Proposed	Proposed (%)
Total non-roof hardscape area (m <sup>2</sup> )		200 M2	
Total non-roof hardscape area treated for Urban Heat Island (minimum 50%) (m <sup>2</sup> and %)			
Area of non-roof hardscape treated with: (indicate m <sup>2</sup> and %)	50%		
a) high-albedo surface material		0 M2	0%
b) open-grid pavement		0 M2	0%
c) shade from tree canopy		0 M2	0%
d) shade from structures covered by solar panels		0 M2	0%
Percentage of treated area of parking spaces, underground (minimum 50%) (residential only)			
Urban Heat Island Reduction: Roof	Required	Proposed	Proposed (%)
Available Roof Space (m <sup>2</sup> )		543 M2	
Available Roof Space provided as Green Roof (m <sup>2</sup> and %)	326 M2 (60%)	350 M2	64%
Available Roof Space provided as Cool Roof (m <sup>2</sup> and %)			
Water Efficiency	Required	Proposed	Proposed (%)
Total landscaped site area (m <sup>2</sup> )			0%
Landscaped site area planted with drought-tolerant plants (minimum 50%) (m <sup>2</sup> and %)			
Urban Forest: Increase Tree Canopy	Required	Proposed	Proposed (%)
Total site area (m <sup>2</sup> )		700.6 M2	
Total number of trees planted (site area x 40% + 66)		0	
Number of surface parking spaces (if applicable)		N/A	
Number of shade trees located in surface parking area interior (minimum 1 tree for 5 parking spaces)		0	
Natural Heritage: Site	Required	Proposed	Proposed (%)
Total number of species planted			0%
Total number of native species planted and % of total species planted (minimum 50%)			
Bird Friendly Glazing	Required	Proposed	Proposed (%)
Total area of glazing of all elevations within 12m above grade (including glass balcony railings)		408 M2	
Total area of treated glazing (minimum 85% of total area of glazing within 12m above grade) (m <sup>2</sup> and %)	346.8 M2	366 M2	89%
Percentage of glazing within 12m above grade treated with:			
a) Low reflectance opaque materials (Spandrel Glass with Solid back-painted frit)		82 M2	22.4%
b) Visual markers (Fritted Glass)		177 M2	48.3%
c) Shading (Building Overhang)		107 M2	29.3%
Storage and Collection of Recycling and Organic Waste	Required	Proposed	Proposed (%)
Waste storage area for bulky items and other (minimum 10m <sup>2</sup> ) (residential only)	10 M2	10 M2	

No.	Date:	Description

1 2016 MAY 06 REZONING & SPA APPLICATION  
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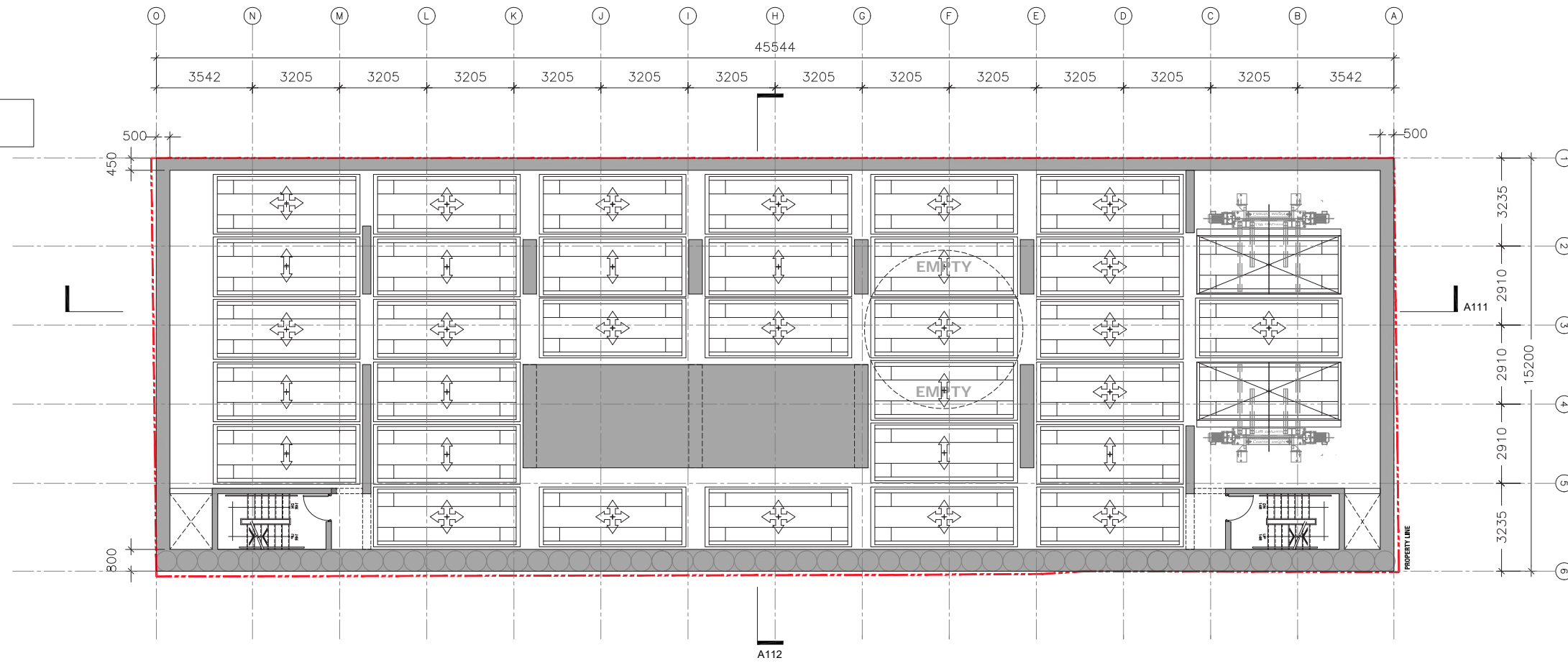
**KPMB Architects**  
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 M5V 1J2  
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**SITE PLAN  
 TGS TEMPLATE**

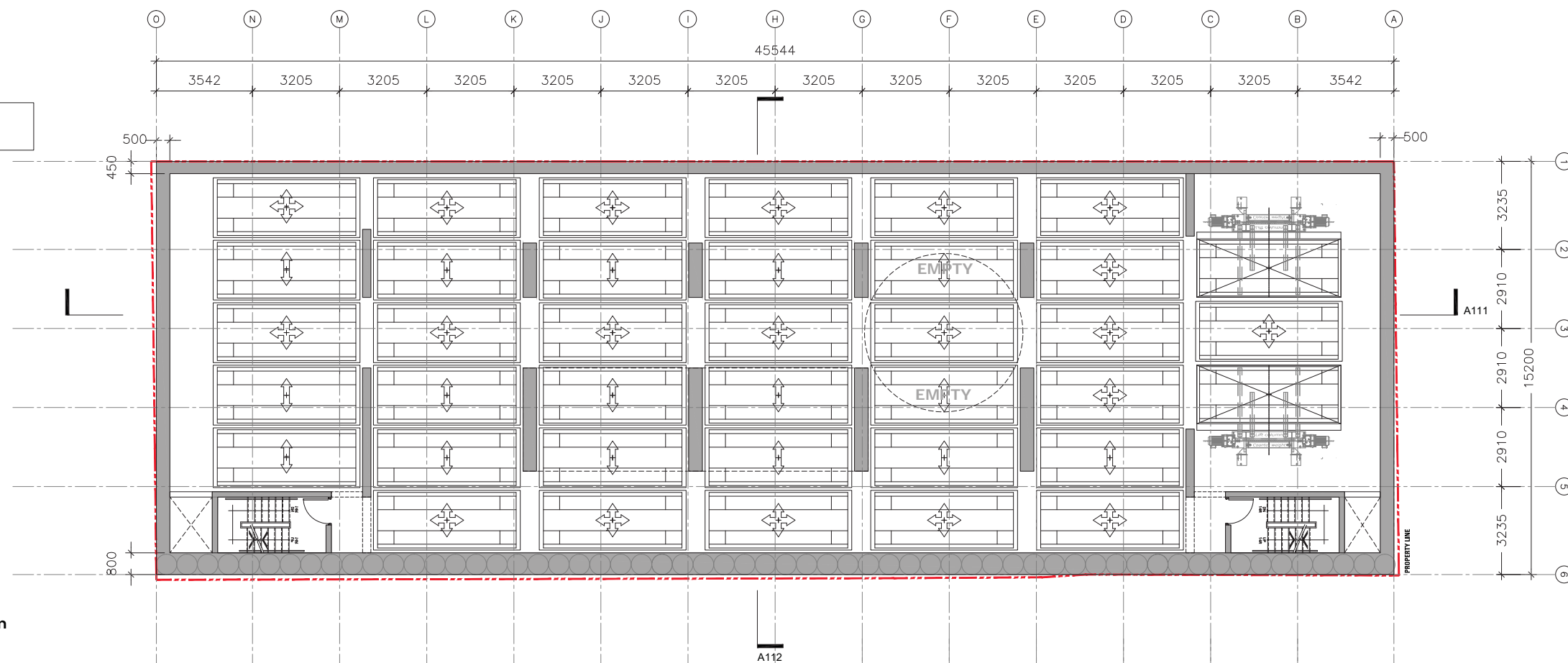
**A003**

Project No.: 1521  
 Scale: NTS

**LEVEL P3**



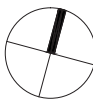
**LEVEL P4~P7**



5BY2 - Automated Parking System  
 Pallet Length = 5400 mm  
 Pallet Width = 2200 mm

2016 MAY 06 REZONING & SPA APPLICATION

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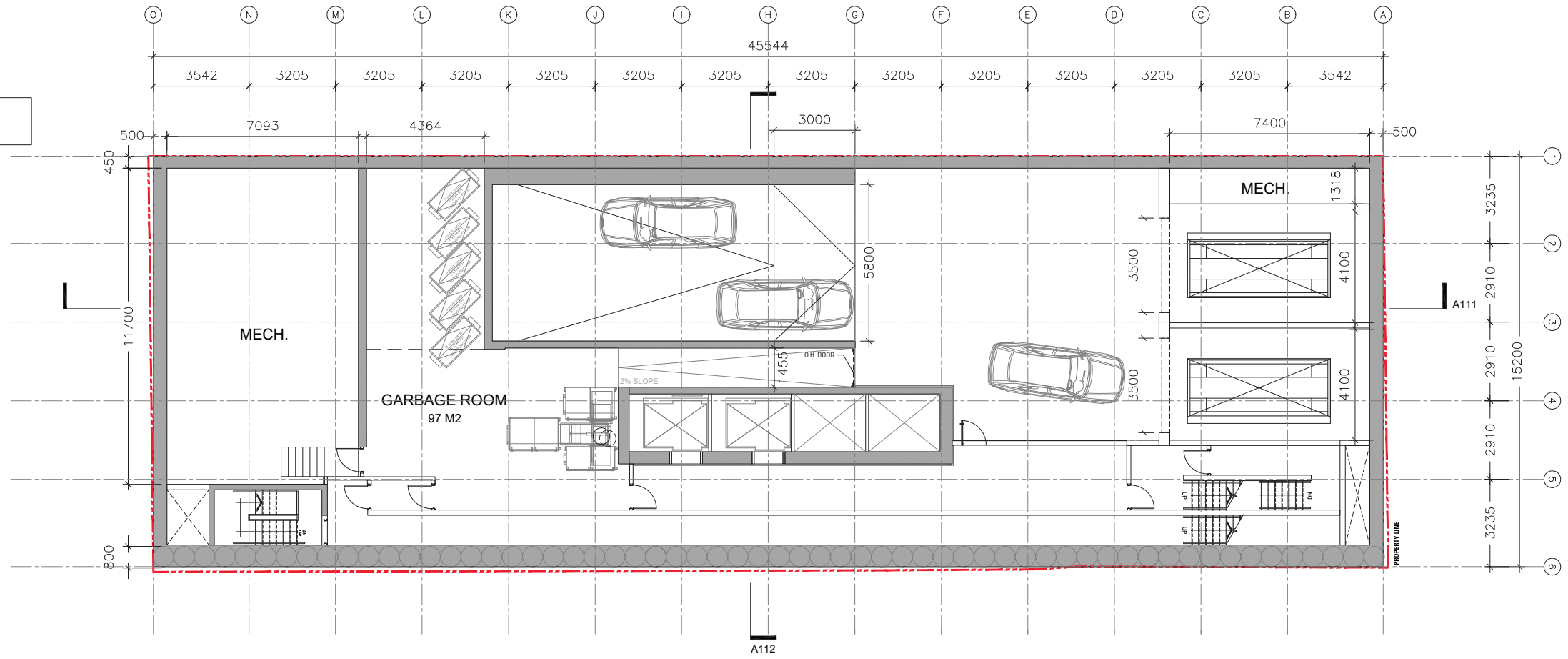
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**PARKING LEVELS**  
**P3~P7**

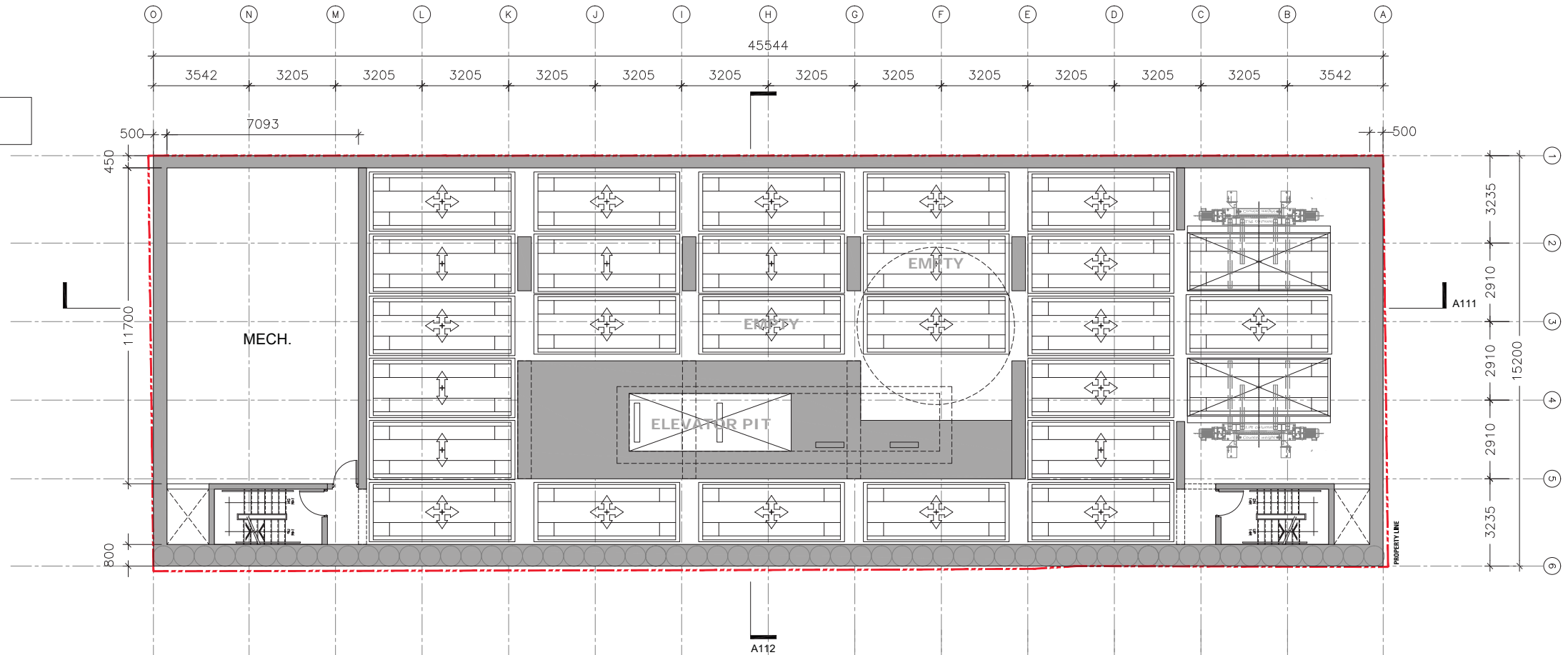
**A098**

Project No.: 1521  
 Scale 1/100

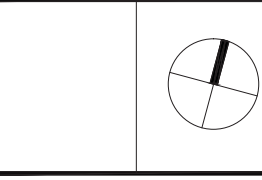
**LEVEL P1**



**LEVEL P2**



2016 MAY 06 REZONING & SPA APPLICATION	
No.	Date: Description



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**PARKING LEVELS**  
**P2~P1**

**A099**

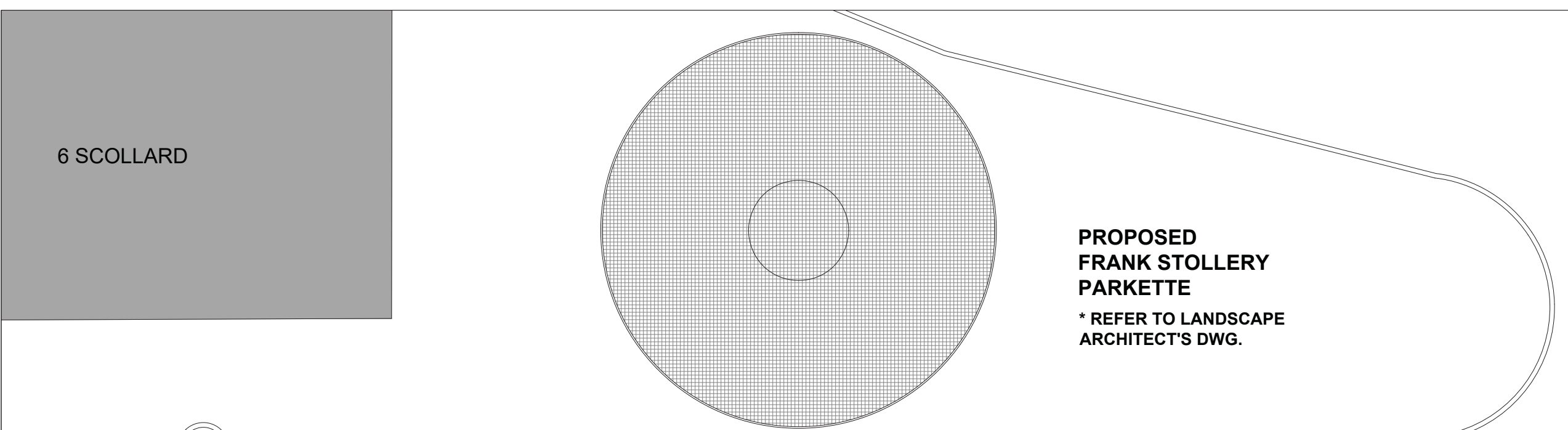
Project No.: 1521  
Scale: 1/100

6 SCOLLARD

### PROPOSED FRANK STOLLERY PARKETTE

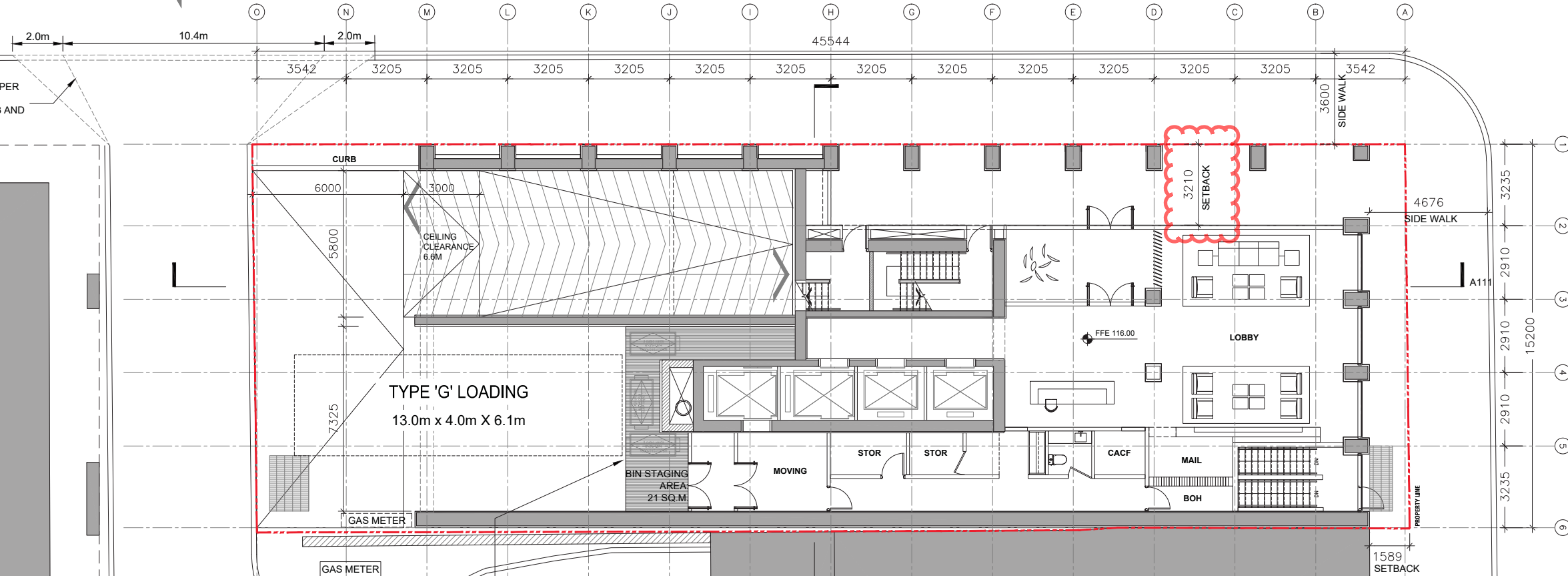
\* REFER TO LANDSCAPE ARCHITECT'S DWG.

SCOLLARD ST



ACCESS DRIVEWAY IS DESIGNED AS PER THE CITY OF TORONTO STANDARD NO. T-310.050-1 FOR COMBINED CURB AND SIDEWALK VEHICULAR ENTRANCE.

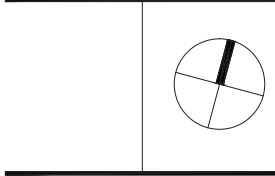
21 SCOLLARD



- A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANOEUVRE BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN IS REVERSING. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME OF THE CITY COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION WILL LEAVE THE SITE AND NOT RETURN UNIT THE NEXT SCHEDULED COLLECTION DAY
- TYPE 'G' LOADING SPACE IS LEVEL AT ( $\pm 2\%$ ) AND CONSTRUCTED OF A MINIMUM OF 200MM REINFORCED CONCRETE
- THE STAGING PAD ABUTTING AT THE FRONT OF THE TYPE 'G' LOADING SPACE WILL HAVE A VERTICAL CLEARANCE OF 6.1 METERS, BE CONSTRUCTED OF 200MM REINFORCED CONCRETE AND HAVE A GRADE OF NO MORE THAN 2%


2018 MAY 08 REZONING & SPA APPLICATION

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### GROUND LEVEL

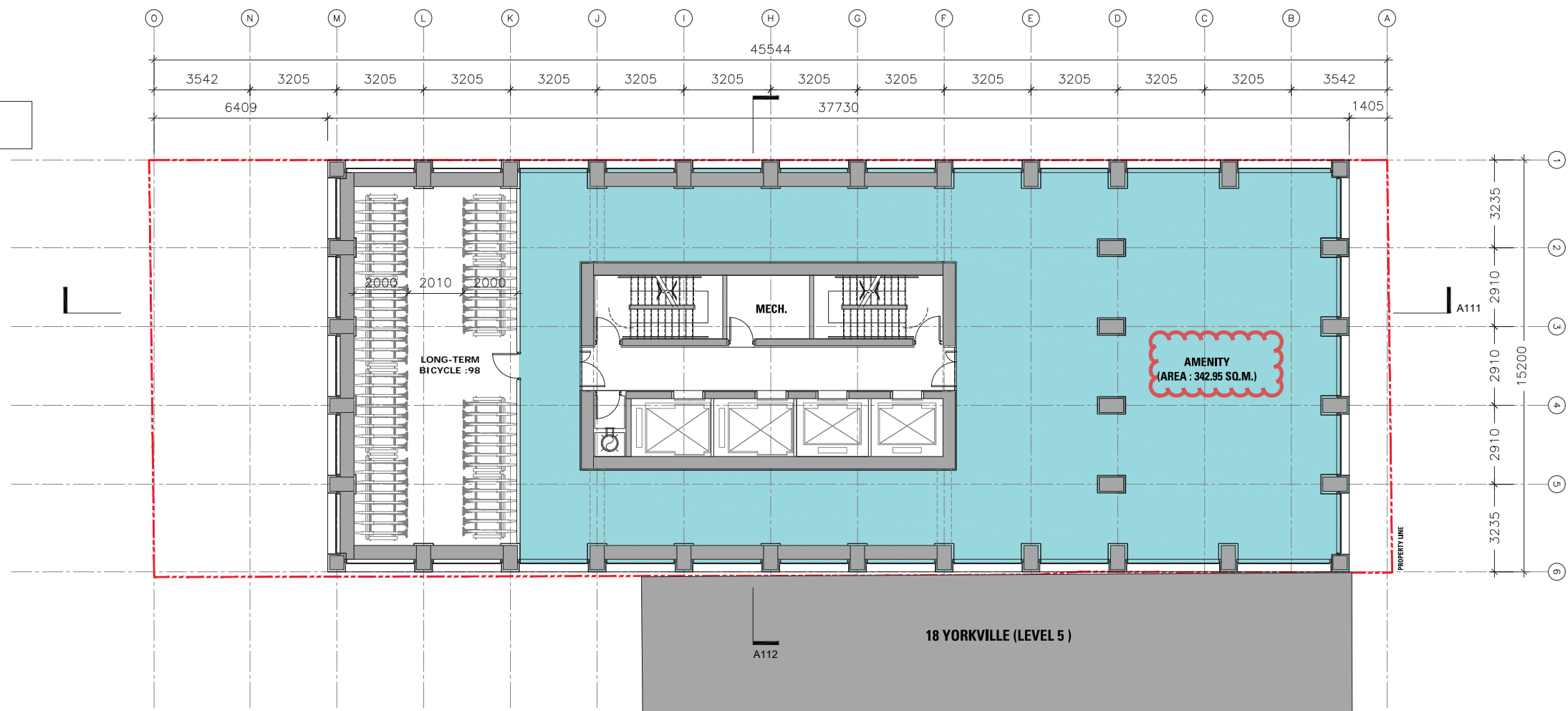
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Project No.: 1521  
Scale 1:100

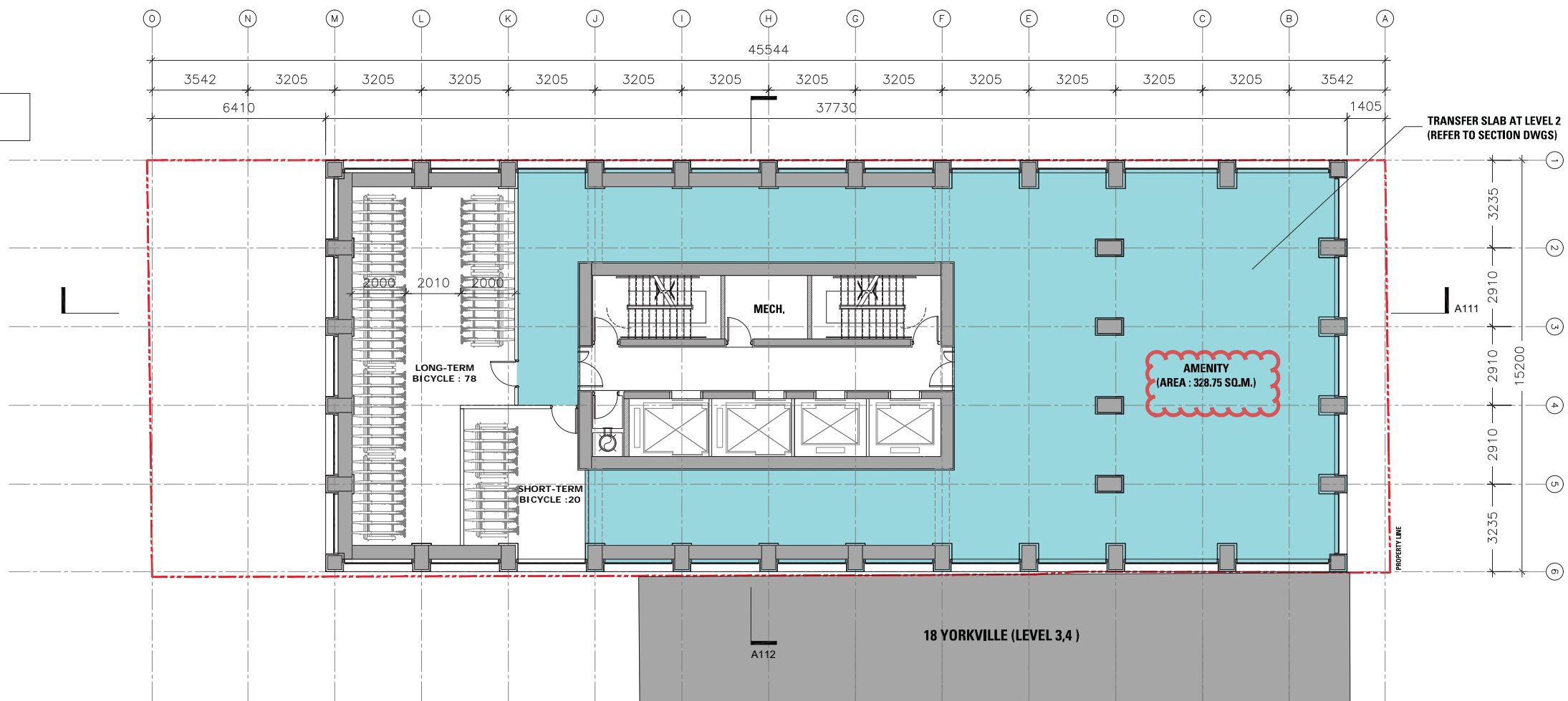
YONGE STREET

18 YORKVILLE

**LEVEL 3**



**LEVEL 2**



No.	Date:	Description

2018 MAY 06 REZONING & SPA APPLICATION

No. Date: Description Issued

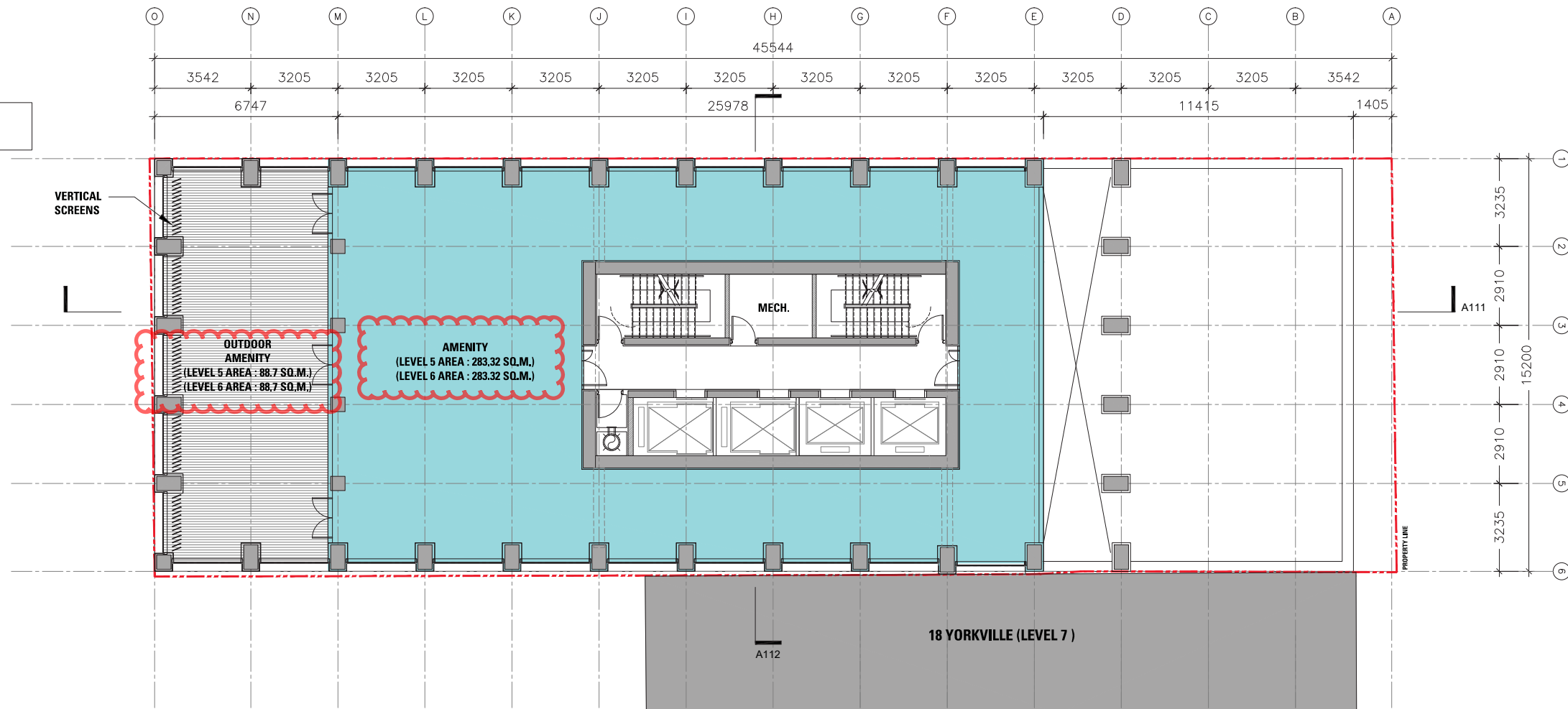
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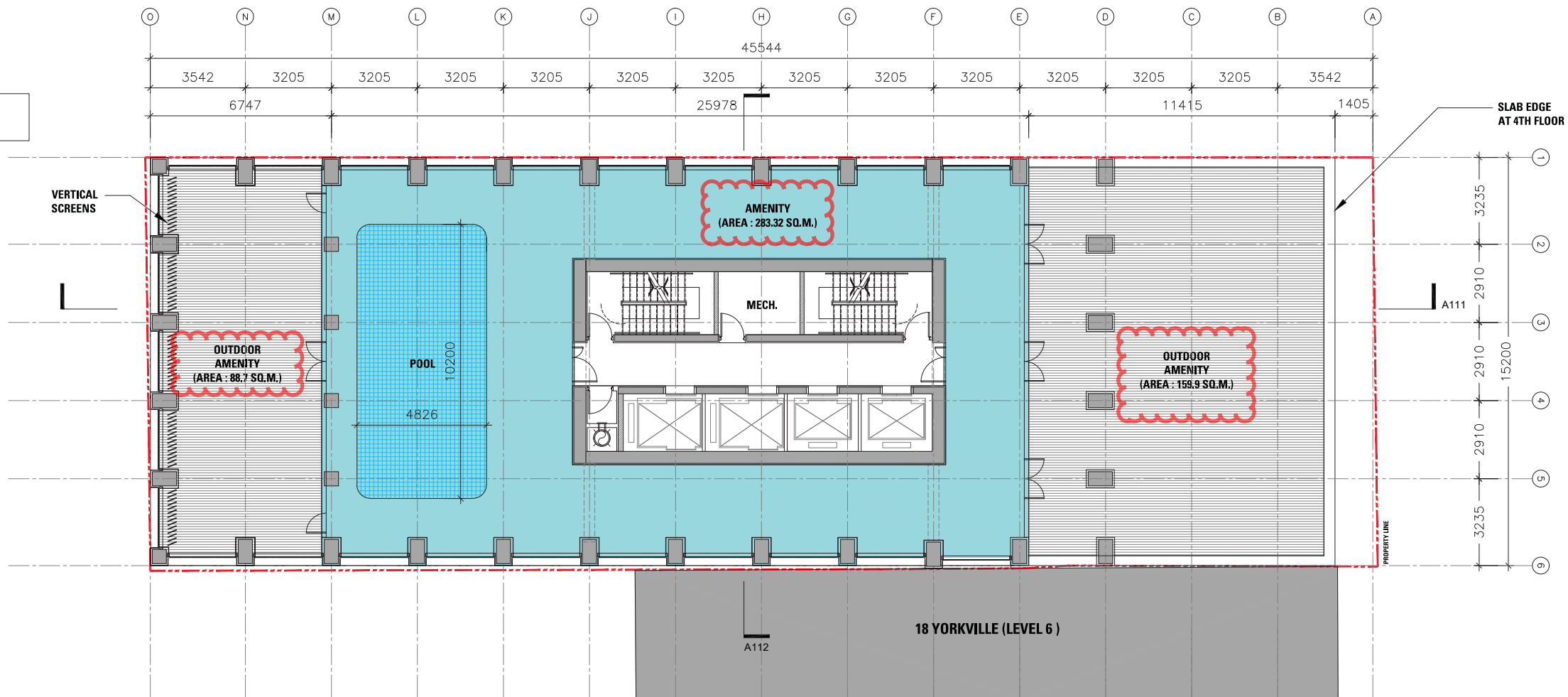
**LEVEL 2 ~ 3**

**A101**

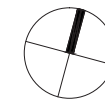
**LEVEL 5-6**



**LEVEL 4**



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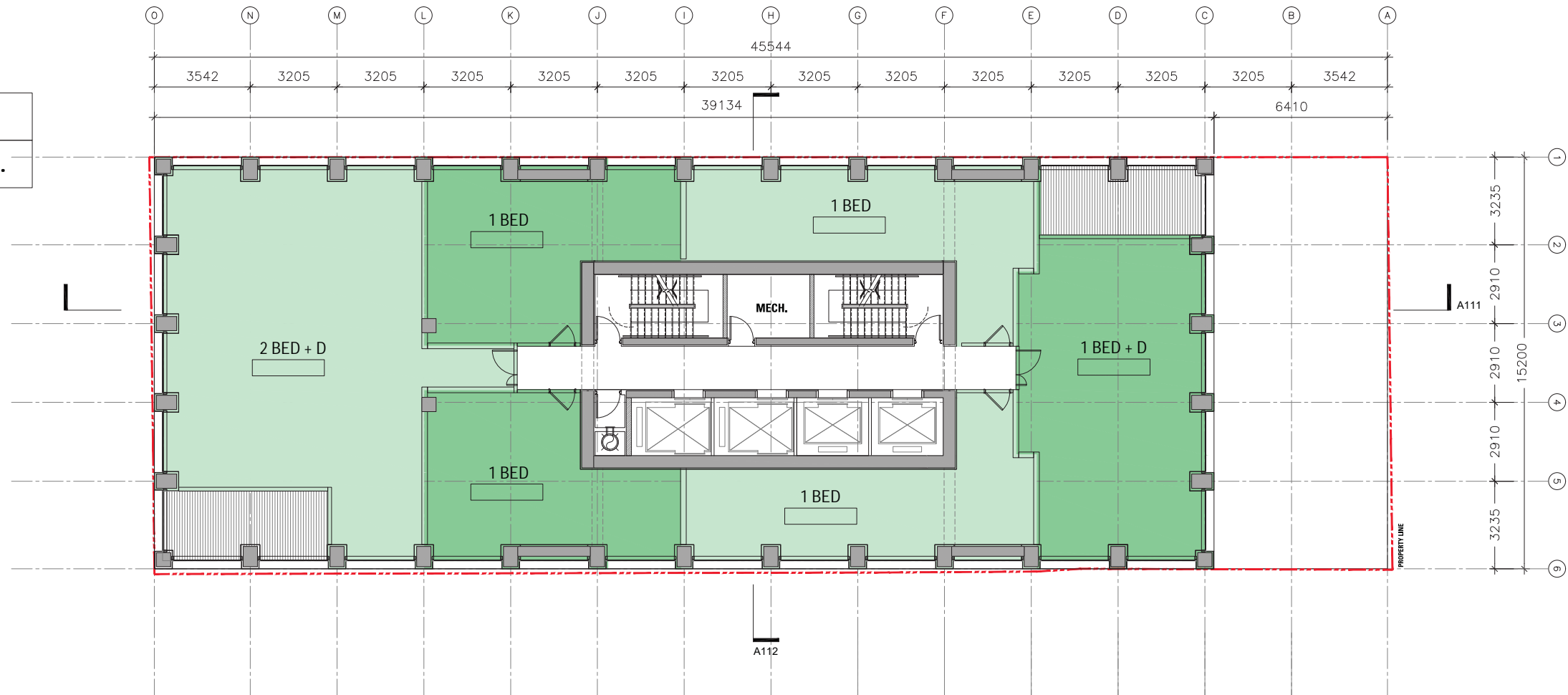
LEVEL 4 ~ 6

**A102**

Project No.: 1521  
Scale 1:100

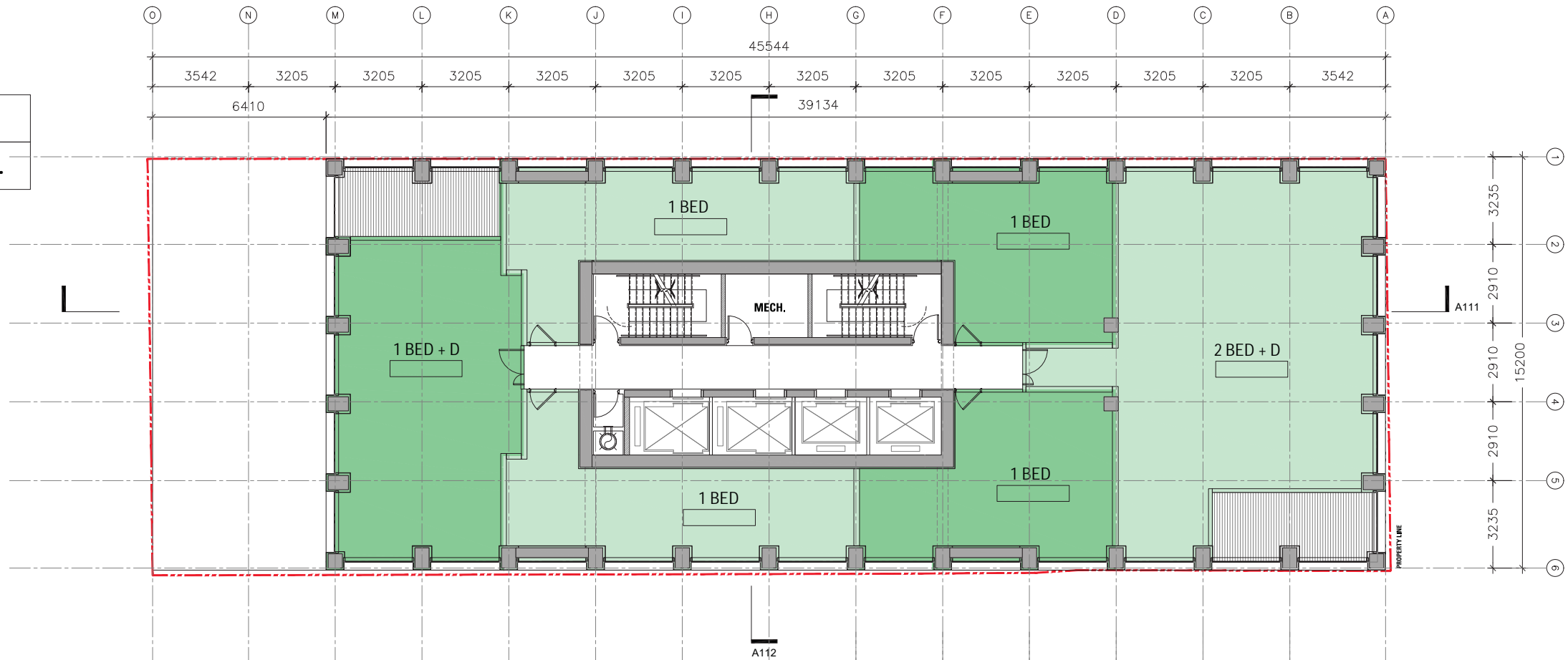
**LEVEL 18~26**

**6 SUITE PER FL.**

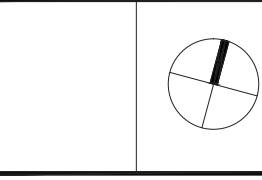


**LEVEL 7~15**

**6 SUITE PER FL.**



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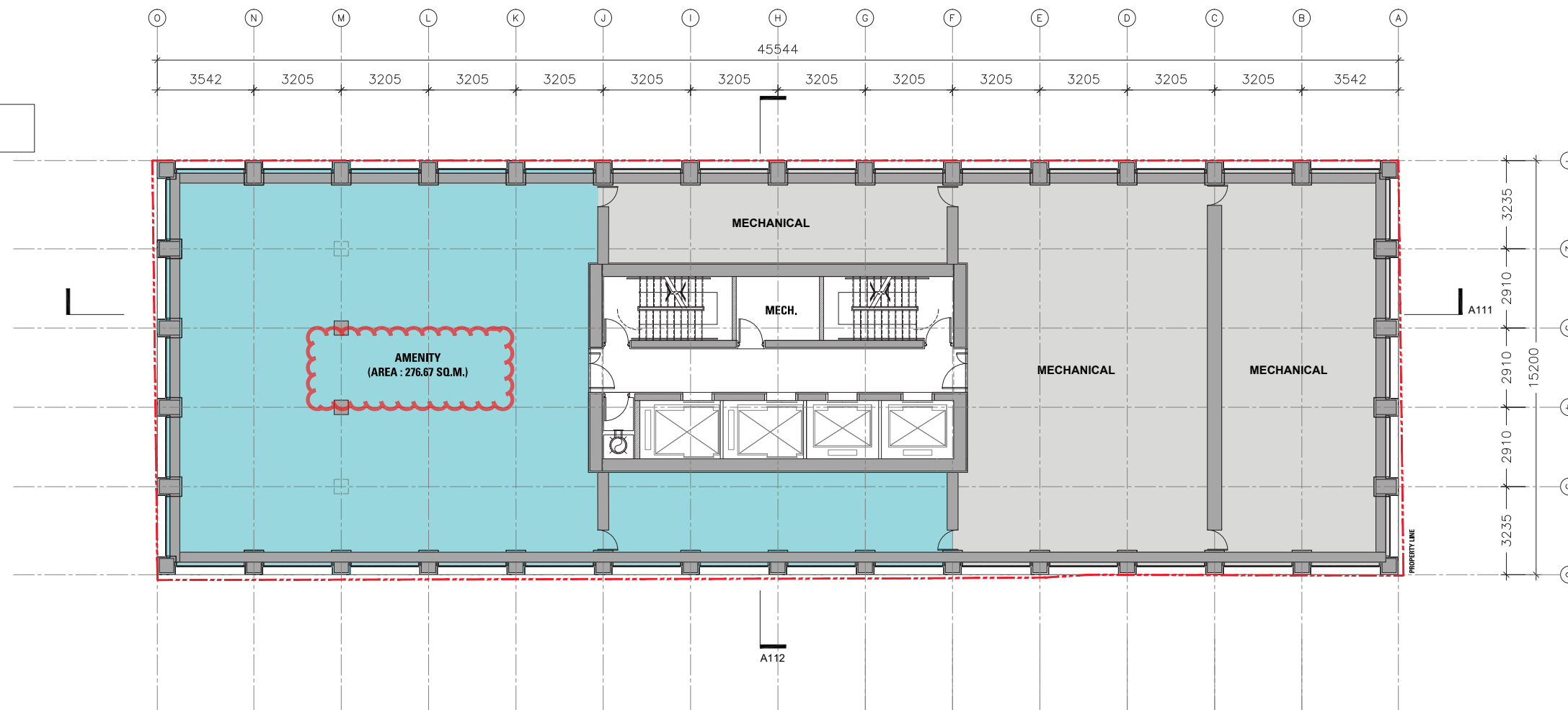
**LEVEL 7 ~ 15  
LEVEL 18 ~ 26**

**A103**

Project No.: 1521  
Scale: 1/100

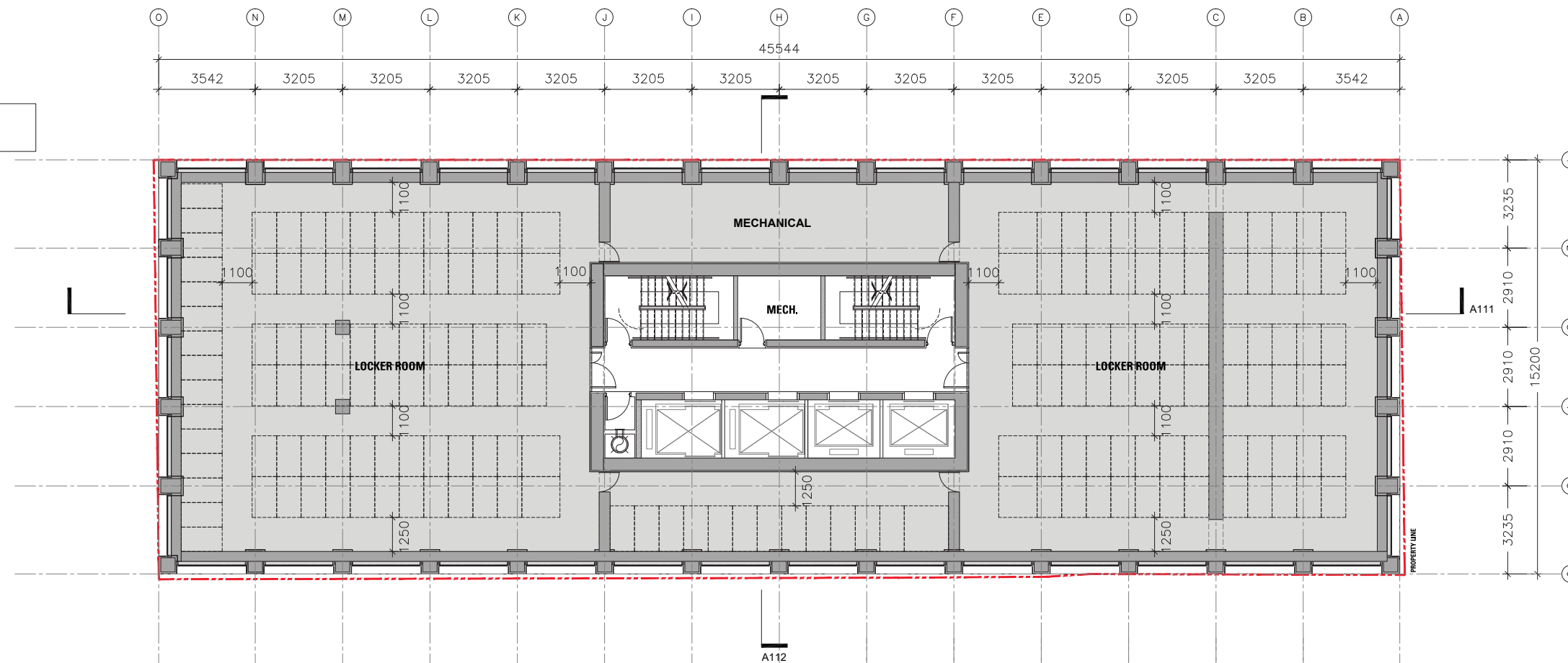


### LEVEL 17



### LEVEL 16

\* TYPICAL LOCKER SIZE  
: 900 MM x 1500 MM  
TOTAL  
178 LOCKERS



1 2016 MAY 06 REZONING & SPA APPLICATION		
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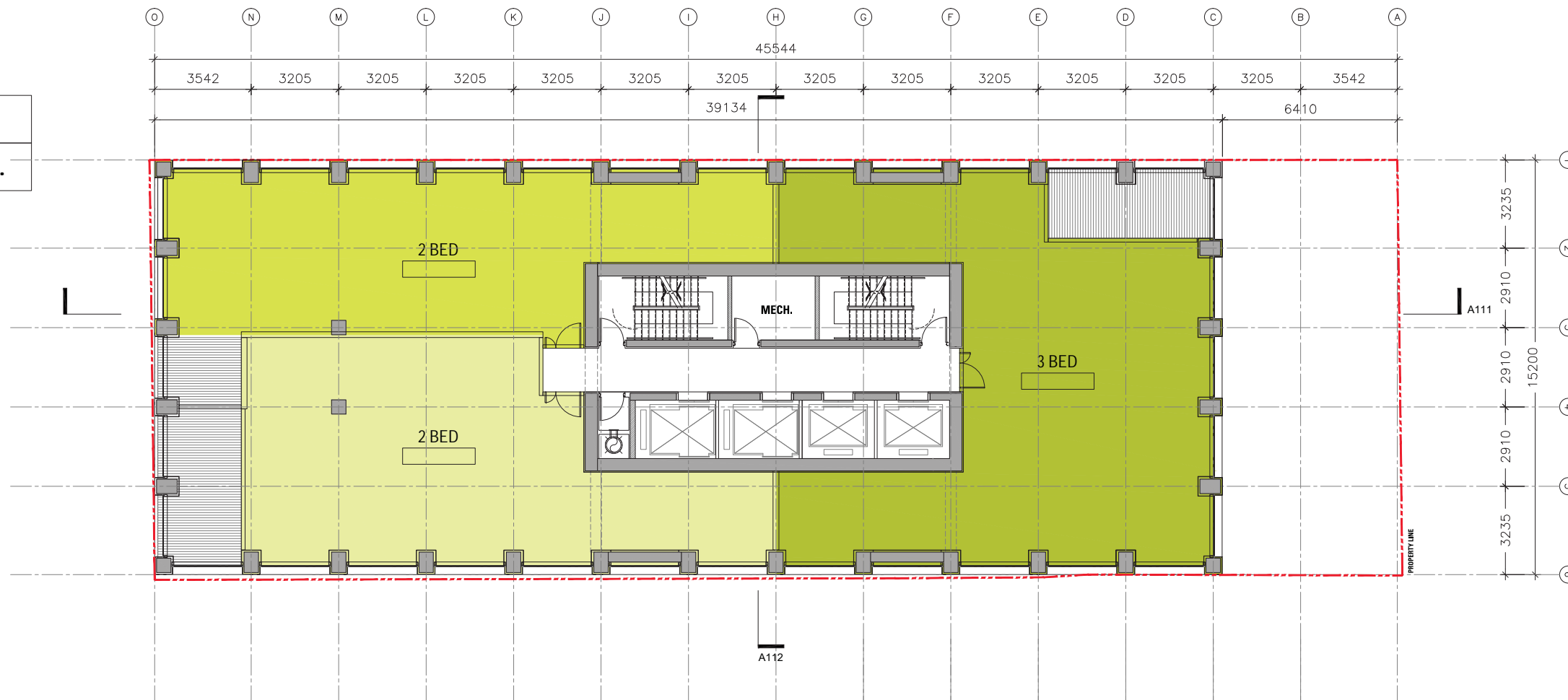
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LEVEL 16 ~ 17

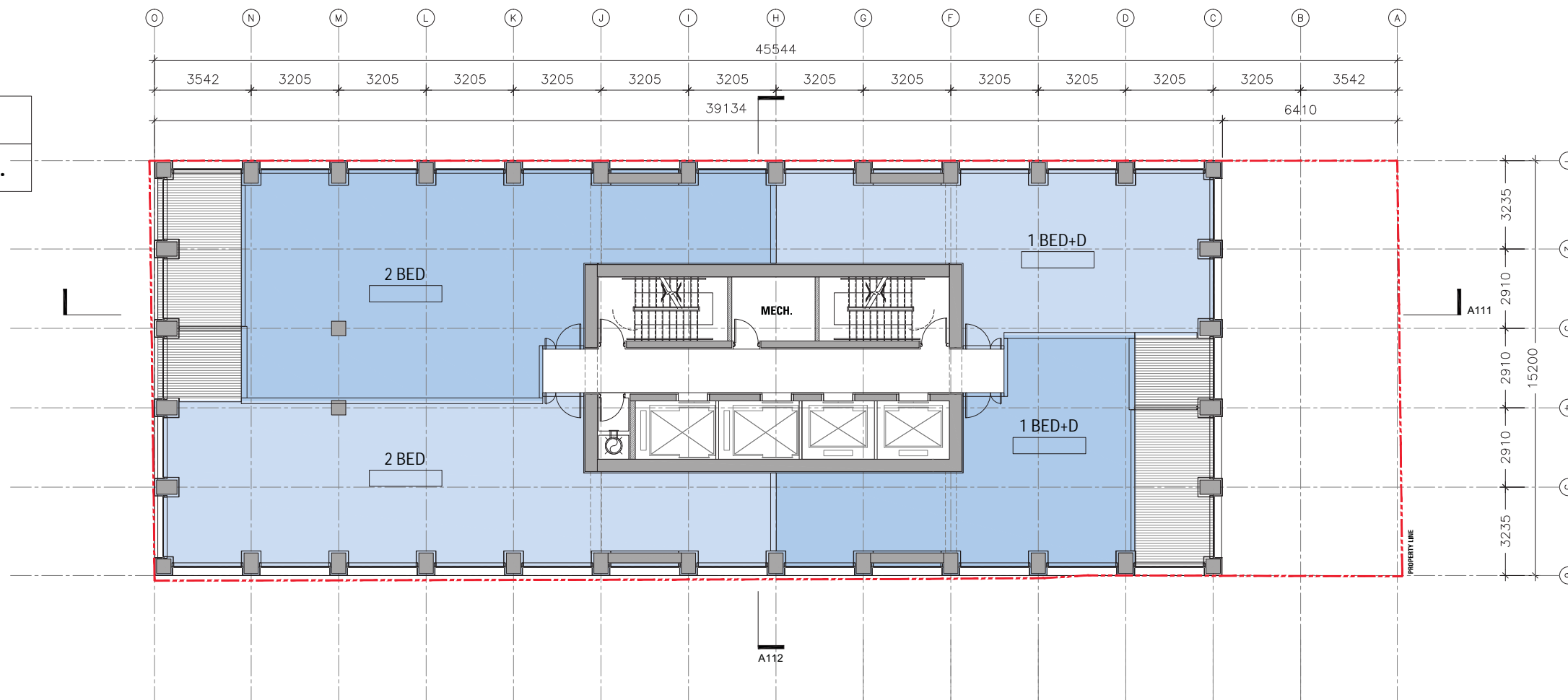
A104

Project No.: 1521  
Scale 1/100

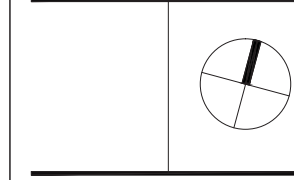
**LEVEL 40-48**  
**3 SUITE PER FL.**



**LEVEL 29-37**  
**4 SUITE PER FL.**



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No.	Date / Description



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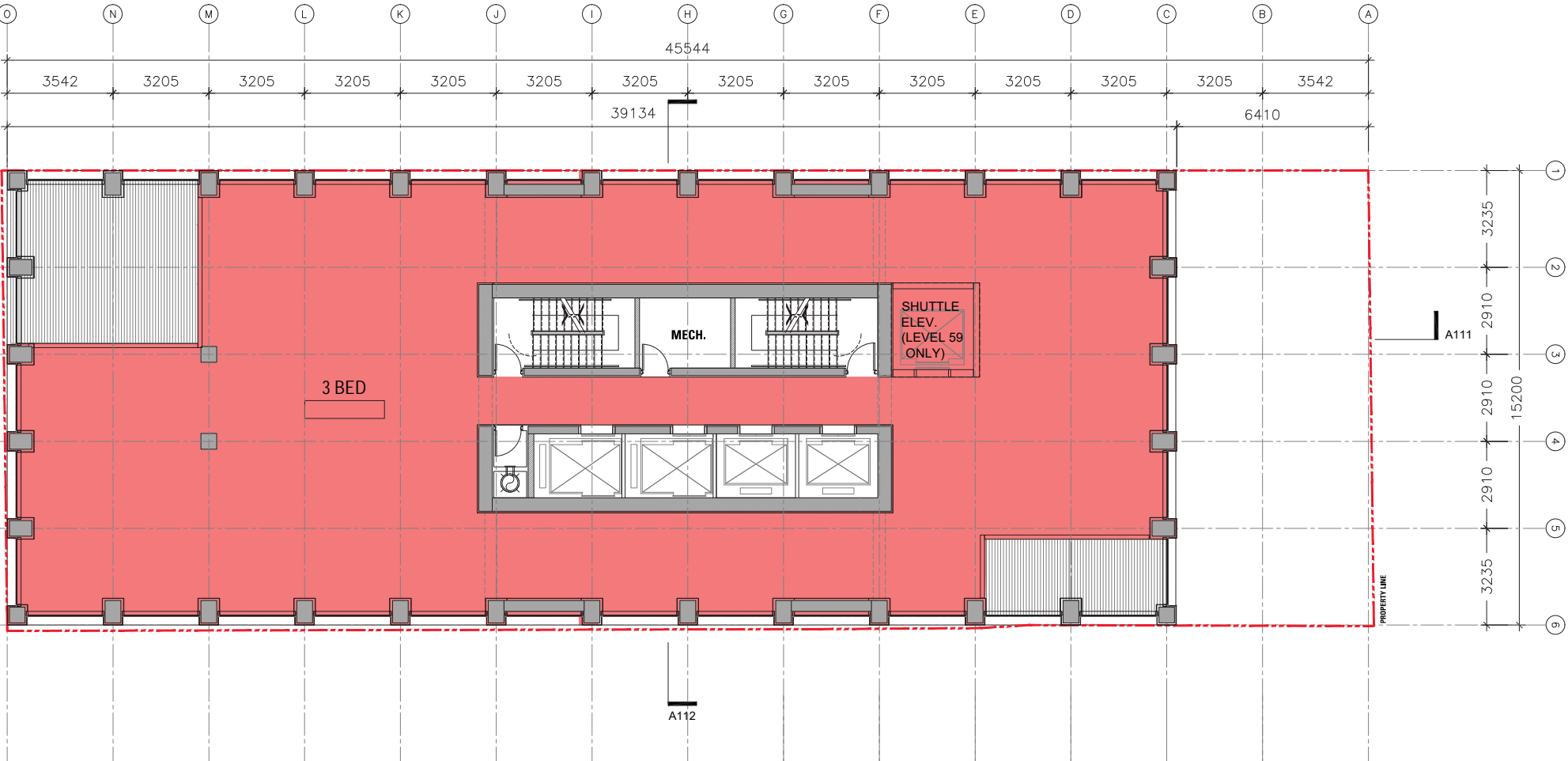
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**LEVEL 29 ~ 37**  
**LEVEL 40 ~ 48**

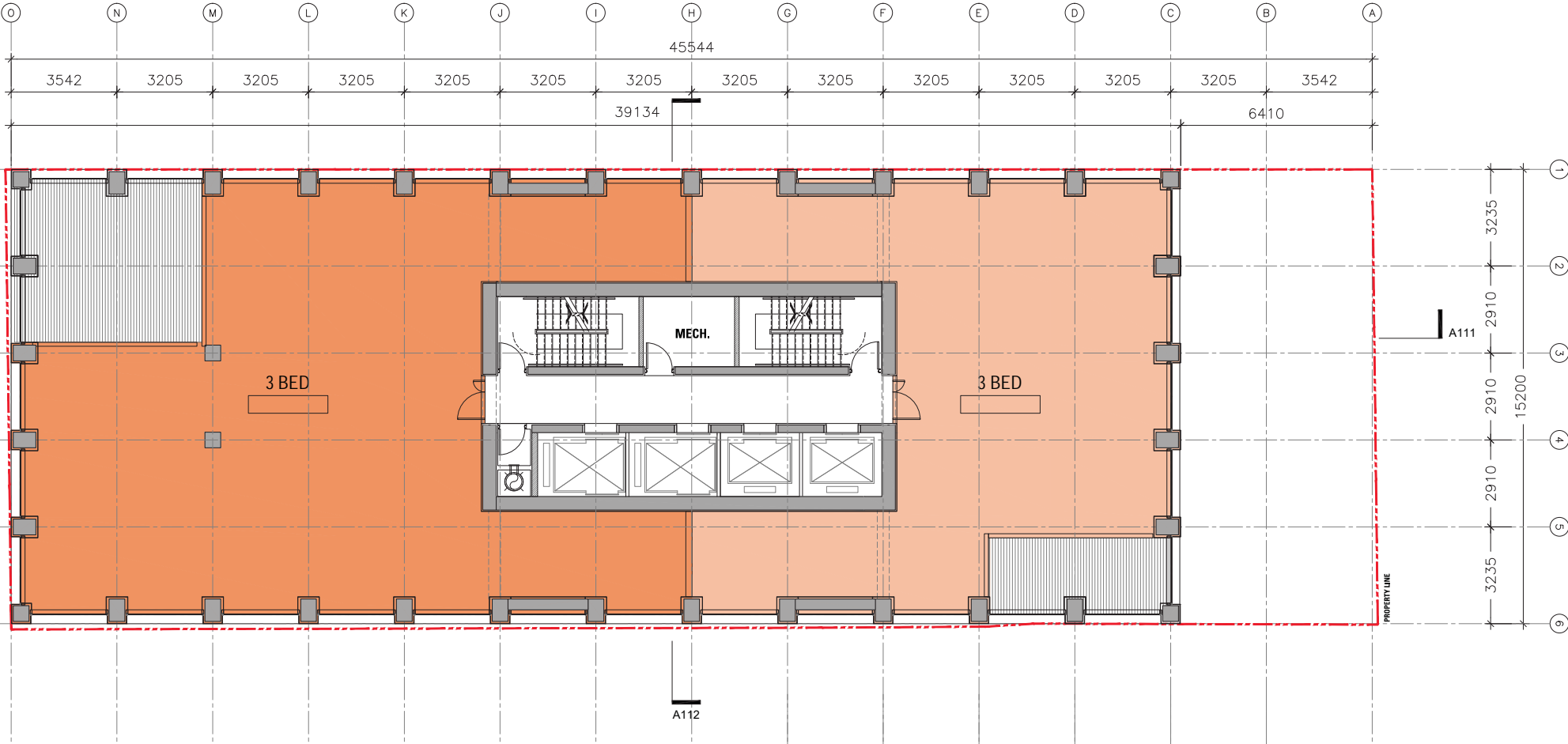
**A105**

Project No.: 1521  
 Scale: 1:100

**LEVEL 56-59**  
**1 SUITE PER FL.**

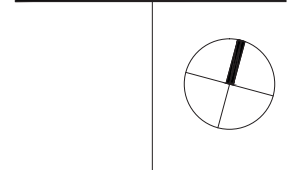


**LEVEL 51-54**  
**2 SUITE PER FL.**



1 2016 MAY 06 REZONING & SPA APPLICATION

No.	Date:	Description



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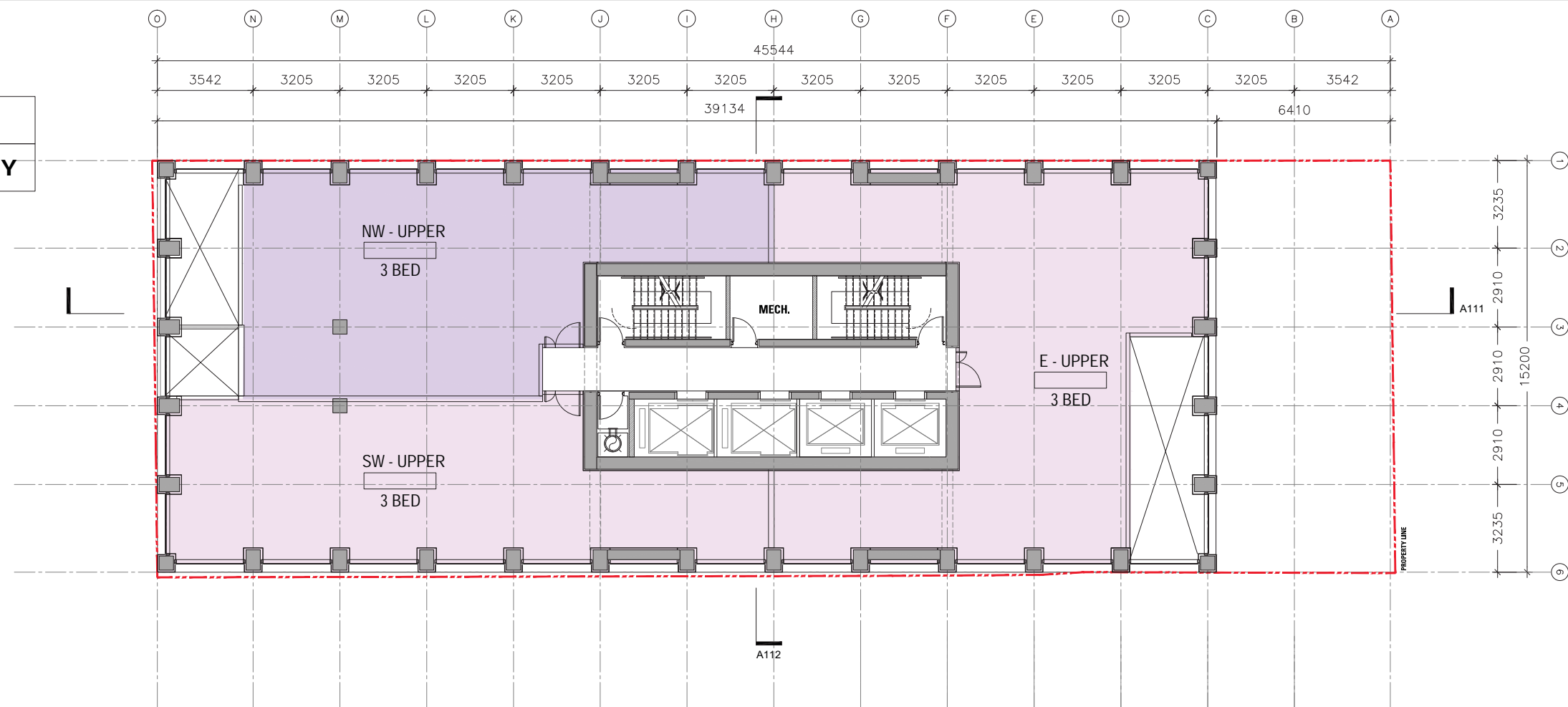
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LEVEL 51 ~ 54  
 LEVEL 56 ~ 59

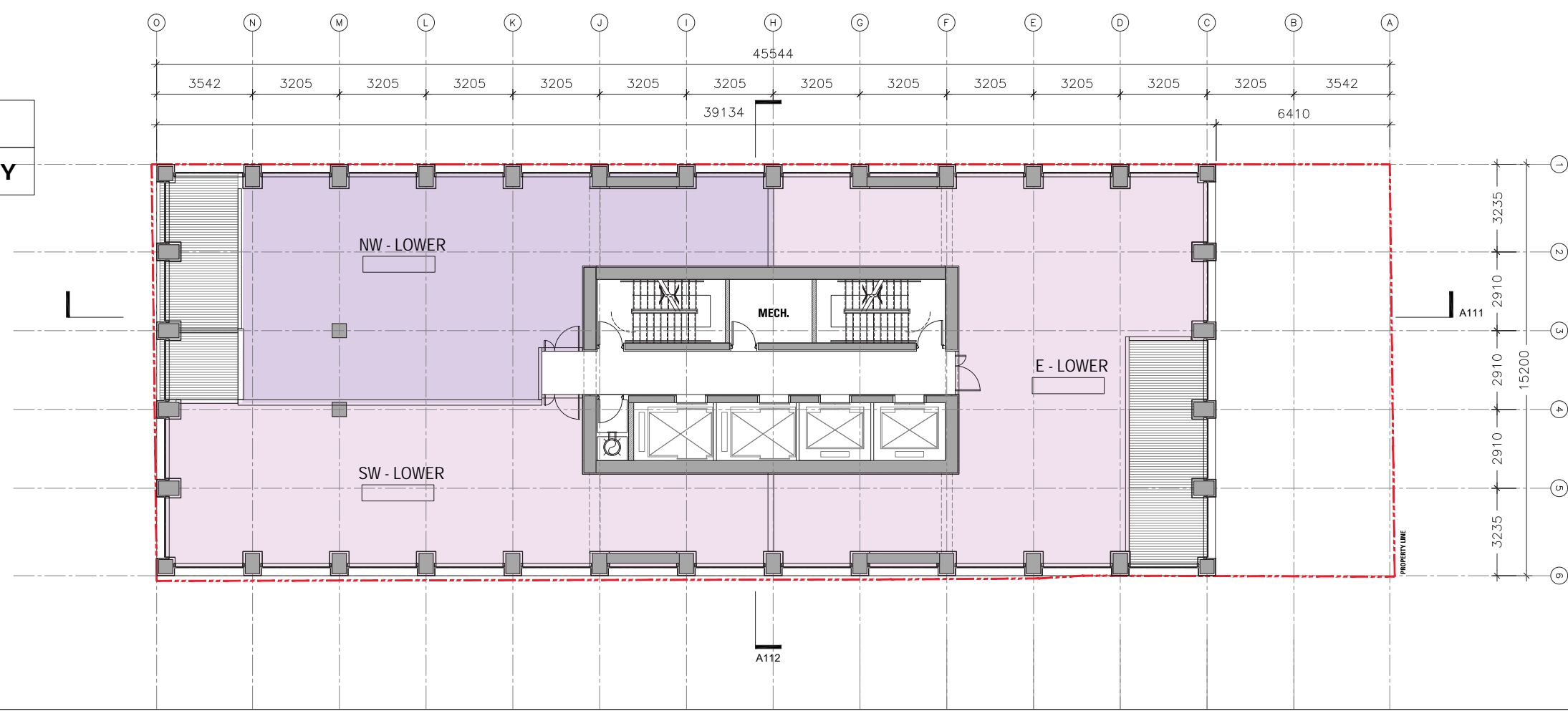
**A106**

Project No.: 1521  
 Scale: 1/100

**LEVEL 28 & 39**  
**DOUBLE STOREY**

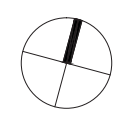


**LEVEL 27 & 38**  
**DOUBLE STOREY**



2016 MAY 06 REZONING & SPA APPLICATION		
No.	Date	Description

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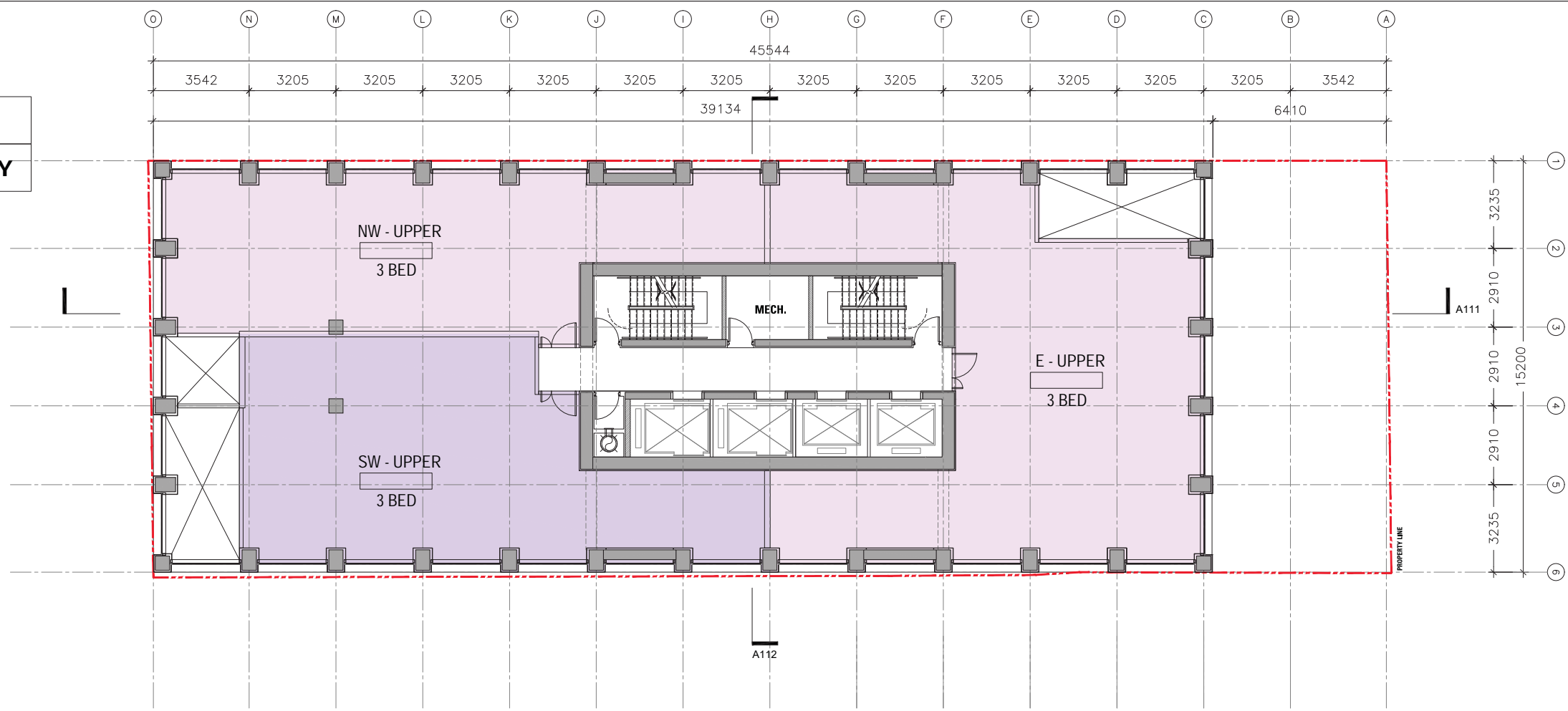
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LEVEL 27 ~ 28  
LEVEL 38 ~ 39

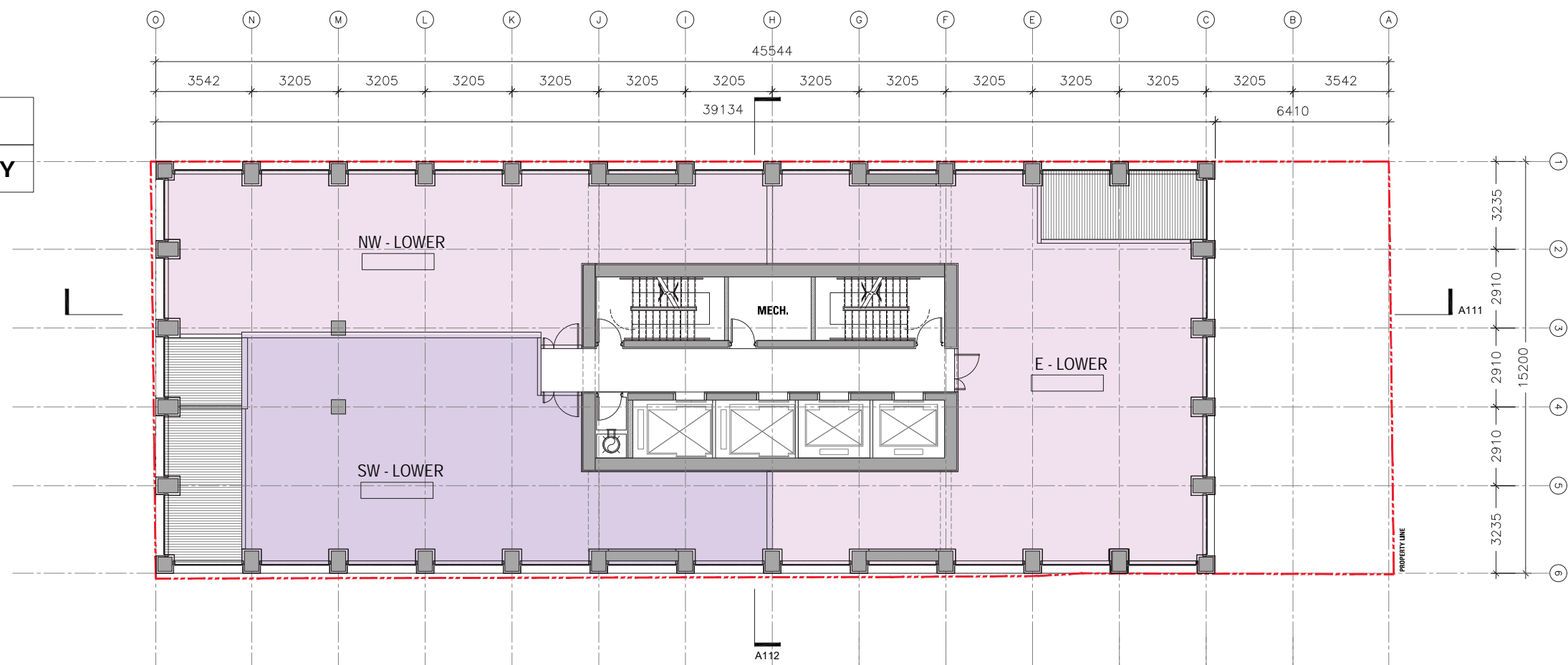
**A107**

Project No.: 1521  
Scale 1/100

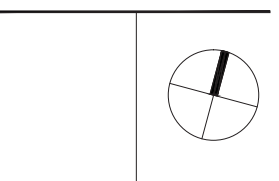
**LEVEL 50**  
**DOUBLE STOREY**



**LEVEL 49**  
**DOUBLE STOREY**



2016 MAY 06 REZONING & SPA APPLICATION		
No.	Date:	Description



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**TORONTO, ONTARIO**

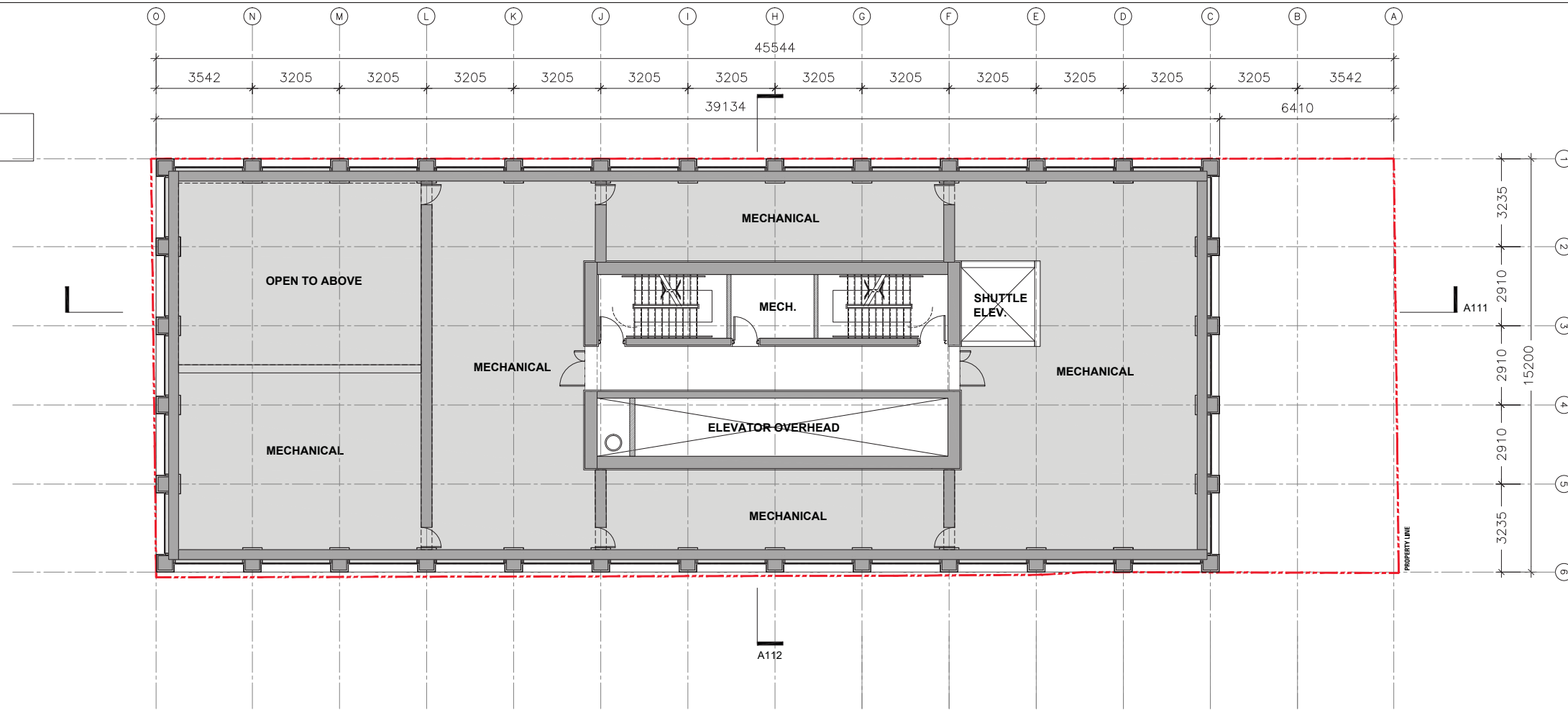
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**LEVEL 49 ~ 50**

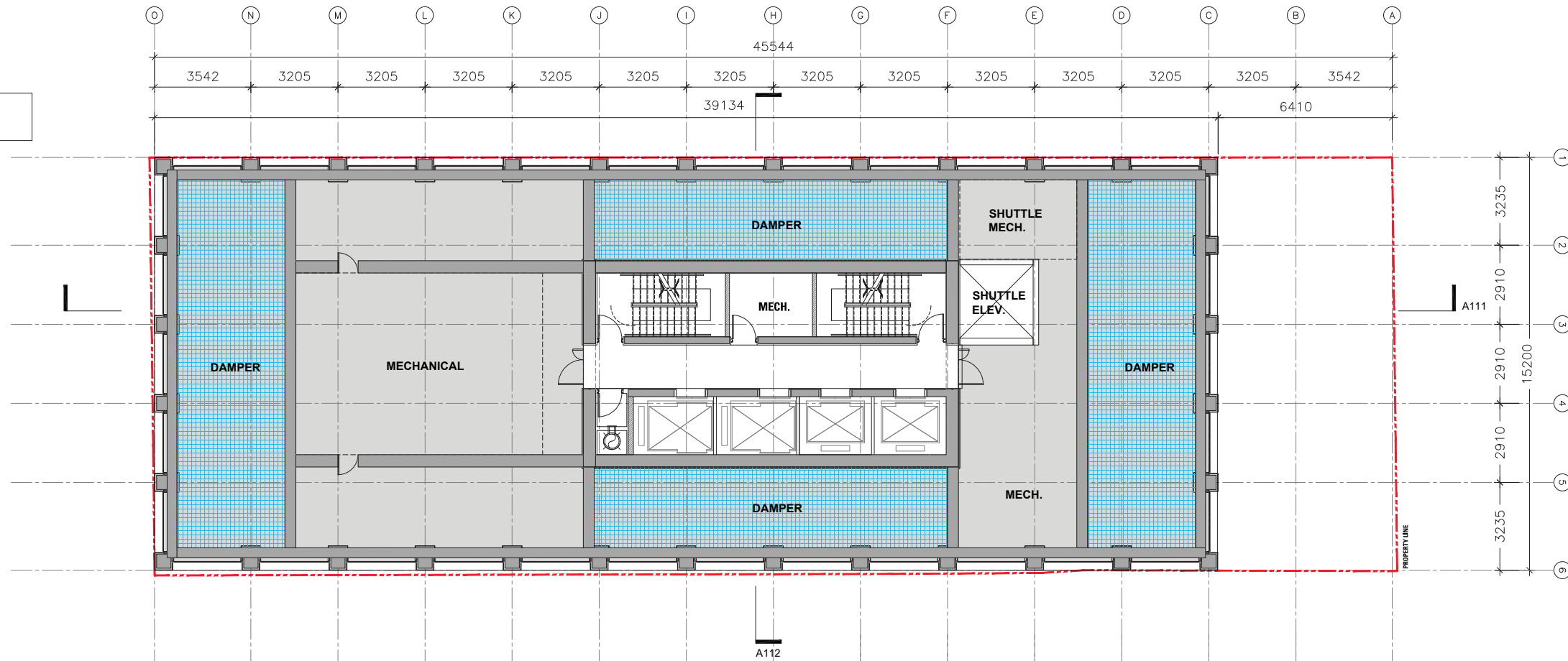
**A108**

Project No.: 1521  
 Scale: 1/100

**LEVEL 61**

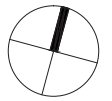


**LEVEL 60**



No.	Date:	Description

1 2016 MAY 06 REZONING & SPA APPLICATION  
 Issued



**878 YONGE STREET**  
 TORONTO, ONTARIO

**KPMB Architects**

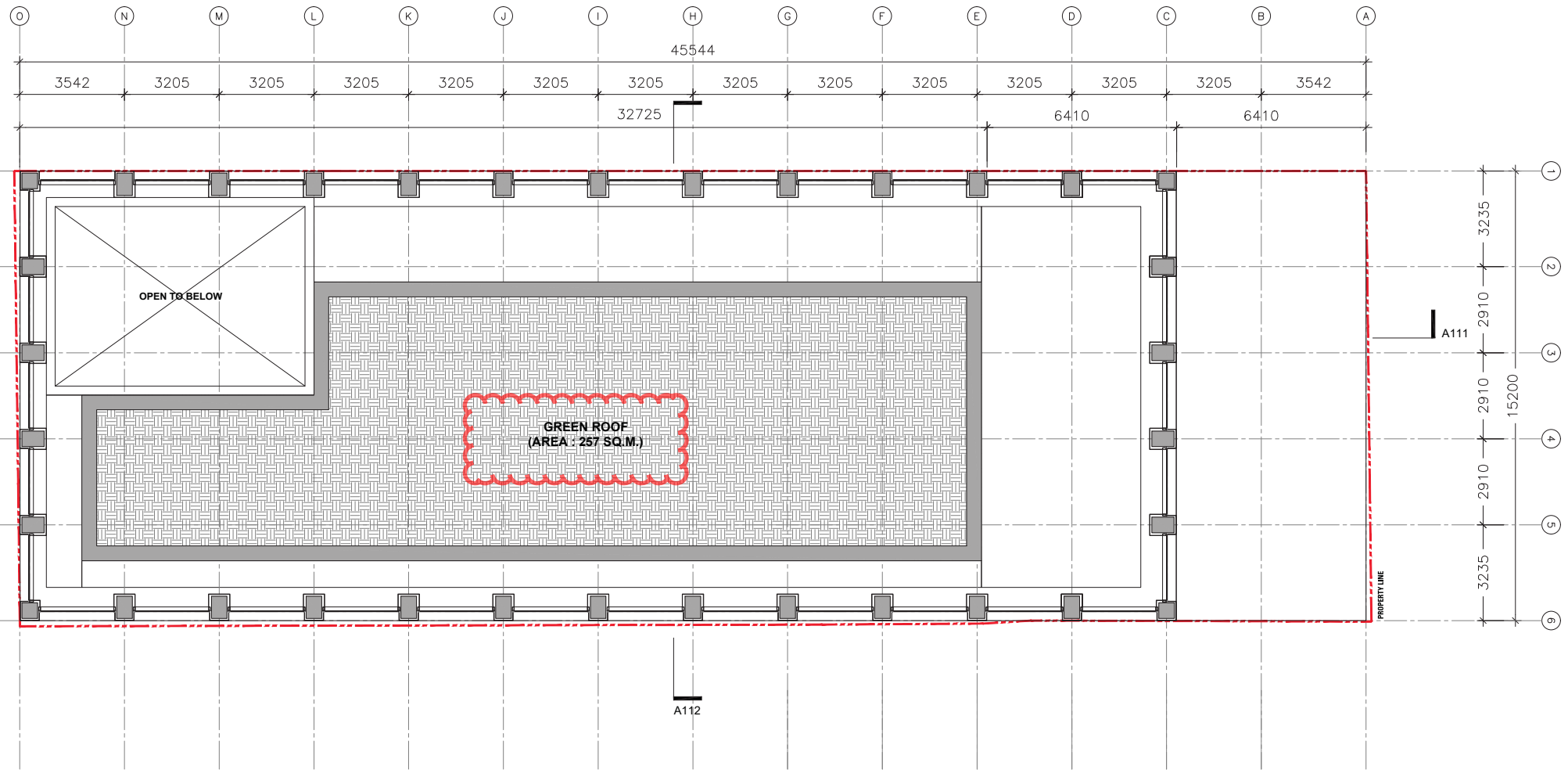
322 King Street West  
 Toronto, Ontario  
 M5V 1J2  
 Tel (416) 977-5104  
 Fax (416) 598-9840

**LEVEL 60 ~ 61**

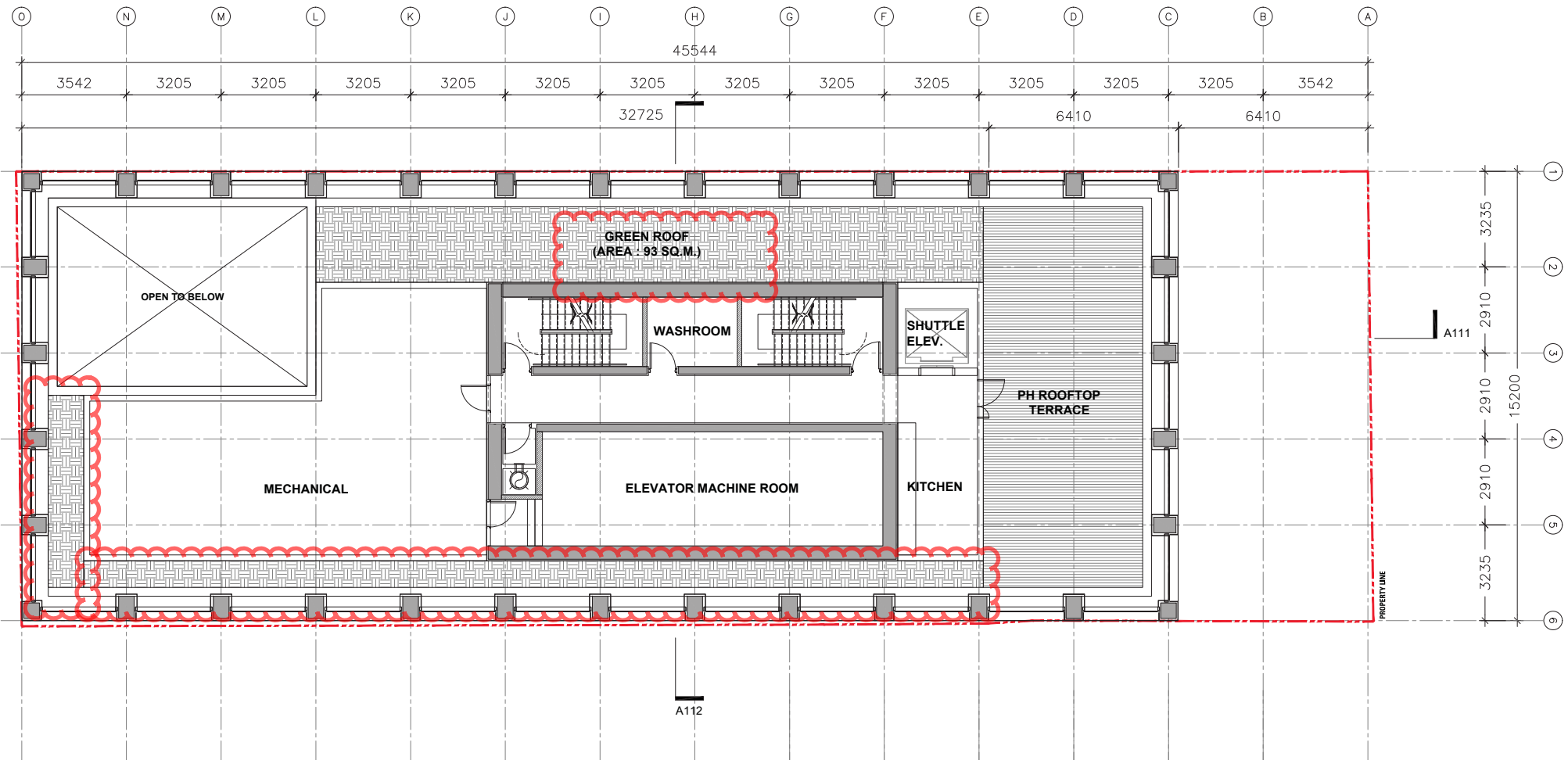
**A109**

Project No.: 1521  
 Scale 1:100

**UPPER ROOF**

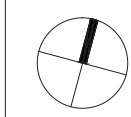


**ROOF LEVEL**



No.	Date:	Description

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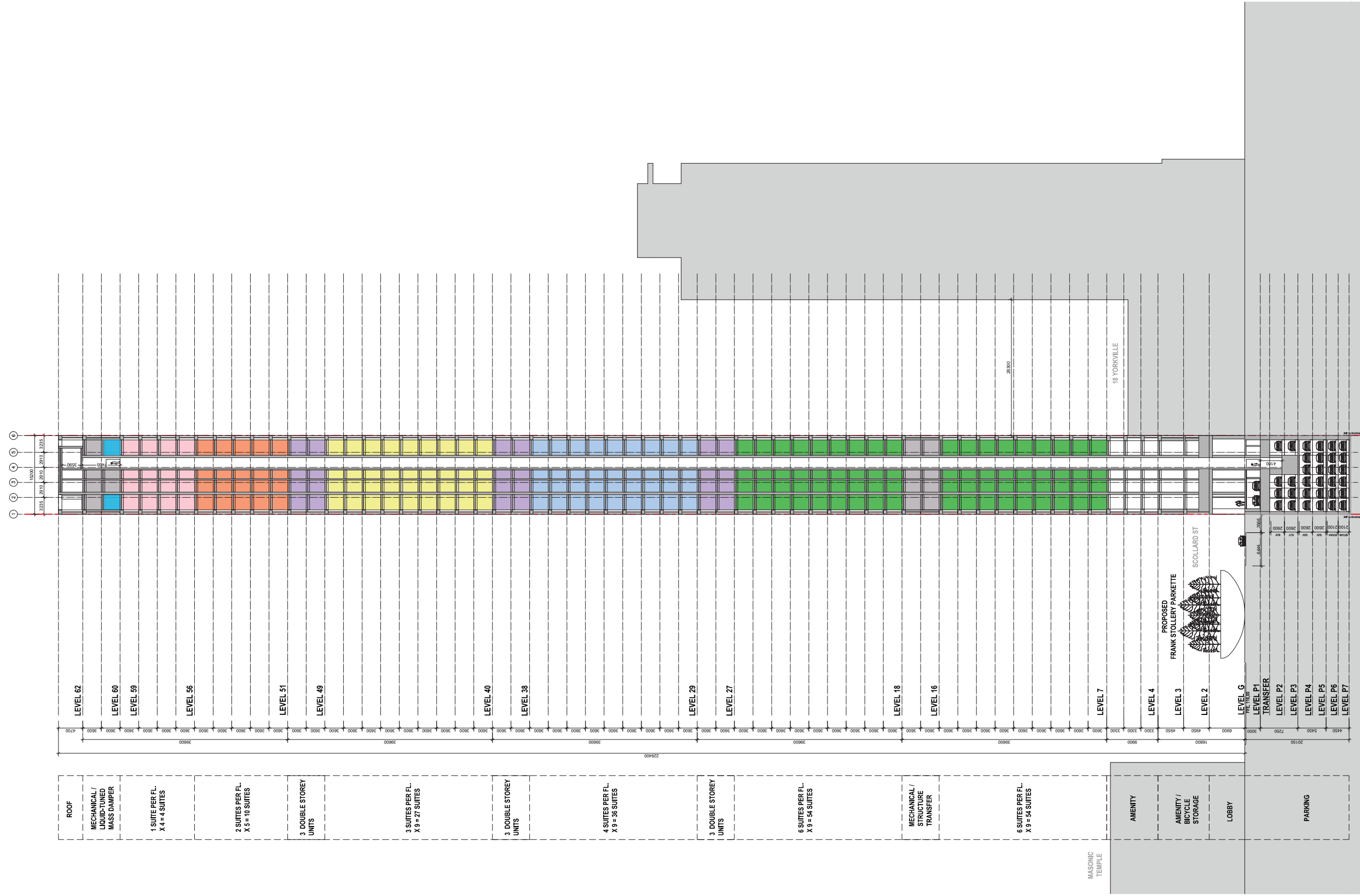
**LEVEL 62 (ROOF)**

**A110**

Project No.: 1521  
 Scale: 1/100







2016 MAY 06 REZONING & SPA APPLICATION		
No.	Date:	Description

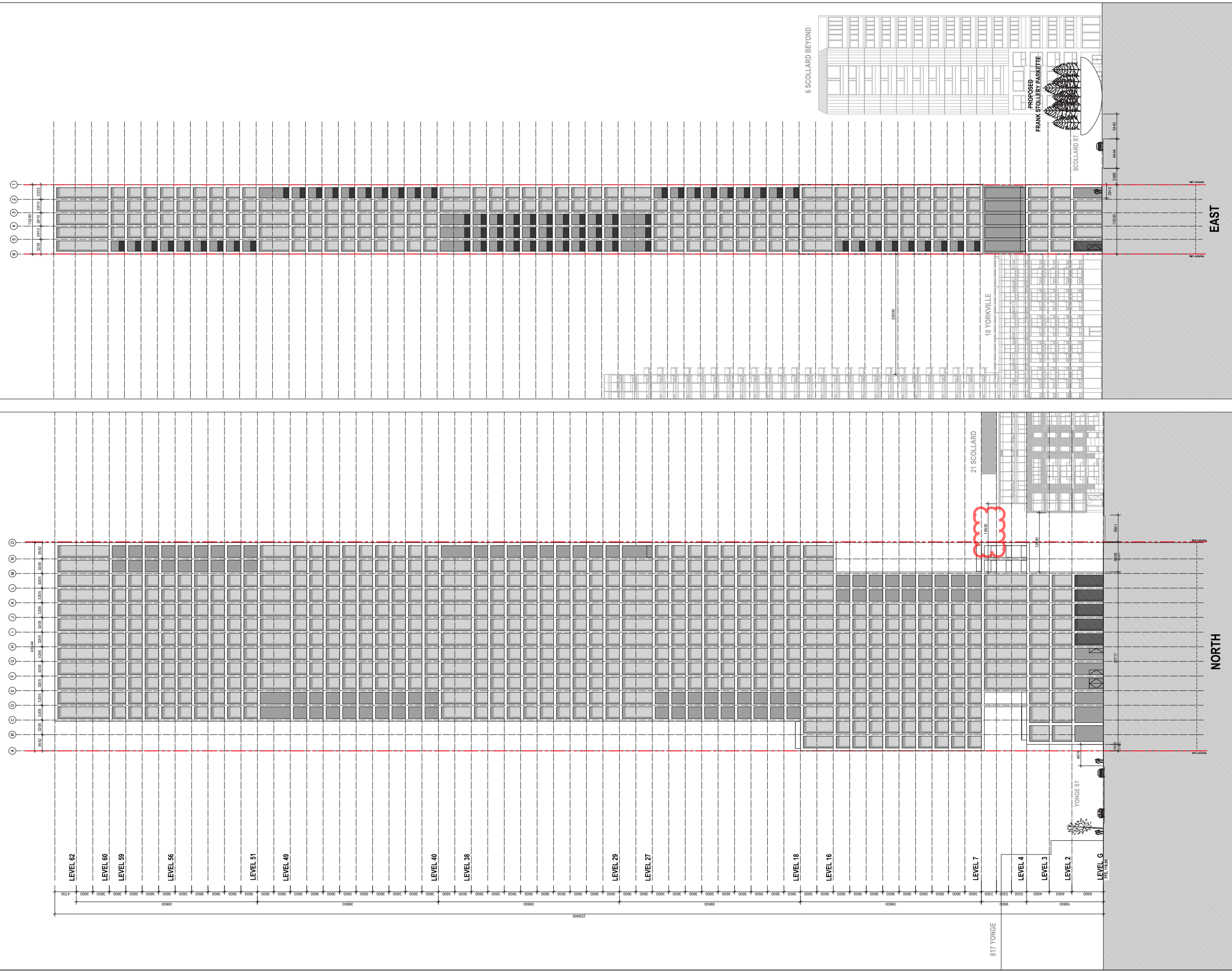
**878 YONGE STREET**  
TORONTO, ONTARIO

**KPMB Architects**  
322 King Street West  
Toronto, Ontario  
M5V 1J2  
Tel (416) 977-5104  
Fax (416) 598-9840

**SECTION (N-S)**

**A112**

Project No.: 1521  
Scale: 1/400



2016 MAY 06 REZONING & SPA APPLICATION	
No.	Date: Description

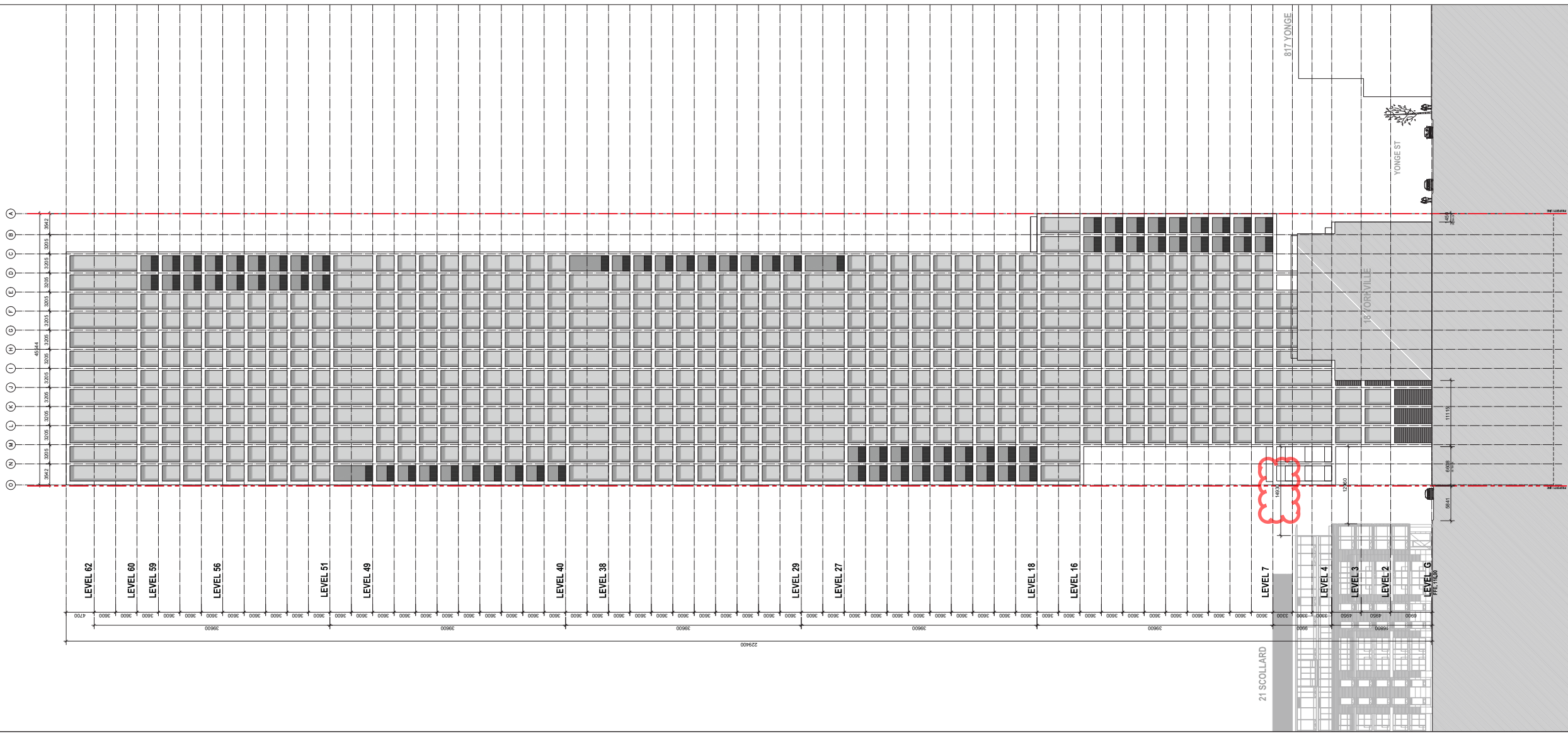
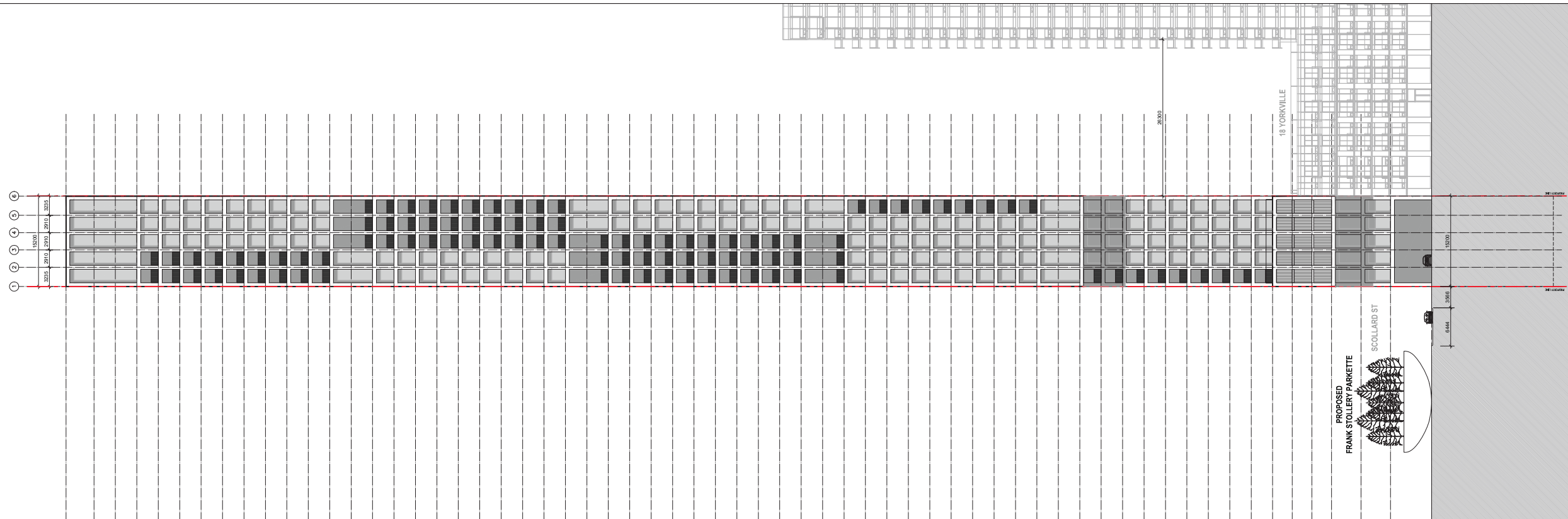
878 YONGE STREET  
TORONTO, ONTARIO

**KPMB Architects**  
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Toronto, Ontario  
M5V 1J2  
Tel (416) 977-5104  
Fax (416) 598-9840

**ELEVATIONS  
NORTH / EAST**

**A113**

Project No.: 1521  
Scale: 1/400



2016 MAY 06 REZONING & SPA APPLICATION	
No.	Date: Description

**878 YONGE STREET**  
TORONTO, ONTARIO

**KPMB Architects**  
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Toronto, Ontario  
M5V 1J2  
Tel (416) 977-5104  
Fax (416) 598-9840

**ELEVATIONS**  
SOUTH / WEST

**A114**

Project No.: 1521  
Scale 1:400

9900  
[32.5']

PROPERTY LINE

CL2

CW2

OUTDOOR AMENITY

1405  
[4.6']

LEVEL 4 - AMENITY  
+16.8 M

CL2

CW2

4950  
[16.2']

LEVEL 3 - AMENITY  
+11.9 M

CW3

4950  
[16.2']

STRUCTURAL EXOSKELETON

LEVEL 2 - AMENITY  
+6.9 M

YONGE ST

CL1


LOGGIA

CW1

4680  
[15.4']

LEVEL 1 - LOBBY

6900  
[22.6']

-  CURTAIN WALL TYPE 1  
- LOW IRON / LOW E
-  CURTAIN WALL TYPE 2  
- LOW E
-  CURTAIN WALL TYPE 3  
- LOW E / BIRD FRIT
-  CURTAIN WALL TYPE 4  
- SPANDREL
-  CLADDING TYPE 1  
- MARBLE FINISH
-  CLADDING TYPE 2  
- WHITE COLOUR FINISH
-  METAL PANEL TYPE 1  
- BRONZE COLOUR FINISH

No.	Date	Description

2016 MAY 06 REZONING & SPA APPLICATION  
 No. Date Description  
 Issued

878 YONGE STREET  
TORONTO, ONTARIO

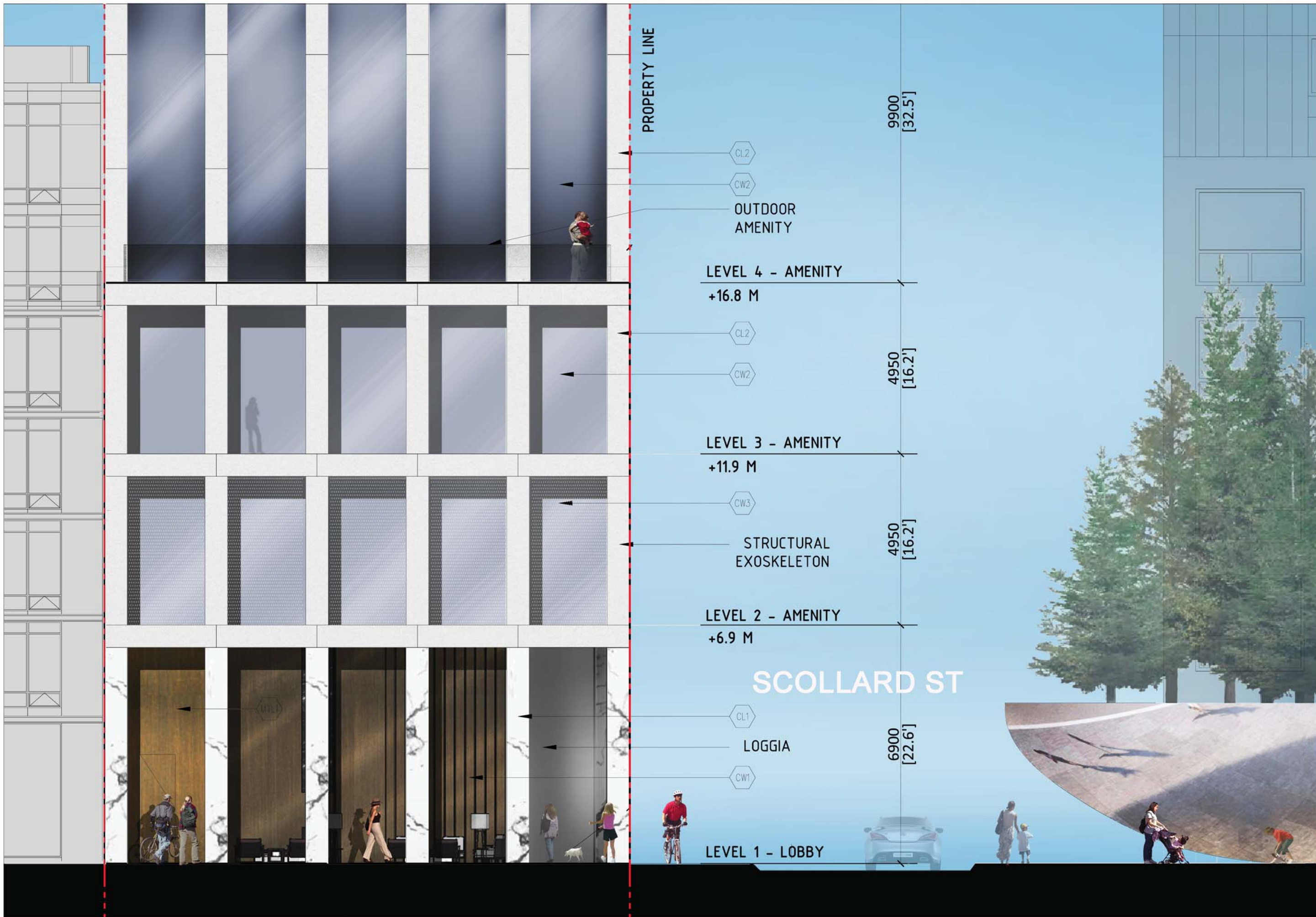
KPMB Architects

322 King Street West  
Toronto, Ontario  
M5V 1J2  
Tel: (416) 977-5104  
Fax: (416) 598-9840

DETAILED ELEVATIONS  
- NORTH

A116

Project No.: 1521  
Scale: 1/80



-  CURTAIN WALL TYPE 1  
- LOW IRON / LOW E
-  CURTAIN WALL TYPE 2  
- LOW E
-  CURTAIN WALL TYPE 3  
- LOW E / BIRD FRIT
-  CURTAIN WALL TYPE 4  
- SPANDREL
-  CLADDING TYPE 1  
- MARBLE FINISH
-  CLADDING TYPE 2  
- WHITE COLOUR FINISH
-  METAL PANEL TYPE 1  
- BRONZE COLOUR FINISH

No.	Date	Description

2016 MAY 06 REZONING & SPA APPLICATION  
 Issued

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 TORONTO, ONTARIO

**KPMB Architects**  
 322 King Street West  
 Toronto, Ontario  
 M5V 1J2  
 Tel: (416) 977-5104  
 Fax: (416) 598-9840

**DETAILED ELEVATIONS  
 - EAST**

**A115**

---

**Appendix 6: Landscape Concept Drawings prepared by Martha Schwartz Partners**

Yonge Street Toronto  
Cityzen Development Group  
50% Schematic Design Report

-

21st January 2016

Martha  
Schwartz  
Partners

The logo for MSP is a large, bold, black monospace-style font. The letters 'M', 'S', and 'P' are stacked vertically, with the 'M' at the top, 'S' in the middle, and 'P' at the bottom. The 'M' and 'S' are wider than the 'P', creating a distinctive vertical shape.

**1.0 Design narrative**

**2.0 Landscape Design**  
**- Master Plan**

**- Perspective Views**

**- Sections**

**3. Hardscape Strategy**

**4. Lighting Strategy**

**5. Softscape Strategy**

**6. Gateway Art Sculpture**

**7. Outdoor Furnitures**



## 1.0 Design Narrative

The bowl is an ordinary object over-scaled to become an artistic device for this urban environment. Designed as a sleek container with mirrored surface, it will be dematerialized through its reflective nature yet visible as a contemporary sculpture. Planted within the bowl is a piece of nature, a slice of typical Canadian evergreen forest, elevated to a different viewing level above the ground and creating a new perception of this urban environment to the public.

The circular shape of the bowl offers an elegant, clean and neutral geometric shape that is self-referential in its form while maintaining the focus on the stunning visual effects of the forest planted within it and on the atmospheric quality that will be produced.

The bowl's surface reflects the surrounding environment and mediates between a new building designed by KPMB, the masonic Temple, condominiums and the cars and people who pass by. The bowl is an urban mirror that multiples the views of its living surrounding.



**2.0 Landscape Design**

2.0 Landscape Design

Master plan

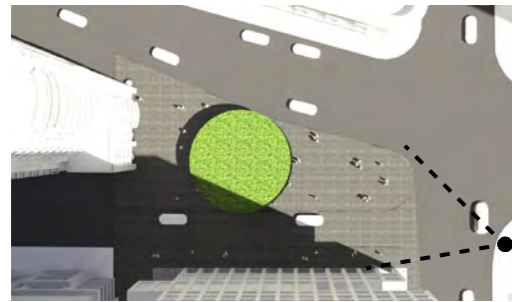
- 1. Bowl Sculpture
- 2. Granite Paving Area
- 3. 878 Yonge Street New Building



2.0 Landscape Design

Perspective view

Key Plan



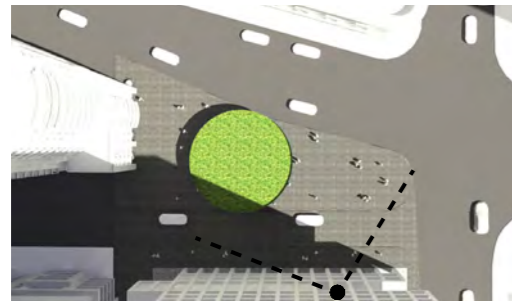
View from Yonge street



2.0 Landscape Design

Perspective view

Key Plan



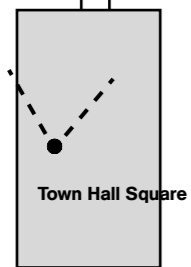
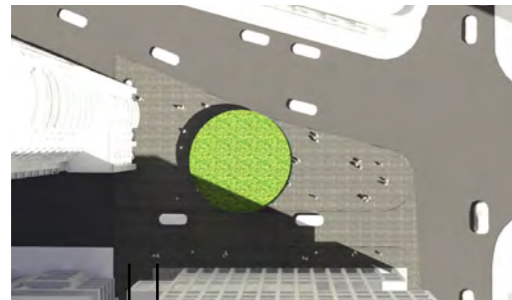
View from the lobby of KPMB Building



2.0 Landscape Design

Perspective view

Key Plan



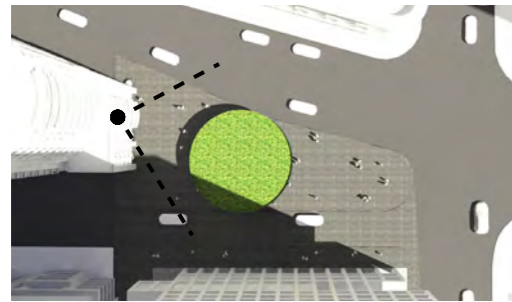
View from Town Hall Square



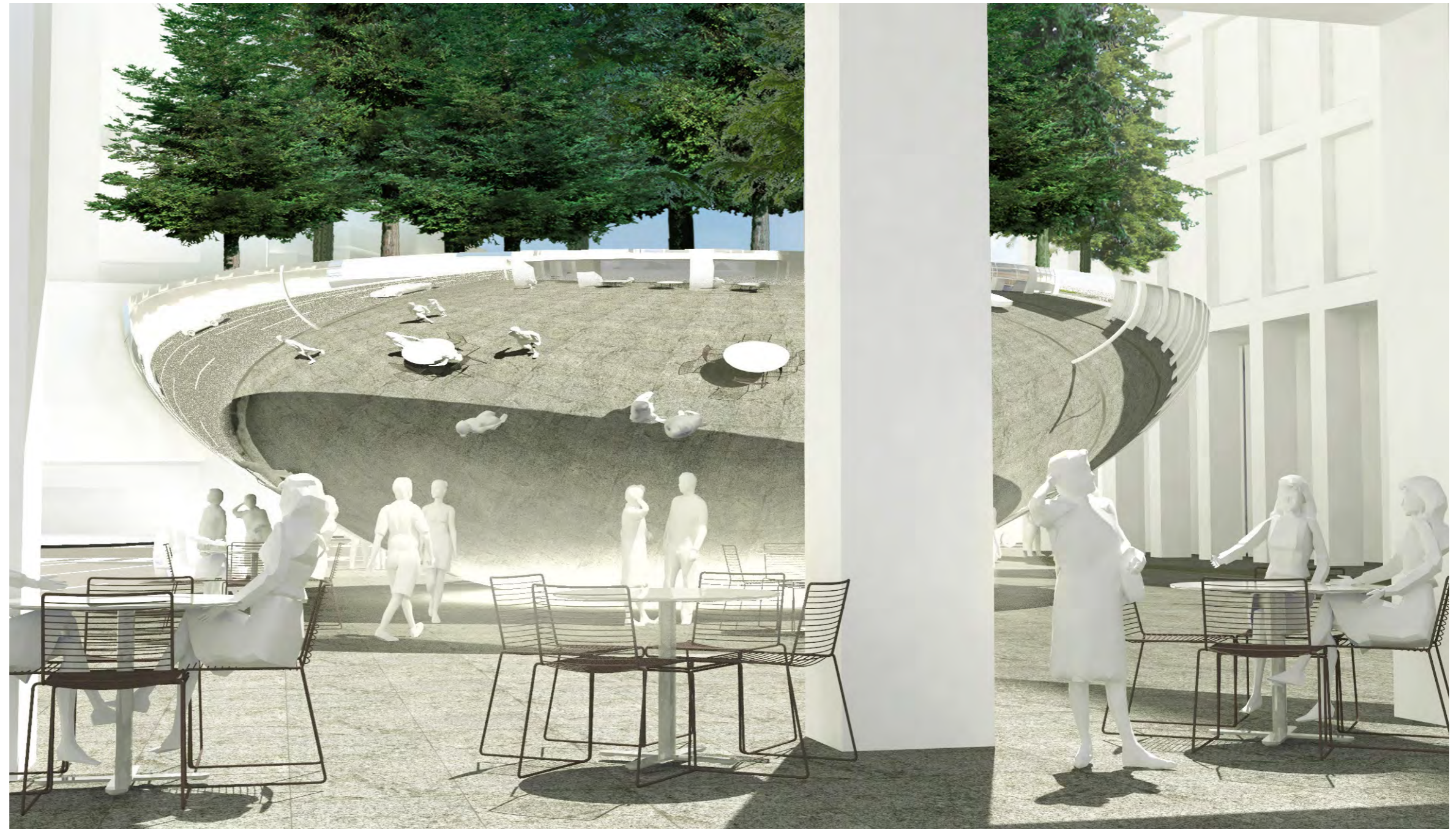
2.0 Landscape Design

Perspective view

Key Plan



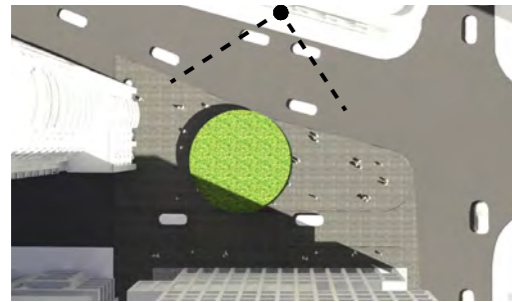
View from Cafe



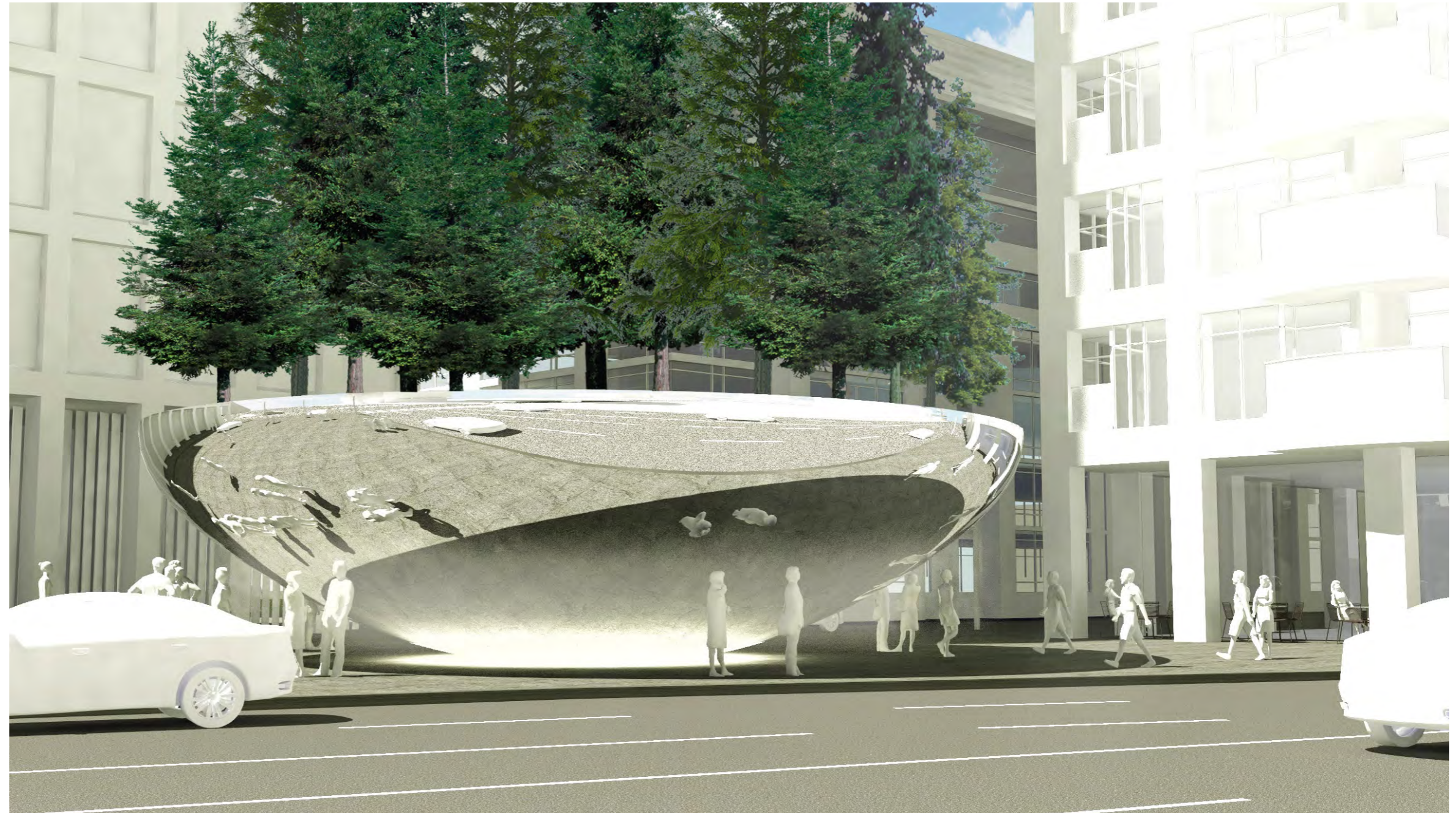
2.0 Landscape Design

Perspective view

Key Plan



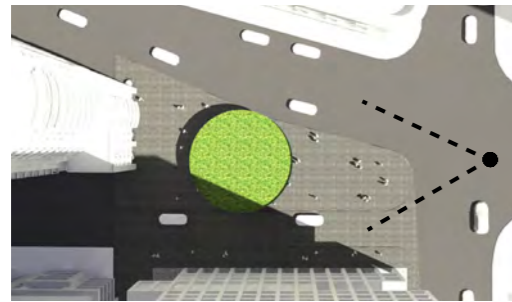
View from Masonic Temple





2.0 Landscape Design  
Perspective view

Key Plan

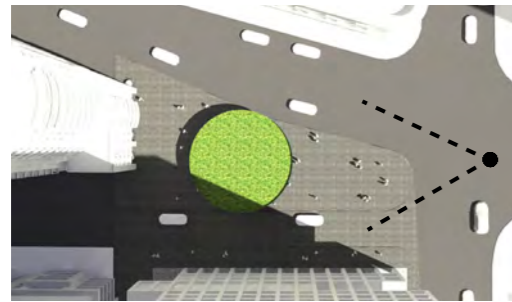


View from Yonge street



2.0 Landscape Design  
Perspective view

Key Plan

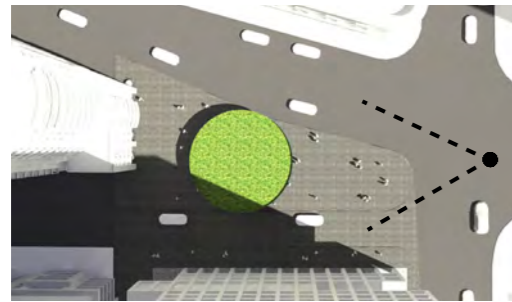


View from Yonge street - at night



2.0 Landscape Design  
Perspective view

Key Plan



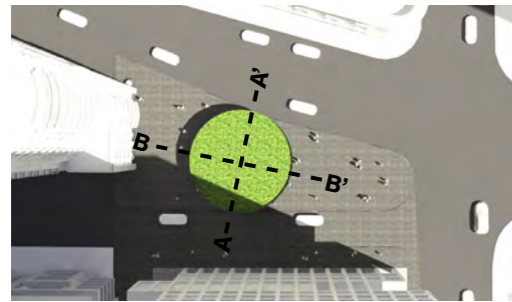
View from Yonge street - In winter



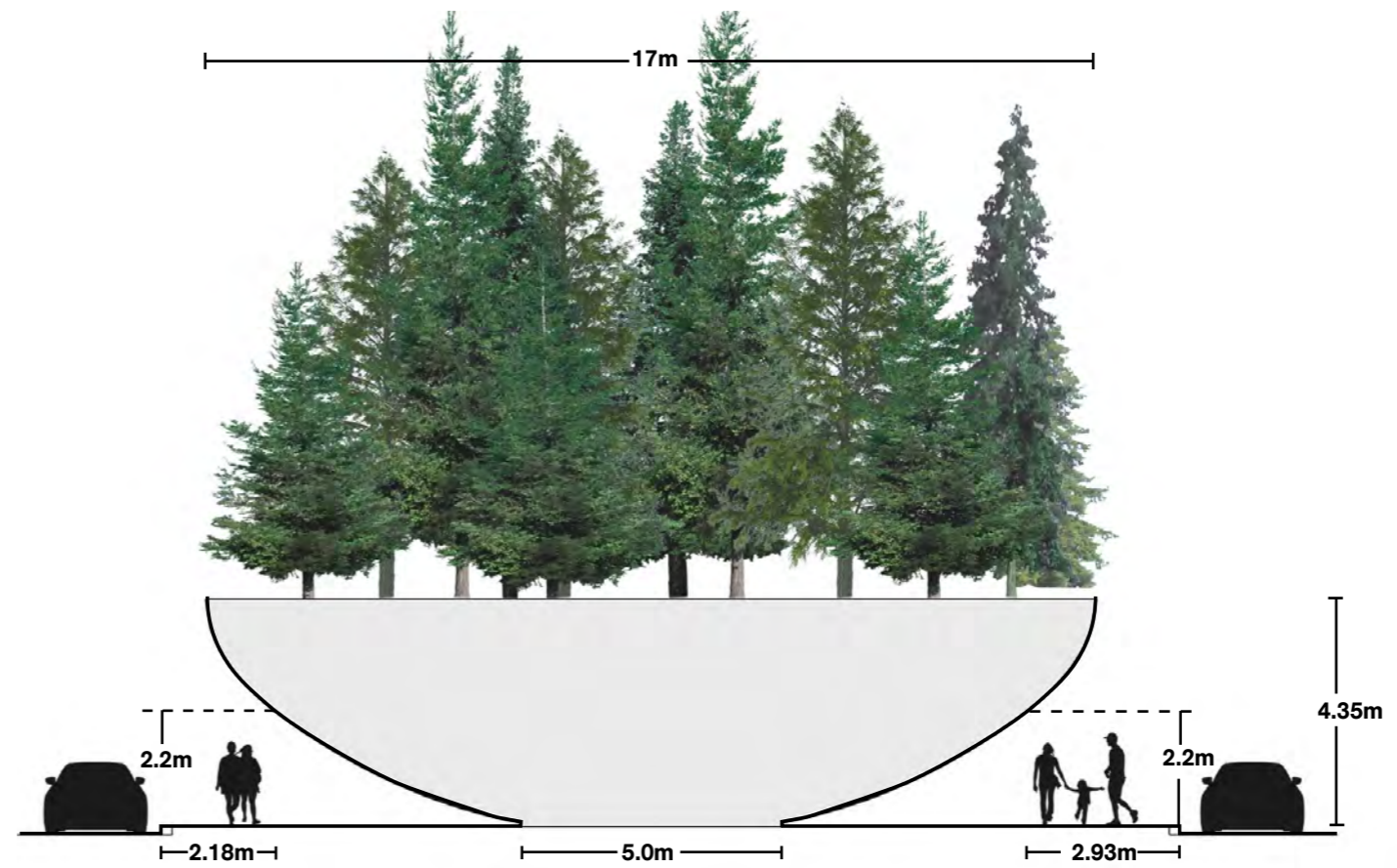
2.0 Landscape Design

Site section

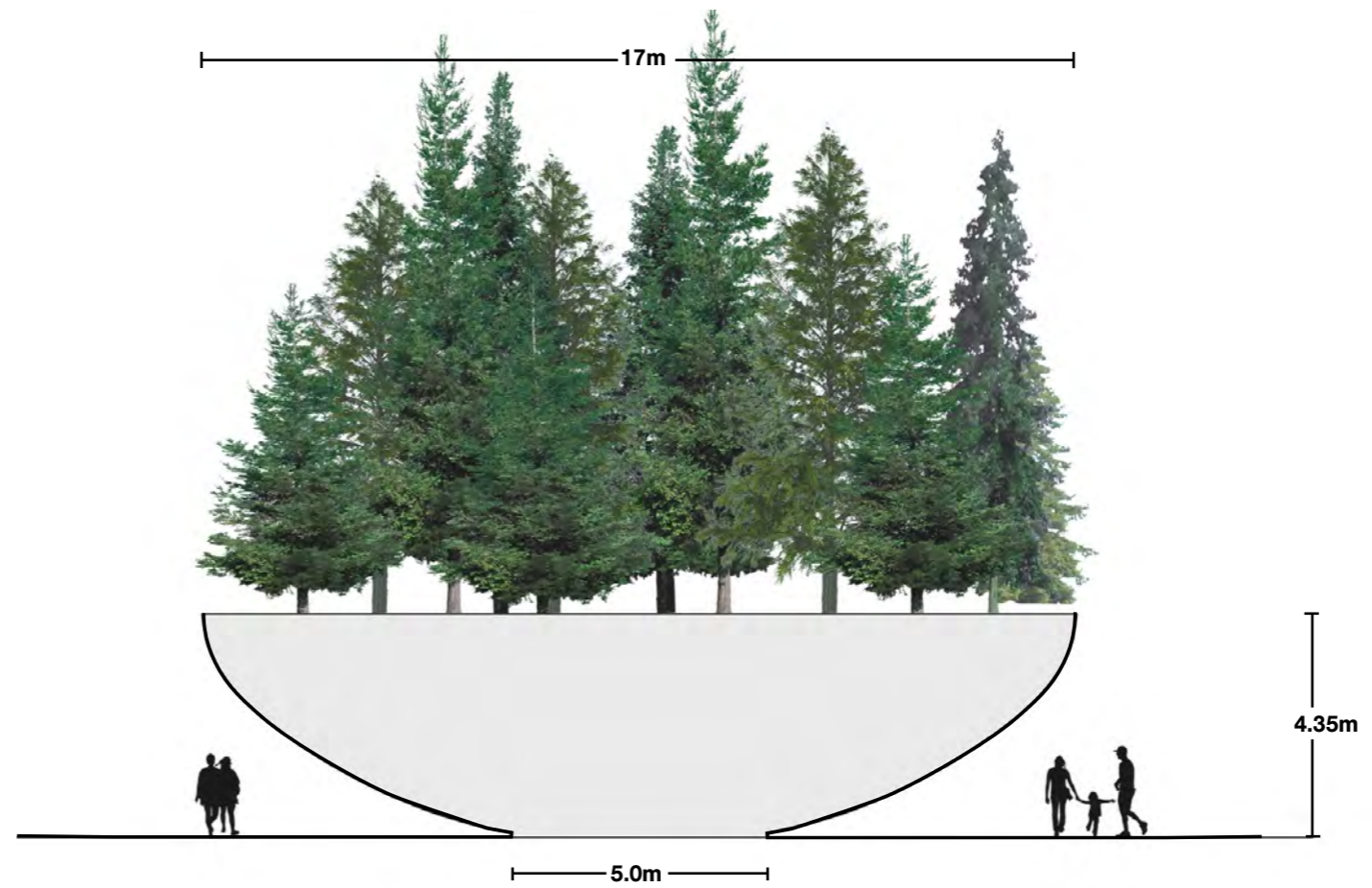
Key Plan



Section A-A'



Section B-B'

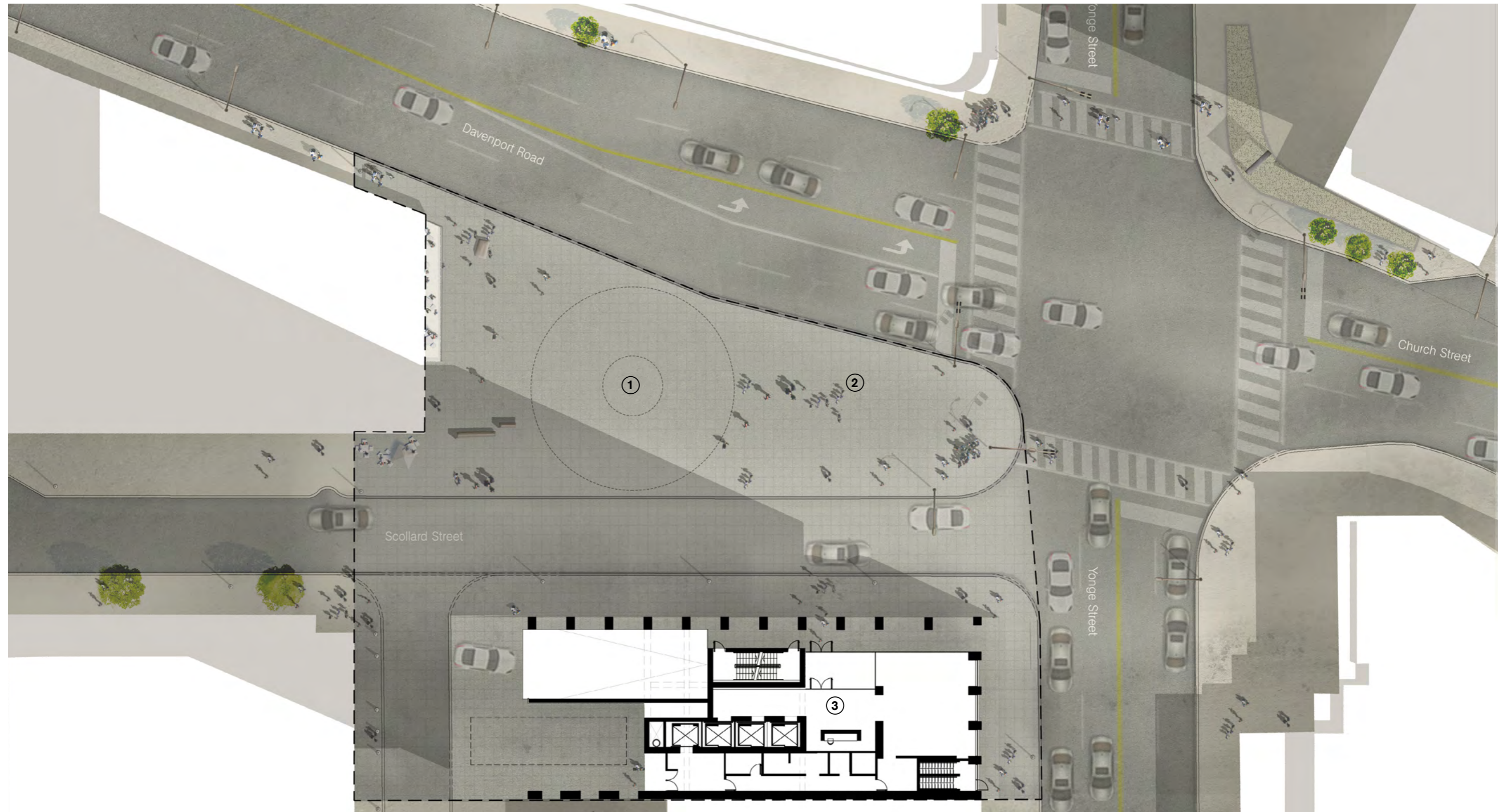


**3.0 Hardscape Strategy**

3.0 Hardscape Strategy

Hardscape plan

- 1. High Polished S.S. Bowl Sculpture
- 2. Granite Paving Area
- 3. 878 Yonge Street New Building



3.0 Hardscape Strategy

Paving

Granite paving (TBC)

Size : 800X800mm (TBC)

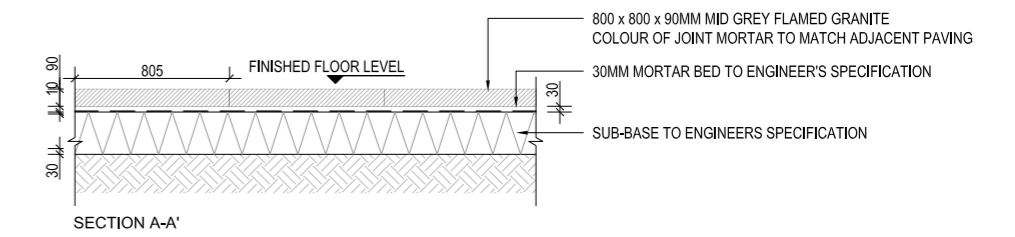
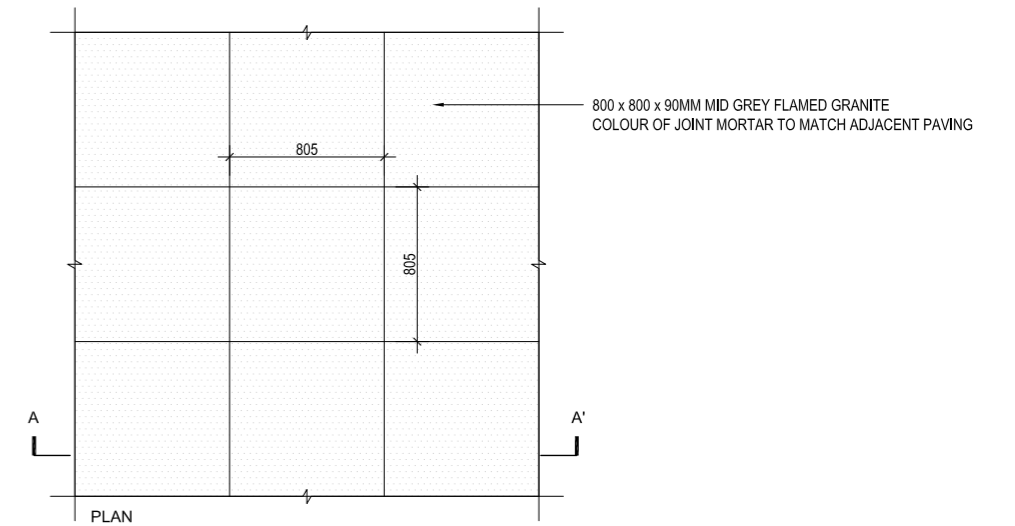
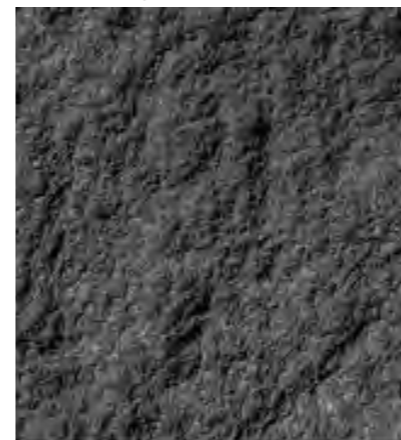
Color : match the color with adjacent asphalt paving (TBC)



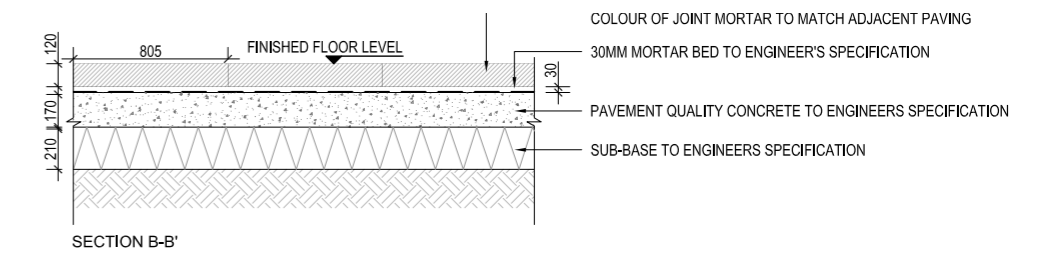
Flamed Granite for Pedestrian



Natural rough Granite for Vehicular



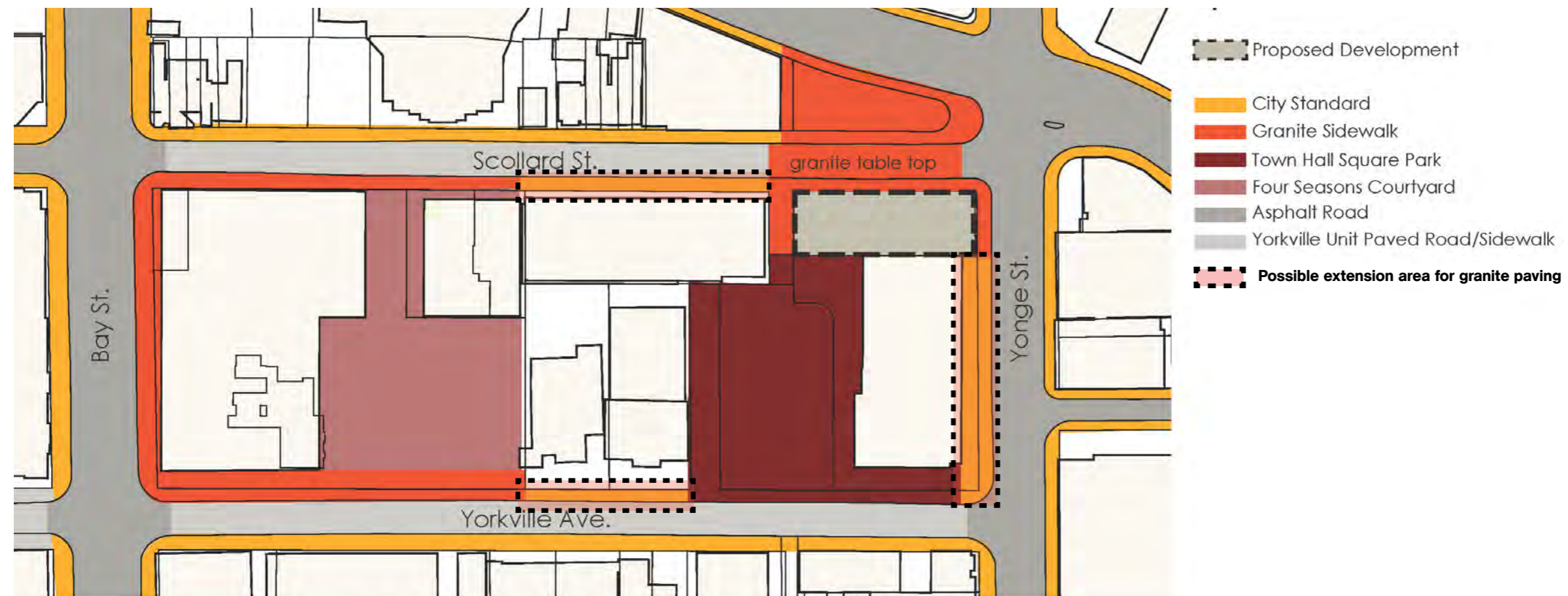
01 TYPICAL GRANITE PAVING - PEDESTRIAN  
SCALE: 1:20@ANSI D



02 TYPICAL GRANITE PAVING - PEDESTRIAN & VEHICULAR  
SCALE: 1:20@ANSI D

3.0 Hardscape Strategy

Streetscape proposal (TBC)



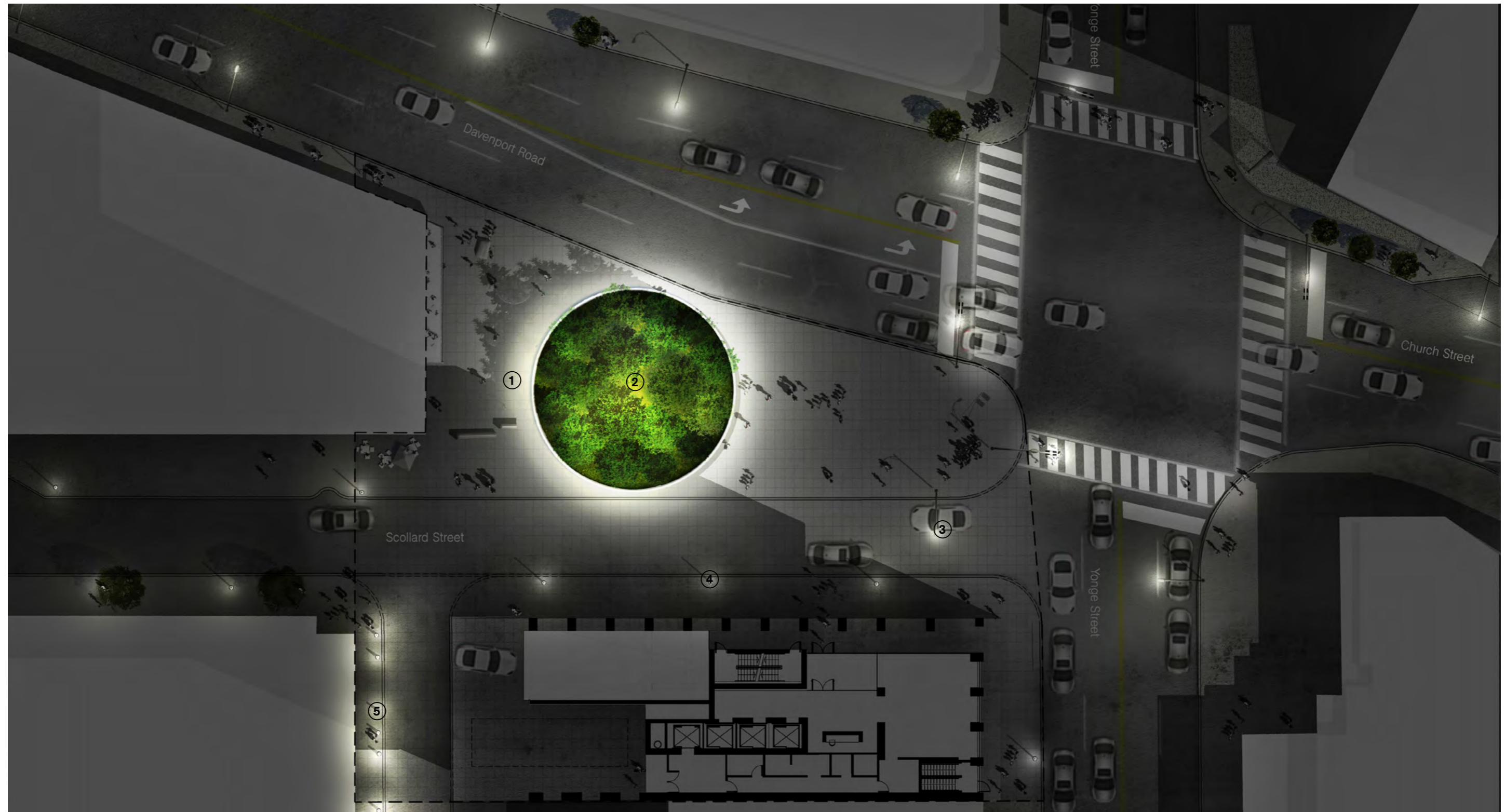


**4.0 Lighting Strategy**

#### 4.0 Lighting Strategy

##### LIGHTING PLAN

1. Inground light around the bowl
2. Tree flood light
3. Standard Lamp (Existing)
4. Middle sized Pole light (Private/ New product proposed)
5. Bollard light



#### 4.0 Lighting Strategy

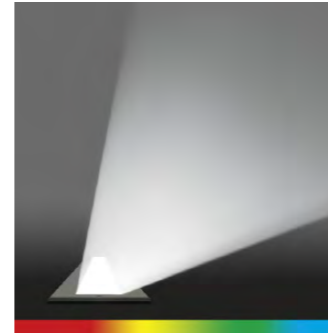
##### Lighting

Inground floodlights will be installed around the base of the mirrored bowl providing day+night time illumination.

##### Inground floodlight

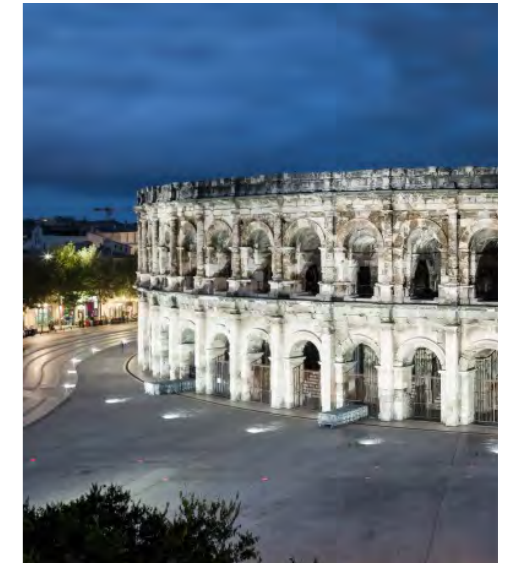
Product: BEGA  
Code:

1000 kg pressure load, protection class IP 67



##### Materials

Stainless steel, Cast stainless steel and Aluminium.

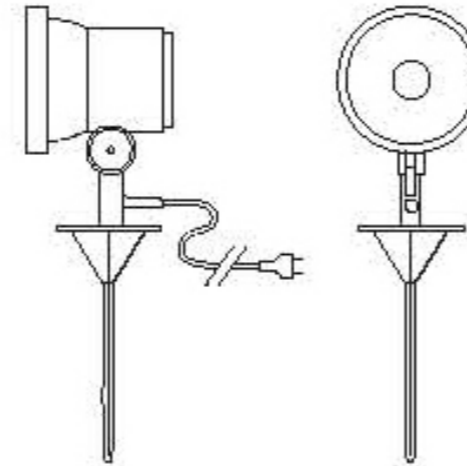


##### Floodlights with earth spike

Product: BEGA  
Option No. Model A. 7326

Lumens: Model A. 2160

Height x Width: Model A. 140x 140 mm



##### Materials

Light masses of understory vegetation, upright tree trunks and canopies, wash walls with light and accent unique landscape elements.

Light Type: Model A. LED or for discharge lamps and halogen lamps

Material: Model A. Cast aluminium, aluminium and stainless steel

Model A



4.0 Lighting Strategy

**Middle sized Pole Light**

**Product:** BEGA  
**Option Model.** 88064

**Height x Width:** 5000mm x 220mm  
**71.6 W, 8975 Lumen.**



**Materials**

**Aluminium alloy, aluminium and stainless steel**  
**Synthetic diffuser, clear**  
**Reflector made of anodised pure aluminium**

**color : Silver**



**Bollard Light**

**Product:** BEGA  
**Option Model.** 88755

**Height x Width:** 1200mm x 190mm  
**42 W, 3200 Lumen.**



**Materials**

**Cast aluminium, aluminium and stainless steel**

**color : Silver**



**5.0 Planting Strategy**

5.0 Planting Strategy

PLANTING PLAN

- 1. Tree - Canadian Hemlock - 3 different size
- 2. Ground Cover - Pachysandra Terminalis



## 5.0 Planting Strategy

### Plants

#### Tree

##### *Tsuga canadensis*

**Common Name:** Eastern Hemlock or Canadian Hemlock

Highly recommended by nurseries in Toronto. Canadian Hemlock could be the best option in terms of wind, pollution, and shade tolerance in urban conditions.

*T. canadensis* has a broadly conic grown, the leaf colour in spring is shiny green and gets darker. It's gently arching branches often reach to the ground. Trunk is brown to gray, scaly and fissured. The seed cones are ovoid shaped.



**Tsuga canadensis**

**Evergreen coniferous tree**

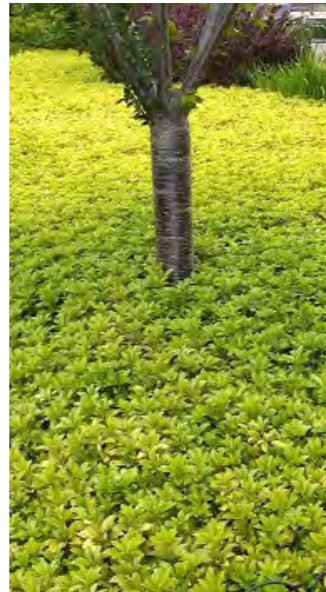
**Native**

**Height:** 12-20m.

**Spread:** 7-10m.

#### Ground-cover

##### *Pachysandra terminalis*



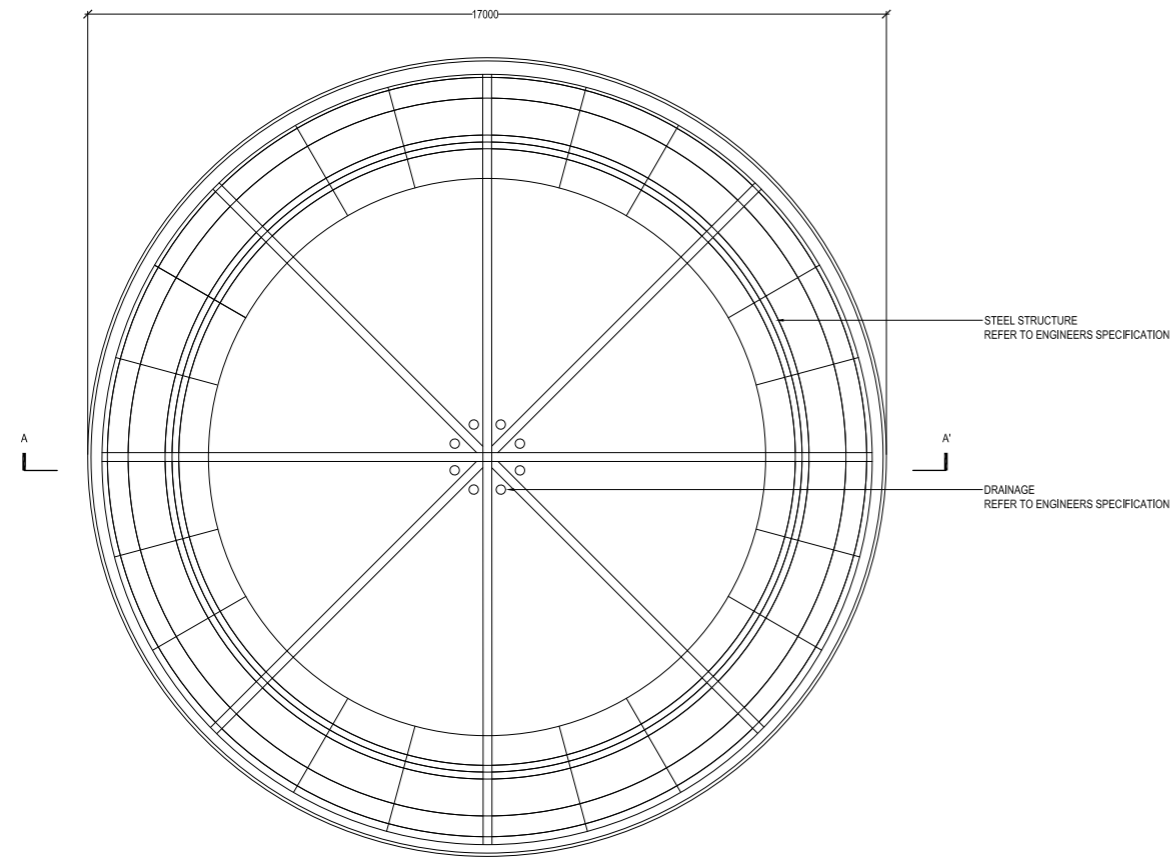
**Height:** 0.1- 0.2m

**6.0 Gateway Art Sculpture**

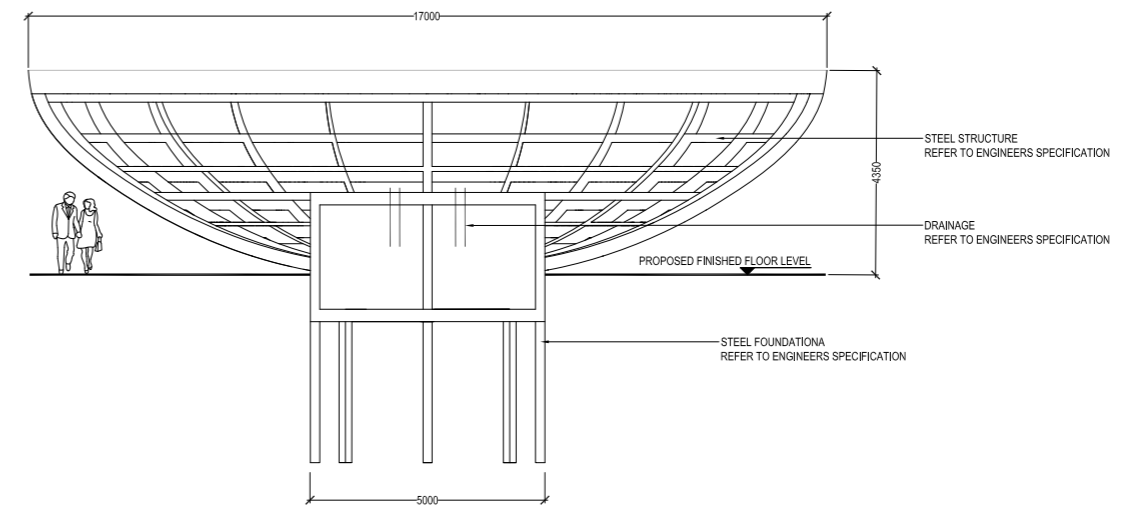


6.0 Gateway Art Sculpture

BOWL ART SCULPTURE DETAILS



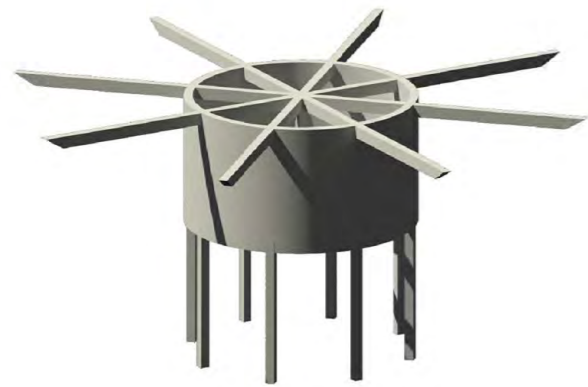
01 BOWL (ART SCULPTURE STRUCTURE) DETAIL PLAN  
SCALE: 1:75@ANSI D



02 BOWL (ART SCULPTURE) DETAIL SECTION A-A'  
SCALE: 1:75@ANSI D

6.0 Gateway Art Sculpture

BOWL ART SCULPTURE DETAILS



Internal structure



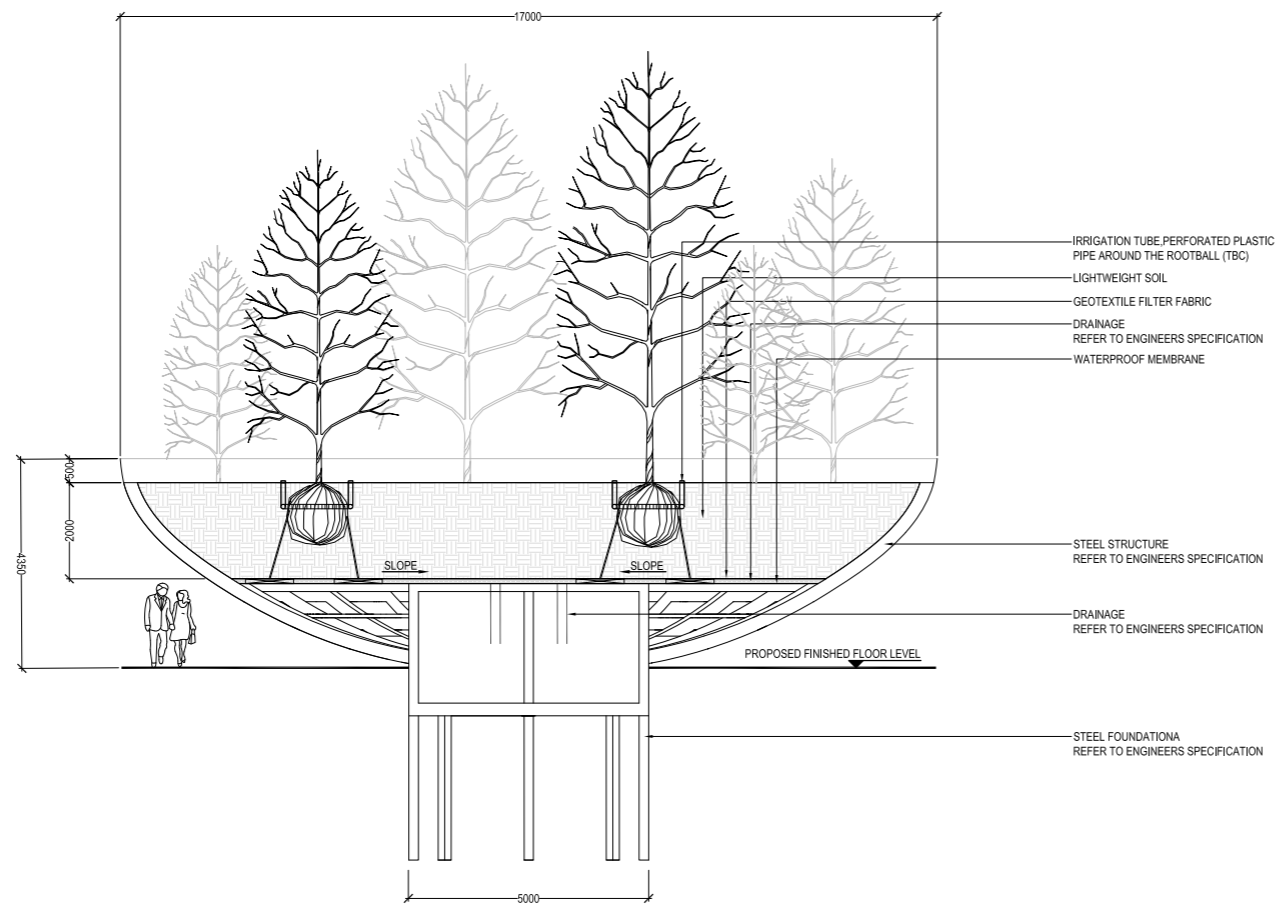
Internal structure + Steel Plates + 10mm Thick high polished S.S. Panels



Base for Planting

6.0 Gateway Art Sculpture

Bowl Art Sculpture Details



**Bowl art sculpture details**

**- Drainage :**

The large bowl will be constructed with a systematic drainage network to release rainfall and irrigation water that is not absorbed by the tree roots into the city's storm water sewer system.

**- Irrigation :**

A fully automatic and pressurized irrigation system is proposed with a main line water supply that will issue directly into the bowl. The main line will branch off into lateral lines that will encircle the tree grouping. From the lateral lines, either drip emitters or bubbler type sprinkler heads can be used to deliver water directly to the root ball of each tree. Spray irrigation is not recommended. Water delivery directly to the root balls with a minimum of (3) such distribution devices per tree is proposed. The exact number of emitters or bubblers will be determined with further more detailed design. A thick wood mulch of approximately (3) inches is recommended to cover the soil area beneath the trees in order to conserve water usage, reduce transpiration of applied irrigation water and conceal bubblers or emitters. It is anticipated that the trees after installation will require dependable irrigation for the first year throughout the twelve months. Winter watering may be necessary even after the system is drained for the season and may need to be done by hand during any dry spells. Thereafter, weaning the trees slowly from this initial irrigation regime should be pursued based upon observation of the trees and natural rainfall as to how they are adapting. Adjustment of the irrigation application in the second and the third year should result in a very short irrigation regime eventually during only the driest months of the year.

**- Soil :**

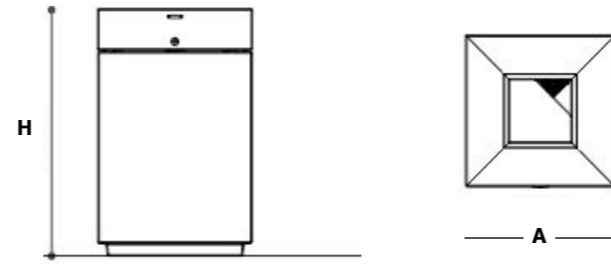
Light weight fast draining High Acid PH mix.

7.0 Outdoor Furnitures

Trash Bin/ Bike Rack/ Signage Reference Images

Trash Bin

Product: Metalco Design Department  
Code: Quba Litter Bin  
H 960 mm  
A 600 mm



Materials

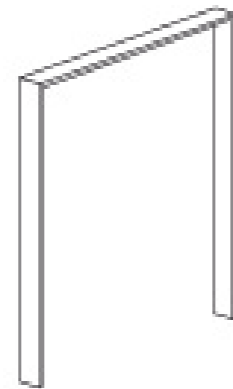
Galvanized and coated steel

Colour: Silver

Bike Rack

Product: RUNGE  
Code: 6443-E1110

850 x 850 x 80 mm  
13 kg



Materials

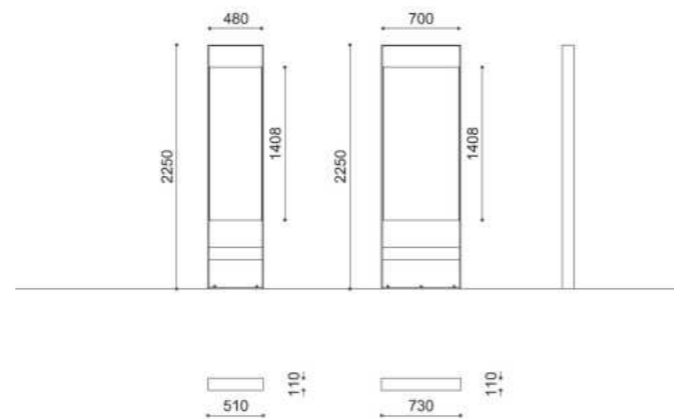
Powder coated aluminium

Colour: Silver

Display Stand

Product: Metalco Design Department  
Code: SENNA

H 2250 mm  
739/510 mm  
110mm



Materials

Galvanized and coated powder steel

Colour: Silver

**Team:**

**Alberto Campagnoli  
Eike Selby  
Kyung Eui Park  
Markus Jatsch  
Marliese Hoefler  
Martha Schwartz  
Yoon Joo Lee**

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London N1 6AH  
United Kingdom**

**T +44 (0)20 7549 7497  
F +44 (0)20 7250 0988**

**[mail@marthaschwartz.com](mailto:mail@marthaschwartz.com)  
[www.marthaschwartz.com](http://www.marthaschwartz.com)**