

# PALACE ARMS

950 King Street West, Toronto

## HERITAGE IMPACT ASSESSMENT

March 26, 2018





View east on King c. 1983 (City of Toronto Archives)

ISSUED: March 26, 2018

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## EXECUTIVE SUMMARY

### Background

This Heritage Impact Assessment (“HIA”), prepared for Intentional Capital, assesses the impact of a proposed mixed use development on the cultural heritage resources at 938-944 and 950 King Street West and 95-99 Strachan Avenue (“the Site”).

The Site is currently occupied by a former 91-unit rooming house, the Palace Arms.

### Cultural Heritage Value

The Site is listed on the Toronto Heritage Register. ERA has evaluated the Site and has found it is eligible for designation under Part IV of the Ontario Heritage Act.

### Proposed Development

The proposed development anticipates the integration of the existing three storey building with a new 16 storey building. The existing principal (south and west) elevations will be retained, as well as 5 metres of the north and east return elevations. The new construction is proposed to step back 5 metres at the fourth level, providing three-dimensional legibility of the existing building. Commercial uses are proposed at grade, with new residential units for the upper storeys.

### Impact on Heritage Resources

While a draft statement of significance and list of attributes for the existing building on the Site are proposed in this report, further coordination with City Staff is required to determine and articulate the cultural heritage value of the Site.

Specific attributes aside, the impact of the proposed development is minimal. The rear portion of the building will be removed and some features of the facade will be altered. Ground floor openings will be lowered to provide for universal accessibility.

### Conservation Strategy

The impact on the heritage resources at the site will be mitigated by:

- Ensuring it remains legible as a three dimensional building;
- Retaining the principal (south and west) facades in situ;
- Conserving the historic facade features, including brick masonry, openings, variegated roof line and masonry chimneys;
- Reinstating most original openings;
- Retaining 5m of the east and north return elevations;
- Designing upper storeys with reference to the existing circular corner tower; and
- Maintaining the existing setbacks and providing an additional 5m stepback at the existing roof/fourth level, behind the ridgeline.

### Conclusion

The proposed development will rehabilitate the Site while retaining its most significant heritage features. The impact on the Site’s heritage resources will be mitigated by retaining the principal (south and west) facades and their features, as well as ensuring the design and materiality of the new construction is sympathetic to and distinguishable from the existing building.



# 1 INTRODUCTION

## 1.1 Scope of the Report

ERA Architects (“ERA”) has prepared this Heritage Impact Assessment (“HIA”) to assess the impact of the proposed development on the heritage resources at 950 King Street West, 938-944 King Street West and 95-99 Strachan Avenue (“the Site”).

The purpose of an HIA, according to the City of Toronto’s Heritage Impact Assessment Terms of Reference (2010), 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.

This report was prepared with reference to the following:

- City of Toronto Terms of Reference for Heritage Impact Assessments (2010);
- Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest;
- Ontario Heritage Tool Kit;
- Parks Canada Standards and Guidelines (2010); and
- Provincial Policy Statement (2014).





Aerial view with Site in blue (Google Maps, 2017, annotated by ERA).



Axonometric view with Site in blue (Google Maps, 2017, annotated by ERA).



### 1.3 Context Photographs



Looking north-east on King Street West (ERA, 2017).



Looking north-west on King Street West (ERA, 2017).



Looking north-east on Strachan Avenue (ERA, 2017).



Looking south on Strachan Avenue (Google Maps, 2016).

## 1.4 Existing Heritage Recognition

The Site was listed on the City of Toronto Heritage Register on March 5, 1984.

## 1.5 Adjacent Heritage Resources

The Site is not adjacent to any listed (Toronto Heritage Register) or designated (Part IV under the Ontario Heritage Act) properties.



## 2 BACKGROUND RESEARCH AND ANALYSIS

### 2.1 Site Evolution

The Site sits in what was originally the Garrison Reserve, a parcel of land set aside by Lt. Gov. John Graves Simcoe in the late 18th century upon the founding of York Township.

Covering roughly 1,000 acres, the Garrison Reserve was conceived as a military stronghold for protecting the town, extending from York Garrison (Fort York) near the waterfront north to today's Queen Street and west to Dufferin Street.

As the town grew westwards beyond its original grid, part of the Military Reserve was sold in the early 1830s to open up the area for the subdivision and sale of lots for commercial and residential development. Sir John Colborne saw an opportunity to raise funds for a new Fort York by releasing land for speculative development.

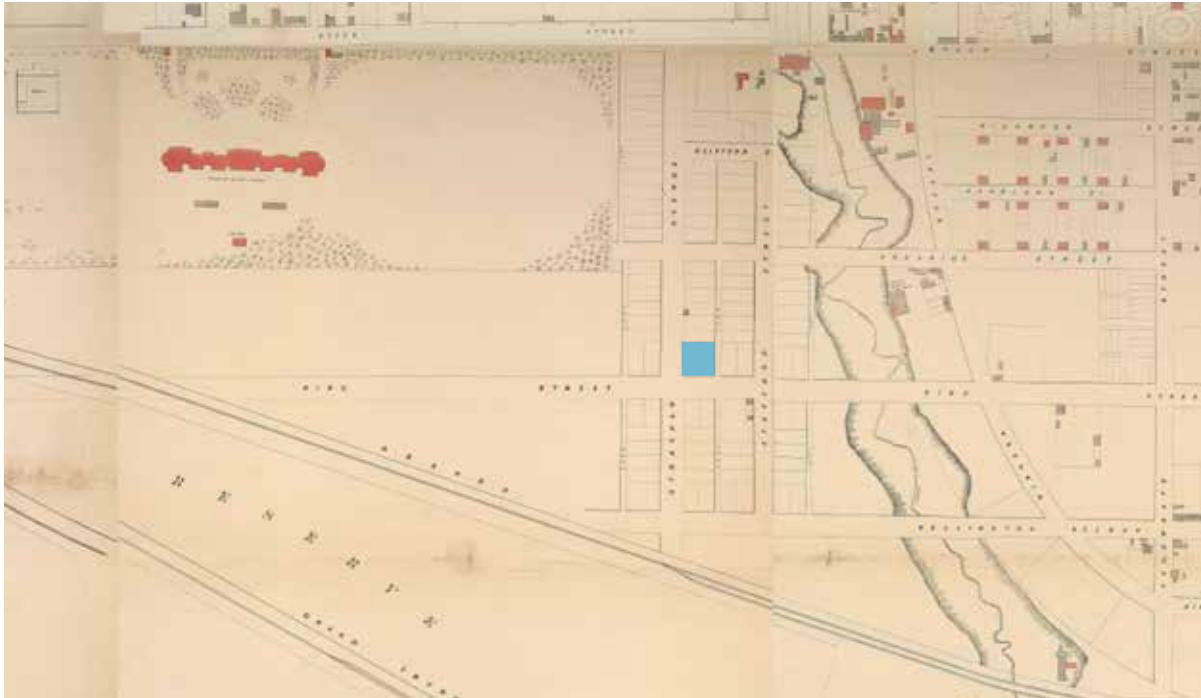
The map below, produced on the occasion of the founding of the City of Toronto in 1834, is illustrative of the extent of westward development at that time. The city had been surveyed up to Garrison Creek with a large expanse beyond.

In tandem with this expansion, the government took advantage of these open lands in locating some of its new institutional buildings, including the Provincial Lunatic Asylum, the Central Prison, and the Palace of Industry, a building modeled on the famous "Crystal Palace" of London, England. The asylum, designed in a Classical language by John Howard, opened near today's Queen and Shaw Streets in 1849.

Set in sprawling grounds of some 50 acres, it was a large building and a landmark of the city's outskirts for well over a century, sitting just west of the Site. Its overall design was based on a then-modern



Bonnycastle/Tazewell Map of the City of Toronto, 1834 (Toronto Public Library), approximate Site location indicated in blue (ERA Architects).

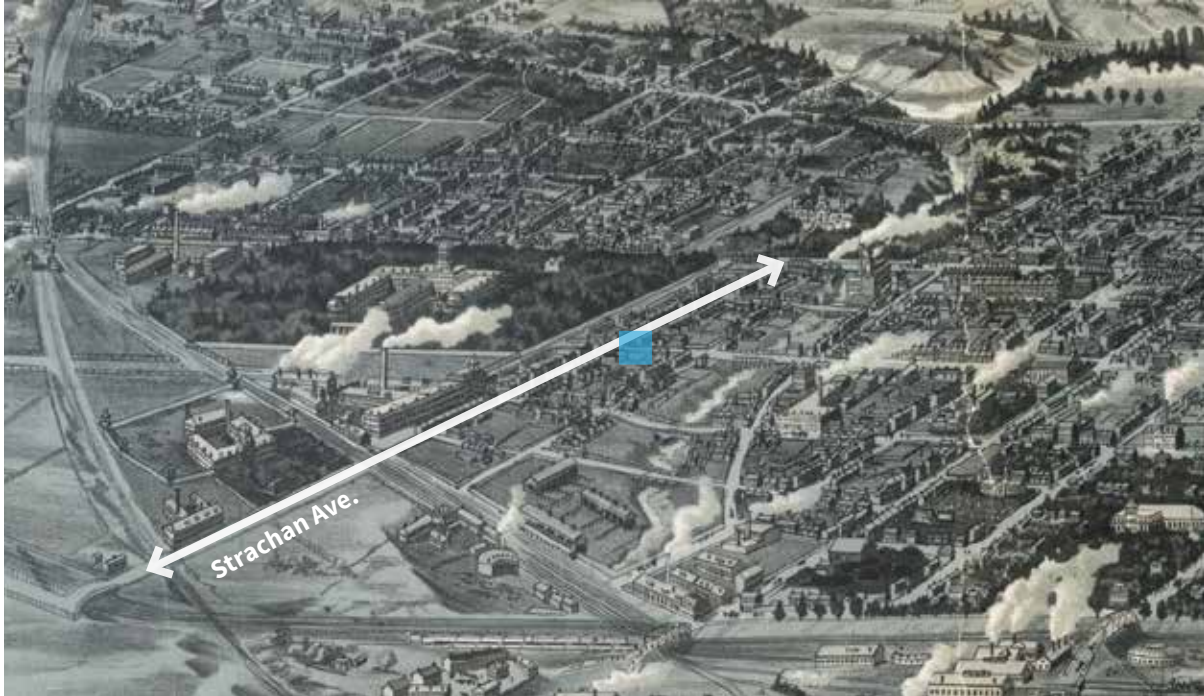


Boulton's Atlas, 1858 (Toronto Public Library), approximate Site location indicated in blue (ERA Architects).



Toronto Lunatic Asylum, 1884 (Toronto Public Library)





Wesbroom's Bird's Eye View, 1886, showing the Lunatic Asylum, Central Prison & Massey Plant (Toronto Public Library), approximate Site location indicated in blue (ERA Architects).



Toronto Central Prison, 1884 (Toronto Public Library)

philosophy of treating mental health patients that included ample circulation and light in the building, as well as light manual labour out of doors.

The 1858 Boulton Atlas shows the building at that time had an uninterrupted view of the lake. It also shows how the surrounding area was slowly beginning to be surveyed, with some scattered development, but that the area was still relatively uninhabited. The course of Garrison Creek can clearly be charted down from Trinity College towards Fort York and Lake Ontario.

In the 1870s the province also constructed the Toronto Central Prison just south of the Asylum. Its location was chosen for similar reasons – the area was still open and undeveloped. Two long pavilions flanked a central masonry building with a cupola; it was accessed via a long, tree-lined approach from the east.

The arrival of the railways in the mid-19th century greatly changed the character of the area. The Grand Trunk line cut through a swathe of land in between the Asylum and the Prison. Toronto's growing population and emerging status as a regional manufacturing centre, well-connected to shipping networks on the Great Lakes, spurred industrial development that began to transform the built fabric near the lakeshore.

This accelerated throughout the latter half of the century as a wave of industrial development saw large brick factories and warehouse buildings built near the harbor and beyond, including westwards into the former Garrison Reserve. In 1879 the Massey Manufacturing Company, an agricultural implement manufacturer from Newcastle Ontario, purchased a site on the southwest corner of King and Strachan Streets. In 1891, Massey Manufacturing merged with its rival and main competitor, A. Harris, Son & Co. Ltd. to become Massey-Harris Limited.

Massey-Harris, which stood directly across from the Site, would go on to become the largest agricultural equipment manufacturer in the British Empire, and a household name throughout Canada. Building off this wealth, the succeeding generations of the Massey family would later go on to become one of the country's most important patrons of art, architecture and culture.

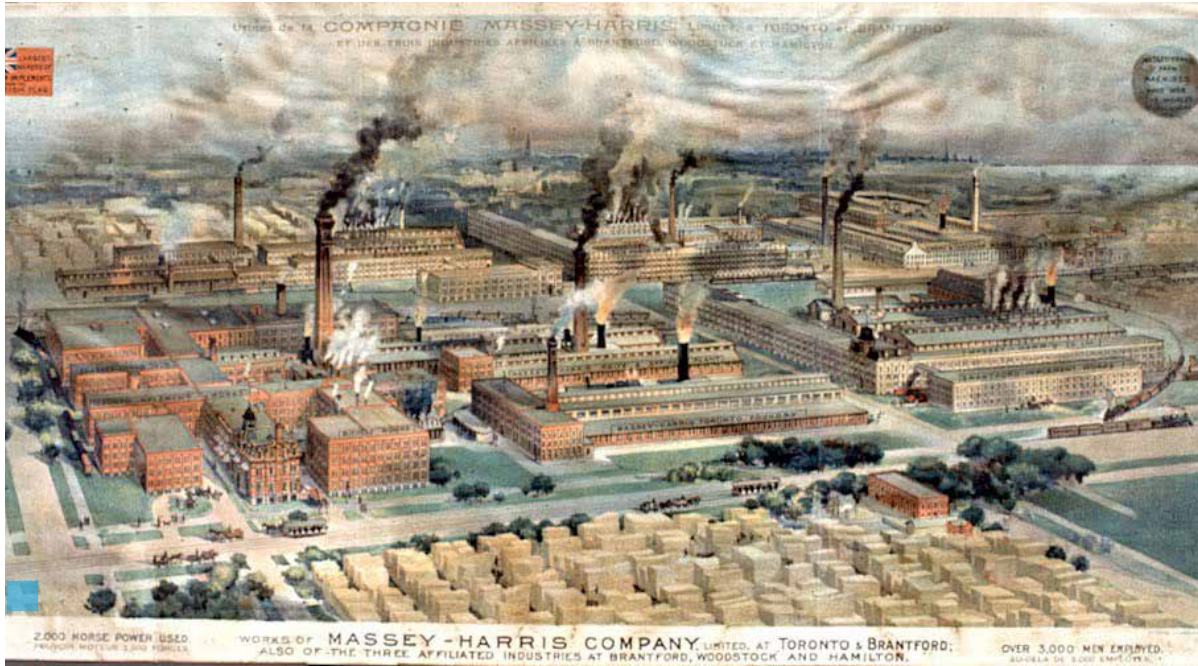
The Great Fire of 1904, which wiped out part of Toronto's manufacturing base, encouraged industry to move westward. By the early 20th century, the area contained a mix of heavy industry, large institutional sites, the City-owned Stanley Park, and fine-grained worker housing north of King Street.

The enormous Massey-Harris complex was the defining feature of this section of Toronto for a century, at its peak employing some 9,000 people. Other major industrial employers in the area included the Toronto Municipal Abattoir on Niagara Street and the Inglis Plant just to the south on Strachan.

John Inglis & Sons began as a grist mill operation and expanded into a major manufacturing concern, producing household appliances for the growing consumer economy. Their growing site eventually took over the grounds of the Central Prison, which was demolished. In the 1940s the plant was used to manufacture the Bren Machine Gun, widely used on the battlefields of Europe by the Canadian and British armies.

After the Second World War, local industry waned. A global slump in agricultural sales, high inflation and a national recession conspired to defeat the once-mighty Massey-Ferguson company. Its large complex of buildings on King Street were sold off and demolished to make way for new development. Only one building was spared — the Massey-Harris Office Building, designed by E.J. Lennox and completed in 1883. It was converted to residential use in 2003.





Late 19th century postcard showing artist's depiction of Massey-Harris complex (source unknown), approximate Site location indicated in blue (ERA Architects).



1909 Goad's Atlas showing extent of Massey-Harris complex at King & Strachan Streets (Library & Archives Canada), Site location indicated in blue (ERA Architects).



Massey-Harris building on the southeast corner of King & Strachan Streets, c. 1980s (City of Toronto Archives)

## 2.2 Design and History

Historic research using tax assessment rolls<sup>1</sup> indicates a “Palace Hotel” has existed on the site since 1870, and a frame building run by George White, “Inn Keeper”, was recorded in assessment rolls on the Site throughout the decade. The hotel no doubt thrived on patronage from nearby industry as the Massey complex and others expanded in the 1880s.

The White family decided to tear down their frame hotel, seen overleaf in the 1884 Goad’s Atlas, and build a grander masonry hotel around 1889. This structure (coloured pink in the Goad’s Atlas for 1894, representing masonry construction) was designed by prominent local architect F.H. Herbert. The flanking residences were added in stages over a twelve-year period -- being the work of the same architect, they share a pattern language though are clearly distinguishable from each other.

Although no building permit for the building at 950 King Street West was found, assessment rolls and contemporary city directories indicate a construction date of 1890. Herbert was also commissioned to design the residential buildings flanking the Palace Hotel on King and Strachan Streets. A building permit was issued for 95-99 Strachan Avenue in 1897 “for the erection of three attached brick houses and a one storey brick addition to the Hotel on the N.E. Cor. King St. & Strachan Av.”, with Herbert named as architect.

In 1902, the contiguous houses at 938-944 King Street West were completed, again to the designs of F. H. Herbert. A building permit was issued with R. Chalkley & Sons listed as builders.

The Goad’s Atlases overleaf show the development of the corner during this period, with the final map showing the completed suite of buildings. Note also the nearby changes of the Massey-Harris Co.

<sup>1</sup> Much of the information in this section is based on the historic research of John Blumenson, Preservation Consultant, in his Heritage Property Report of April 2010.



King & Strachan looking east, 1916, with Site in left foreground (City of Toronto Archives)



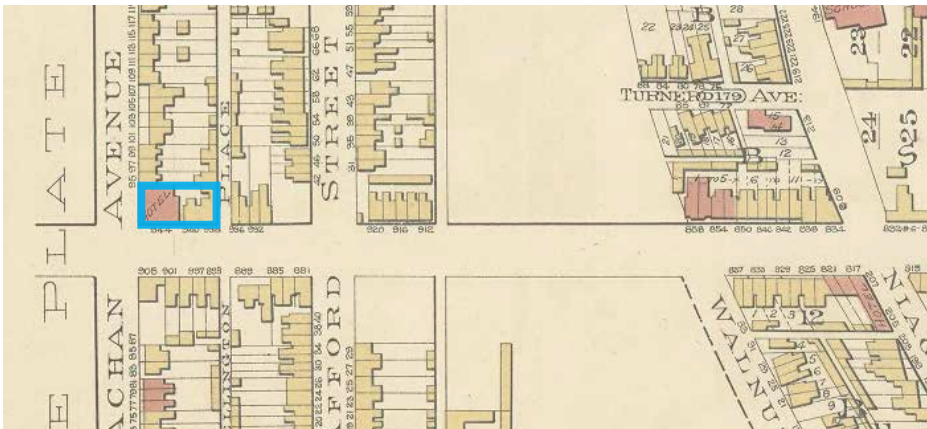
King & Strachan looking west, 1965 - note ‘Palace Tavern’ signage at right (City of Toronto Archives)



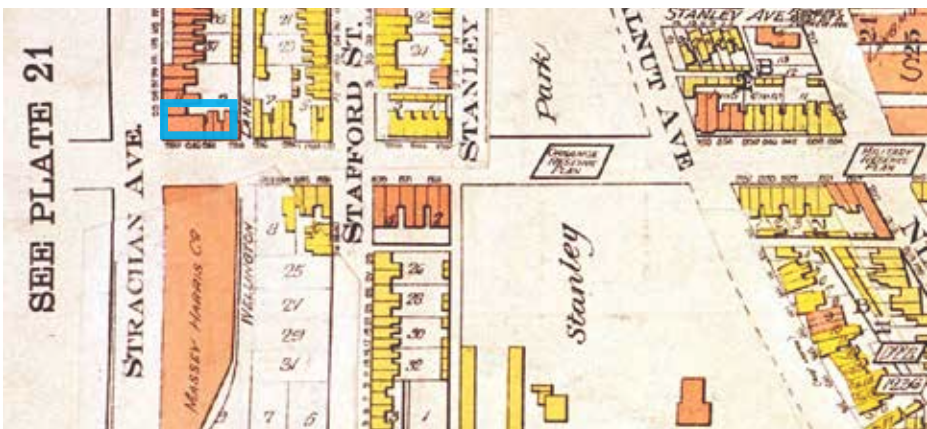
Site Evolution



Goad's Atlas, 1884.



Goad's Atlas, 1894.



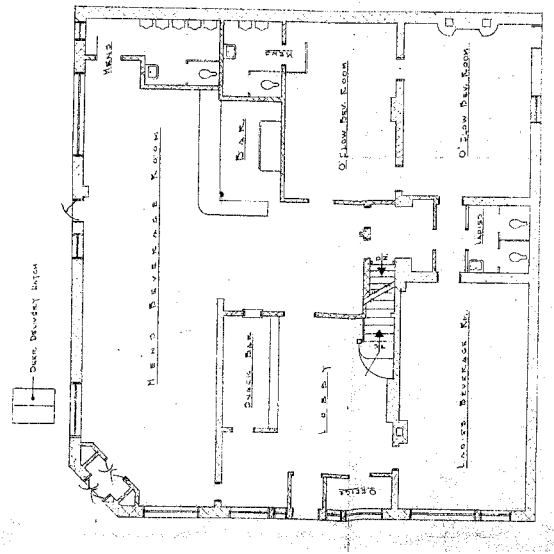
Goad's Atlas, 1913.



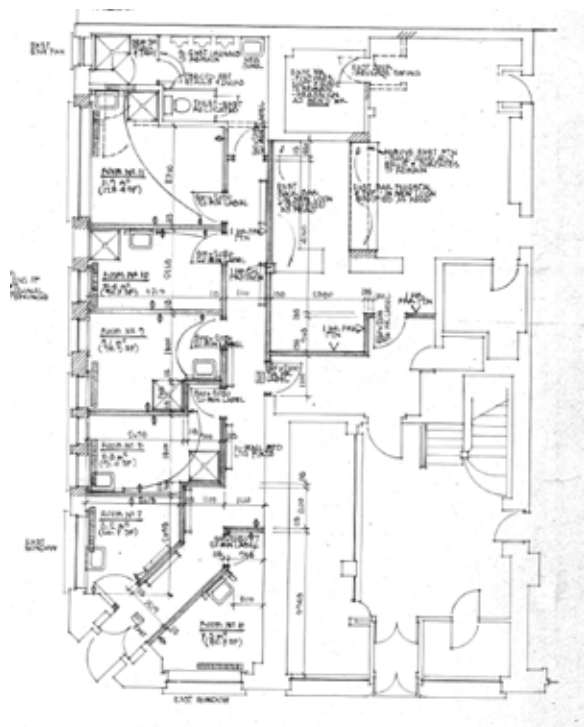
Situated at the heart of a thriving working-class district, the Palace Tavern prospered throughout the twentieth century. In line with prevailing liquor license regulations in mid-century Toronto, men's and women's spaces and entrances were segregated, as seen in the floor plan at right.

Significant change came to the area in the postwar period, when broader transportation shifts from rail to road encouraged manufacturing and light industry to relocate out of the urban centre to cheaper and more accessible properties on the periphery. Many former industrial buildings in the area sat vacant or were demolished in the ensuing decades, including the once-mighty Massey-Harris complex. The overall decline in the working-class population likely had a significant impact on patronage at the Palace Tavern.

In the 1970s a new owner decided to convert portions of the former public house on the ground floor to small bed-sits, primarily for single men. Beverage rooms were shifted to the basement. The floor plan at right, dating to the mid-1980s, shows how the former beverage rooms had been converted to small apartments. The building was for the next three decades a refuge for down-and-out single men who rented rooms on a weekly basis. As other similar hotels closed or were converted, including the Gladstone Hotel on Queen Street, the Palace Arms, as it came to be known, was one of the last of its kind in the city. At the time of its closure in 2017 there were some 91 rooms documented across the buildings, with some tenants having lived there for over 20 years.



Floor Plan of the Palace Tavern c. 1965 (Toronto Building Records)



Floor Plan of the Palace Tavern c. 1980s (Toronto Building Records)



Palace Tavern c. 1986 (Flickr)



938-944 King Street West c. 1986 (Flickr)

### *Architect: F.H. Herbert*

Frederick Henry Herbert was born in Bath, England, in 1865. Little is known of his early life or his architectural education and training in England. He arrived in Toronto in early 1887 and began an apprenticeship with Richard Ough, a local architect who had trained in the United States. At that time the Queen Anne style, imported from Richard Norman Shaw in England, was popular for residential designs in Toronto, as was the Richardsonian Romanesque, best expressed by the architect E.J. Lennox in his design for Toronto's City Hall. Construction began on the imposing Romanesque City Hall the year Herbert opened his own practice, in January 1889.

Herbert quickly emerged as a versatile architect capable of incorporating the eclectic motifs of the Queen Anne and Romanesque styles into popular designs for Toronto's market. His success can be measured in the large body of residential work he completed for then-growing areas of Toronto like the Annex and Forest Hill. Much of this work favours asymmetry of composition, free style plan and massing, picturesque rooflines, variety of texture and his characteristic circular corner tower. Much of his work incorporated decorative sandstone elements, very much in vogue in the late 19th century Toronto, executed to a high standard of craftsmanship.

Herbert also had a range of commercial and institutional designs throughout Southern Ontario to his credit, including the recently-restored Dineen Building at 140 Yonge Street. He was just as competent designing large factories as homes for the well-to-do, shown in his many designs for industrial concerns in the turn of the century King-Spadina district. In addition to the Palace Hotel on King Street West, he also designed several other hotels, including Somerset House on Carlton Street.

According to Robert Hill in the *Biographical Dictionary of Architects in Canada*, Herbert was "always willing to give his brother architects the benefit of his advice, and was known as a genial friend by a host of people outside his profession". He died in Toronto in September, 1914 and was buried at Mount Pleasant Cemetery.

## 3 HERITAGE POLICY CONTEXT

### *Overview*

The following documents were reviewed in preparing this HIA:

- Ontario Provincial Policy Statement, 2014 (the “PPS”);
- The City of Toronto Official Plan, 2015 (the “Official Plan”); and
- Garrison Common North Secondary Plan, 2010 (the “Secondary Plan”).

### *Provincial Policy Statement*

Section 2.6.1 of the PPS provides that:

*[S]ignificant built heritage resources and significant cultural heritage landscapes shall be conserved.*

The definitions in the PPS further provide that “significant built heritage resources” can include buildings that have been determined to have cultural heritage value for the important contribution they make to our understanding of the history of a place, an event or a people.

The term “conserved” in the PPS means:

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

The PPS is issued under Section 3 of the Planning Act, which requires all decisions with respect to land use planning matters to be “consistent with” the provincial policy statements.

### *Official Plan*

The City of Toronto Official Plan Section 3.1.5 provides policies that seek to conserve heritage resources. “Conservation” means the identification, protection, management and use of heritage resources in a manner that ensures their cultural heritage value is retained.

The following provisions are relevant to the Site:

Policy 5 states that proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City.

Policy 26 states new construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.

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

### *Garrison Commons North Secondary Plan*

The Secondary Plan ensures new development enhance the area and be integrated into the established city fabric in terms of streets, blocks, uses and density patterns. The Secondary Plan does not provide heritage policies in addition to the Official Plan. The Site is not subject to a site and area specific policy.



## 4 ASSESSMENT OF CULTURAL HERITAGE VALUE

### 4.1 950 King Street West - Evaluation Against O. Reg. 9/06

ERA concludes that the property is eligible for designation under Part IV of the Ontario Heritage Act.

	<b>Value (quoted from O. Reg. 9/06)</b>	<b>Assessment: Palace Arms (950 King Street West)</b>
DESIGN/PHYSICAL VALUE	a rare, unique, representative or early example of a style, type, expression, material or construction method	The property is a representative example of a commercial building in the Richardsonian Romanesque style popular in the late 19th century.
	displays a high degree of craftsmanship or artistic merit	The property is an accomplished architectural composition and includes carved stone and pressed metal details of a high calibre.
	demonstrates a high degree of technical or scientific achievement	Not applicable.
HISTORICAL/ASSOCIATIVE VALUE	direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	Not applicable.
	yields, or has the potential to yield, information that contributes to an understanding of a community or culture	Not applicable.
	demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	The property is associated with F. H. Herbert, a noted Toronto architect best remembered for his interpretations of the Queen Anne and Richardsonian Romanesque styles in late 19th century Toronto.
CONTEXTUAL VALUE	important in defining, maintaining or supporting the character of an area	The property is an important vestige of Victorian Toronto and maintains the historic working-class character of the local area.
	physically, functionally, visually or historically linked to its surroundings	The property is linked to its surroundings.
	a landmark	Not applicable.

## 4.2 95-99 Strachan Avenue - Evaluation Against O. Reg. 9/06

ERA concludes that the property is eligible for designation under Part IV of the Ontario Heritage Act.

	<b>Value (quoted from O. Reg. 9/06)</b>	<b>Assessment: Palace Arms (950 King Street West)</b>
DESIGN/PHYSICAL VALUE	a rare, unique, representative or early example of a style, type, expression, material or construction method	The property is a representative example of a residential building in the Richardsonian Romanesque style popular in the late 19th century.
	displays a high degree of craftsmanship or artistic merit	The property includes carved stone and pressed metal details of a high calibre.
	demonstrates a high degree of technical or scientific achievement	Not applicable.
HISTORICAL/ASSOCIATIVE VALUE	direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	Not applicable.
	yields, or has the potential to yield, information that contributes to an understanding of a community or culture	Not applicable.
	demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	The property is associated with F. H. Herbert, a noted Toronto architect best remembered for his interpretations of the Queen Anne and Richardsonian Romanesque styles in late 19th century Toronto.
CONTEXTUAL VALUE	important in defining, maintaining or supporting the character of an area	The property is an important vestige of Victorian Toronto and maintains the historic working-class character of the local area.
	physically, functionally, visually or historically linked to its surroundings	The property is linked to its surroundings.
	a landmark	Not applicable.

### 4.3 938-944 King Street West - Evaluation Against O. Reg. 9/06

ERA concludes that the property is eligible for designation under Part IV of the Ontario Heritage Act.

	<b>Value (quoted from O. Reg. 9/06)</b>	<b>Assessment: Palace Arms (950 King Street West)</b>
DESIGN/PHYSICAL VALUE	a rare, unique, representative or early example of a style, type, expression, material or construction method	The property is a representative example of a residential building in the Richardsonian Romanesque style popular in the late 19th century.
	displays a high degree of craftsmanship or artistic merit	The property includes carved stone details of a high calibre.
	demonstrates a high degree of technical or scientific achievement	Not applicable.
HISTORICAL/ASSOCIATIVE VALUE	direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	Not applicable.
	yields, or has the potential to yield, information that contributes to an understanding of a community or culture	Not applicable.
	demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	The property is associated with F. H. Herbert, a noted Toronto architect best remembered for his interpretations of the Queen Anne and Richardsonian Romanesque styles in late 19th century Toronto.
CONTEXTUAL VALUE	important in defining, maintaining or supporting the character of an area	The property is an important vestige of Victorian Toronto and maintains the historic working-class character of the local area.
	physically, functionally, visually or historically linked to its surroundings	The property is linked to its surroundings.
	a landmark	Not applicable.

#### 4.4 Draft Statement of Significance (For Discussion)

The Palace Arms Hotel (principal address at 950 King Street West, Toronto) has cultural heritage value as a well-crafted example of a late 19th century commercial building that displays elements of the popular architectural idioms of its era. It is particularly distinguished by the round-arched motifs and elaborate stone detailing associated with the Romanesque Revival style, as well as its irregular massing, eclectic composition and picturesque roofline. This stylistic vocabulary is seamlessly applied to the contiguous properties immediately to the north and east, built shortly afterwards.

The property has value for its connection to the notable Toronto architect F. H. Herbert, who designed all three buildings (950 King Street West, 95-99 Strachan Avenue and 938-944 King Street West) in stages over a 12-year period. Herbert, who had a very successful Toronto residential and commercial practice, skilfully handled the Queen Anne and Richardsonian Romanesque styles which were in vogue at the close of the 19th century. A competent and sought-after architect, his house designs rivaled E.J. Lennox among Toronto's merchant classes, and much of his legacy can be seen in Victorian Toronto neighbourhoods including the Annex.

The property also has associative value for its continuous existence of over a century as the 'Palace' or 'Palace Arms' hotel and public house. The first Palace Hotel opened in the 1870s and the name was in use in some form until the 2010s. The associative value of the building is also linked to its role in the historic development of the King and Strachan area as a manufacturing centre from the late 19th century onwards. During this period, nearby plants and factories were the economic engine of the city and made major contributions to the wartime effort in the 1940s. The enormous Massey Harris/Ferguson complex dominated the intersection for much of the 20th century. The building was for decades patronized by the local working class.

Contextually, the Palace Arms and its contiguous flanking buildings are valued for their contribution to the character of the King and Strachan intersection. While much of the surrounding historic fabric, including the Massey-Harris complex, is now gone, these buildings survive intact as a relic of the period. Their contextual value is also related to their historic and visual links to its surroundings on King Street where the distinctive turreted corner and variegated roofscape are prominent features.

## 4.5 Draft List of Attributes (For Discussion)

### 950 King Street West:

- The scale, form and massing of the building;
- The asymmetric composition of the south elevation, expressed in three bays with contrasting pointed and stepped gable ends;
- The trio of pointed gable ends on the west elevation, expressed in three bays;
- The regular rhythm of openings on the west elevation, with pairs of square-headed rectangular windows on the second storey and round-headed windows on the third;
- The moulded cornice on the west elevation separating the second and third storeys;
- The large Romanesque brick arch on the south elevation, and the round-headed brick arches (currently bricked-in) on the west elevation;
- The mixture of round and square-headed openings on the south and west elevations;
- The red brick cladding (currently painted) and the brick, wood and sandstone detailing, including sills and lintels, stone sill course, brick corbel tables, stone pier caps and stone corbels; and
- The southwest corner, with its circular oriel window with cut stone detailing, dentil course, and turreted roof.

### 938-944 King Street West:

- The scale, form and massing of the building;
- The symmetrical composition of two pairs of semi-detached properties;
- The deeply recessed entryways with significant stone detailing;
- The stone band course at the level of the first-storey lintels;
- The red brick cladding (currently painted) with sandstone detailing, including stone sills and lintels, dentil courses, keystones and cut stone columns and impost blocks at the entryways; and
- Fenestration, including the oculus windows on the second storey and the hipped dormers.

### 95-99 Strachan Avenue:

- The scale, form and massing of the building;
- The asymmetric composition of the west elevation;
- The oriel window at the second storey and its detailed corbel;
- Horizontal band courses above the first storey with keystones above the arched windows;
- Stained glass transoms in the round-headed windows;
- Peaked gable dormer windows with detailing;
- The red brick cladding (currently painted) with sandstone, wood and pressed metal detailing, including stone sills and lintels, decorative brick aprons, keystones, corbel detail under the oriel window, wooden cornices and mouldings, and metal decorative scroll brackets; and
- The deeply recessed entryways.



## 5 ASSESSMENT OF EXISTING CONDITION

ERA visited the Site for the following assessment in October 2017. The assessment that follows is based on visual inspection of all exterior elevations and select interior spaces, performed from the ground.

### 5.1 950 King Street West

#### *General Observations:*

The south elevation stands three storeys and is divided into three bays, with a large central gable end flanked by a smaller gable and larger stepped gable. It consists of stretcher bond brick cladding with rock-faced sandstone dressings. Second storey openings are surmounted by brick corbel tables and at the corner is a projecting turret with a cut stone corbel with decorative details.

#### *Masonry:*

The red brick masonry, which is heavily overpainted, was found to be in fair condition. Selective repointing will be necessary but most joints are performing as intended. In select areas mortar loss and step-cracking was observed. Significant water damage/staining is present under sills. Some faces have heavy environmental soiling. Stone masonry is generally in fair condition. Evidence of heavy settlement was observed in cracked lintels and moisture damage has eroded some sills. Some units showed signs of delamination.

Masonry near the roofline was found to be typically in poor condition, as insufficient/damaged flashing or drip edges are allowing water to continually damage stone and brick. Staining, joint loss, sill erosion and brick delamination can all be seen near the roofline.

#### *Openings:*

In most cases double-glazed fixed aluminum window units have replaced the originals, and many of these are performing poorly with significant evidence of deterioration. Many of the building's original openings were bricked-in at some point in the past although original arches and lintels appear in good condition.

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

**Excellent:** *Superior aging performance. Functioning as intended; no deterioration observed.*

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

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

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

**Defective:** *Not functioning as intended; significant deterioration and major distress observed, possible damage to support structure; may present a risk; must be dealt with immediately.*



Chimney masonry in poor condition, also showing significant deterioration of asphalt shingles (ERA, 2017)



Water damage to masonry visible near the roofline flanking the turret (ERA, 2017)

#### *Roofing:*

ERA reviewed the roofing from grade. The roofing material is asphalt shingles. The shingles appeared to be in fair to poor condition and in need of immediate repair. The rainwater systems, consisting of aluminum gutters and downspouts, are in poor condition with some components missing. This is only a preliminary assessment -- a more detailed review requires roof access.

#### *Interior:*

ERA reviewed interior spaces on all floors of 950 King St. West. Some original fixtures and decorative details, including the staircase off the main entry and select plasterwork, remain intact and are in fair condition. However, many interior building elements, including flooring, walls and ceilings, were found in an advanced state of deterioration. Evidence of damp and wood rot of lath and plaster was found in several locations.

## 5.2 95-99 Strachan Avenue

#### *General Observations:*

Originally three separate residences, the building is 2 1/2 storeys, of masonry construction with a cross-gable roof and recessed entrances. The composition is asymmetric with an oriel window on the southernmost end. It is clad in red brick with stone and pressed metal details and contains a mix of round and flat-headed arched openings.

#### *Masonry:*

The red brick masonry, which is heavily over-painted, was found to be in fair condition. Spalling was noted in select areas, and anchor holes are scattered randomly across façades. Environmental staining and moisture damage were commonly noted, particularly under openings.



Significant masonry deterioration near the roofline, including spalled bricks and stone sills (ERA, 2017)



Former openings filled in with brick and signs of environmental staining (ERA, 2017)



Modern replacement window unit in fair condition (ERA, 2017)



Deterioration of sandstone sill (ERA, 2017)



Cut sandstone detailing at corbel in good condition, though heavily overpainted (ERA, 2017)



Detail of delamination of sandstone plinth from road salt (ERA, 2017)





Showing significant modification to openings, bricking-in of arch and modern sealed aluminum window units (ERA, 2017)



Modern aluminum window units in poor condition - typical (ERA, 2017)



Rainwater systems in poor condition - missing downpipe (ERA, 2017)



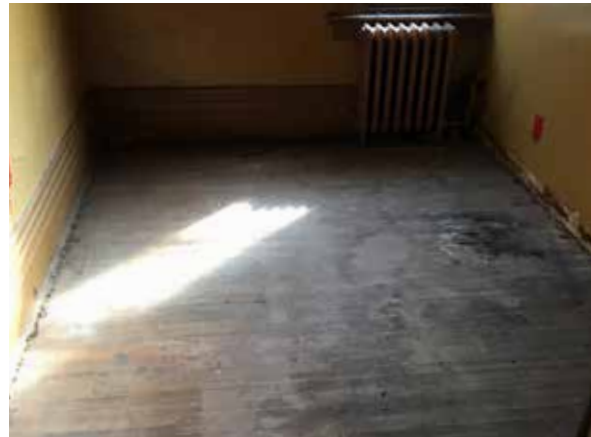
Some interiors in poor condition -- exposed lath & plaster on a partition wall, 950 King St. W. (ERA, 2017)



Staircase decorative elements in good condition, 950 King St. W. (ERA, 2017)



Some interiors retain decorative plaster and millwork in fair condition, 950 King St. W. (ERA, 2017)



Timber strip flooring in poor condition; moisture damage -- typical, 950 King St. W. (ERA, 2017)



Modern aluminum sealed window units in fair to poor condition -- typical (ERA, 2017)



Stone sills and plinth are in fair condition, with some deterioration of the latter from road salts. Several sills were cracked and/or delaminating.

*Openings:*

Original wooden doors with decorative detailing remain and appear in fair condition. In most cases double-glazed fixed aluminum window units have replaced the originals, and many of these are performing poorly with significant evidence of deterioration. Many of the building's original openings were bricked-in at some point in the past although original arches and lintels appear in good condition.

*Roofing:*

ERA reviewed the roofing from grade. The roofing material is asphalt shingles. The shingles appeared to be in fair to poor condition and in need of immediate repair. The rainwater systems, consisting of aluminum gutters and downspouts, are in poor condition with some components missing. This is only a preliminary assessment -- a more detailed review requires roof access.

*Interior:*

ERA reviewed parts of the interiors of 95 and 99 Strachan Avenue. 95 Strachan is currently vacant. While many original decorative features remain, including an elaborate wooden mantle surround, the building components were generally found to be in poor condition. 99 Strachan is currently used as an architect's office and residence. The building was found to be well maintained and in good condition.

### 5.3 938-944 King Street West

*General Observations:*

Originally four separate dwellings, the building is



938-944 King Street West, showing masonry in overall good condition, with wear near grade and roofline (ERA, 2017)



Water staining of brickwork under sills and projections -- typical (ERA, 2017)



Poorly executed brick repairs (ERA, 2017)



Showing heavy masonry staining under oriel window (ERA, 2017)



Step-cracking and failed joints revealing settlement of the building (ERA, 2017)

expressed in two symmetrical pairs of 2 1/2 storey brick and stone façades. The recessed entries feature elaborate masonry detail.

*Masonry:*

The red brick masonry, which is heavily over-painted, was found to be in fair condition. Selective repointing will be necessary but most joints are performing as intended. Stairs were replaced at some point in the past with poured concrete.

In select areas mortar loss and step-cracking was observed. Significant water damage/staining is present under sills. Some faces have heavy environmental soiling. Stone masonry is generally in fair condition. Evidence of heavy settlement was observed in cracked lintels and moisture damage has eroded some sills. Some units showed signs of delamination. The cut stone transoms are in good condition.

*Openings:*

Original wooden doors with decorative detailing remain and appear in fair condition. In most cases double-glazed fixed aluminum window units have replaced the originals, and many of these are performing poorly with significant evidence of deterioration.

*Roofing:*

ERA reviewed the roofing from grade. The roofing material is asphalt shingles. The shingles appeared to be in fair to poor condition and in need of immediate repair. The rainwater systems, consisting of aluminum gutters and downspouts, are in poor condition with some components missing. This is only a preliminary assessment -- a more detailed review requires roof access.

*Interior:*

ERA did not review the building interior.

## 6 DESCRIPTION OF PROPOSED DEVELOPMENT

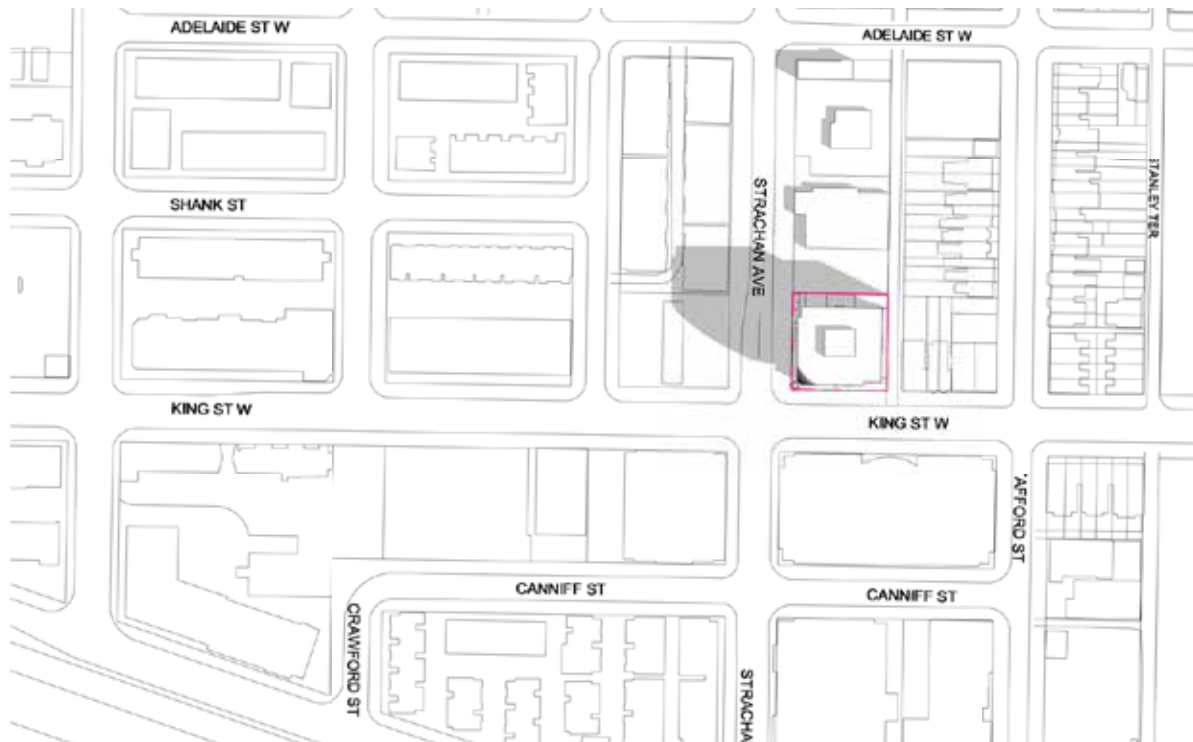
The proposed development anticipates the integration of the existing three storey building(s) on the Site with a new 16 storey building. The principle (south and west) elevations and the first 5m of the north and east return elevations will be retained and integrated with the new construction.

All building fabric beyond the retained 5m portion will be replaced with new construction. The tower will be stepped back 5m from Strachan Avenue and King Street West at the fourth level. The tower will provide a contemporary design and material palette that is distinguishable from and sympathetic to the heritage building.

The rehabilitation of the principle elevation will conserve the historic facade features and reinstate most original openings. The new development will provide commercial uses at grade and new residential units at the upper levels.



North-east view of the proposed development (Sweeney & Co Architects, 2018).

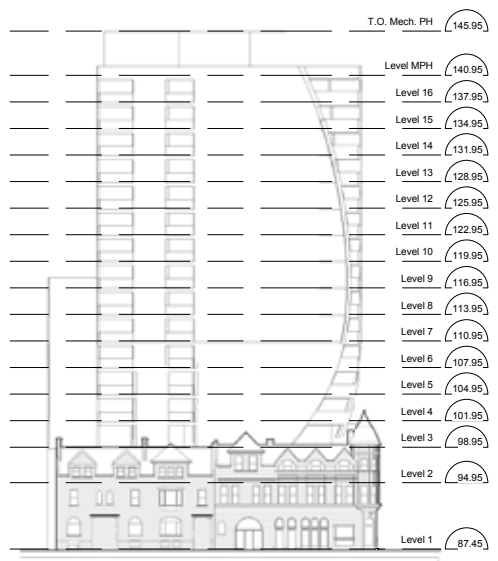


Context plan (Sweeney & Co Architects, 2017).

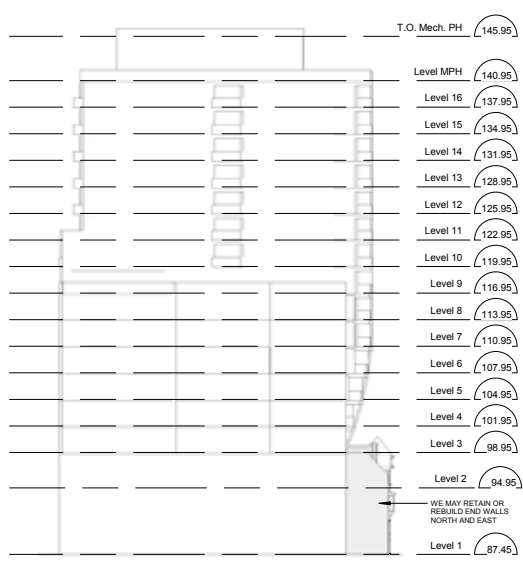


View east along King Street West (Sweeney & Co Architects, 2017).





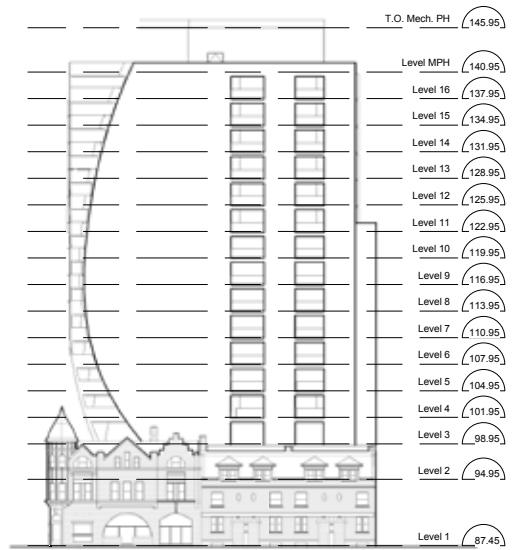
2 West Elevation Z  
 A401 1:400



1 North Elevation Z  
 A401 1:400



2 East Elevation Z  
 A402 1:400



1 South Elevation Z  
 A402 1:400

Above | Proposed elevations (Sweeney & Co Architects, 2018).



## 7 ASSESSMENT OF PROPOSED DEVELOPMENT

### 7.1 Summary of Impacts

The following table identifies impacts of the proposal on heritage properties (City of Toronto’s Heritage Impact Assessment Terms of Reference, 2014).

Possible Effect	Assessment
Destruction of any, or part of any, significant heritage attributes or features	Portions of the building will be removed and altered, though the principle (south and west) elevations and 5m of the return (north and east) elevations will be retained.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance	The proposed alterations are compatible with and sympathetic to the heritage resources.
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	No impact, see shadow study in Appendix C.
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship	The building’s historic relationship to the street and area will be maintained.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	No significant views or vistas will be obstructed.
A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property’s cultural heritage value	The site will continue its residential uses, as well as provide commercial uses at grade.
Land disturbances such as a change in grade that alters soils, and drainage patterns	No grade changes are proposed.
Other possible effects (specify if any)	None

## 8 CONSERVATION STRATEGY

### 8.1 Conservation Approach

The conservation approach for the Site is rehabilitation.

This approach will ensure that the existing building retains its prominence, legibility and continues to anchor the Strachan Avenue and King Street West intersection as a valued heritage resource.

### 8.2 Conservation Scope

The following outline of proposed conservation work has been prepared for the purposes of this report. The conservation scope for the Site includes:

- Retain the principal (south and west) facade in situ;
- Conserve historic facade features, including brick masonry, openings and the variegated roof line;
- Strip paint and clean/restore all masonry;
- Replace windows;
- Lower ground floor openings to provide for universal accessibility;
- Restore bricked-in openings to match original appearance, including replacing existing windows with new units;
- Conserve and restore masonry and pressed metal ornament;
- Conserve masonry chimneys and restore slate roof; and
- Restore former entrance at southwest corner.

Conservation work will be described in further detail in a forthcoming Conservation Plan.

The work described in this Conservation Plan and other more detailed documents to follow will be executed by a specialist subcontractor with a minimum of five years experience working with heritage structures. The work will be reviewed on site by ERA Architects, or another qualified heritage consultant, for adherence to heritage conservation best practices.

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

**Restoration:** *the action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.*

**Preservation:** *the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.*

*Source: Standards and Guidelines for the Conservation of Historic Places in Canada (2010).*

### 8.3 Mitigation Strategies

The proposed development requires the removal and alteration of portions of the existing building. These alterations are necessary for the integration of new construction. The impacts to the building are mitigated by:

- Ensuring it remains legible as a three dimensional building;
- Retaining the principal (south and west) facades in situ;
- Conserving the historic facade features, including brick masonry, openings, variegated roof line and masonry chimneys;
- Reinstating most original openings;
- Retaining 5m of the east and north return elevations;
- Designing upper storeys with reference to the existing circular corner tower; and
- Maintaining the existing setbacks and providing an additional 5m setback at the existing roof/fourth level, behind the ridgeline.

Though the whole building will not be conserved, a substantial portion of the building will be retained. The principal (south and west) facades, including their most significant heritage features will be conserved. In addition, retaining a 5m setback and return elevation ensures the building's three dimensional legibility.

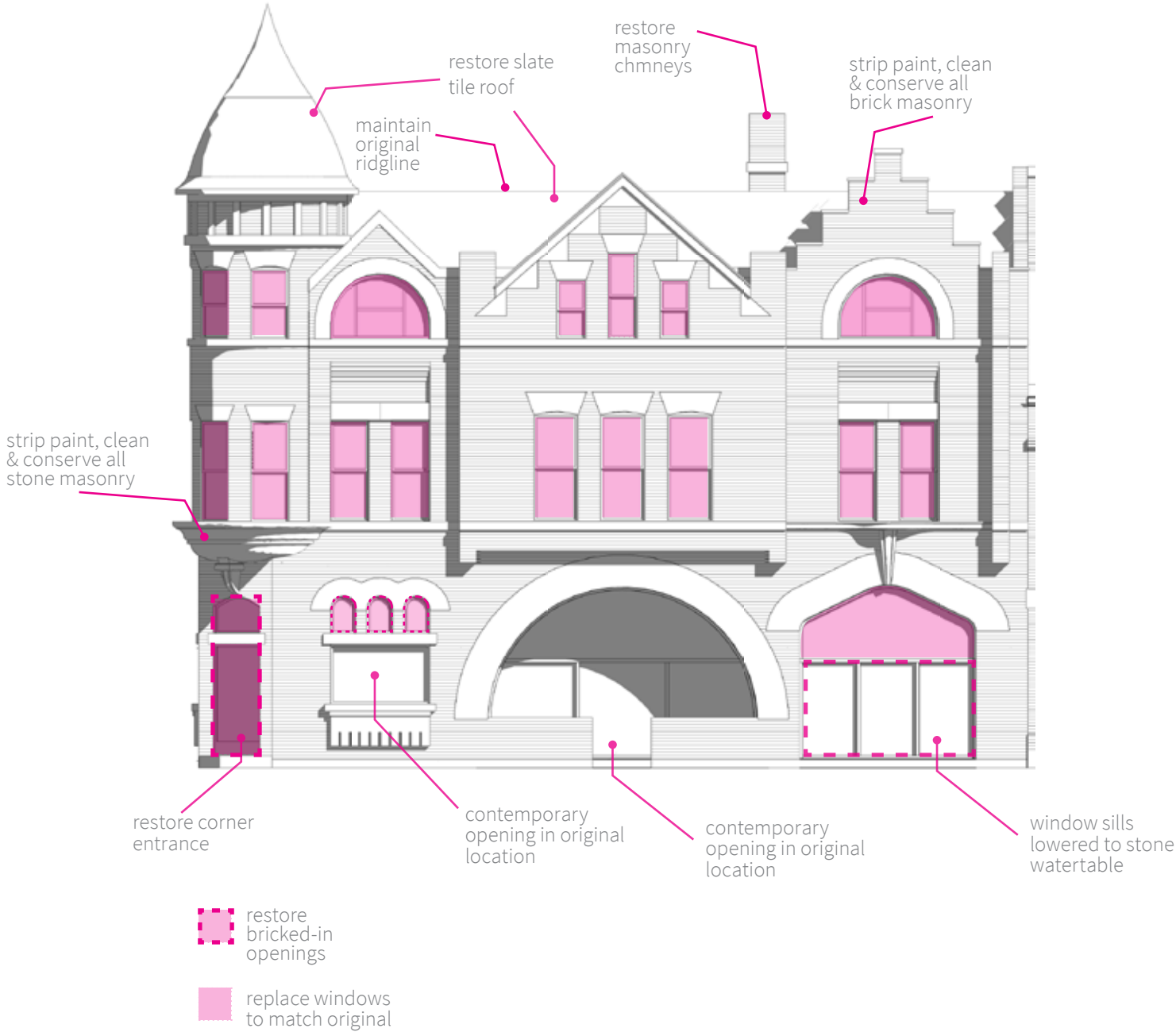
The impacts will also be mitigated by providing a contemporary design and materiality of the new development that is sympathetic with and complements the retained building.

Forthcoming Interpretation, Signage and Lighting Plans with strategies for conserving and enhancing the buildings' heritage value will be submitted to the satisfaction of City Staff.

**Conserved:** means the identification protection, management and reuse of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value is retained under the Ontario Heritage Act. This may be achieved through the implementation of recommendations set out in a conservation plan, archaeological assessment and/or Heritage Impact Assessment. Mitigation measures and/or alternative development approaches can be included in these plans and assessments. Conservation and conserve have corresponding meanings.

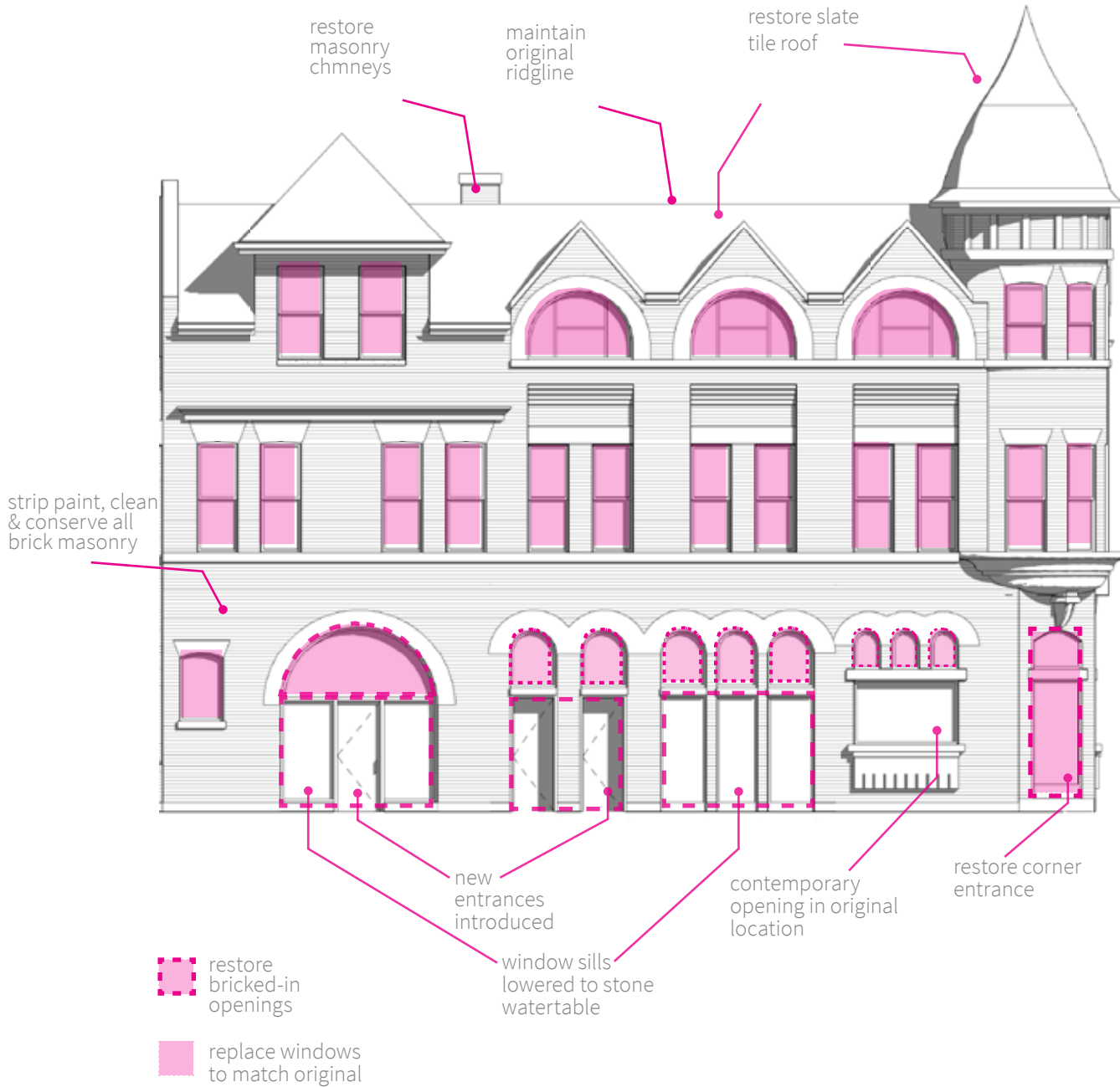
City of Toronto Official Plan, C. 3.1.5

950 King Street West: South Elevation





### 950 King Street West: West Elevation

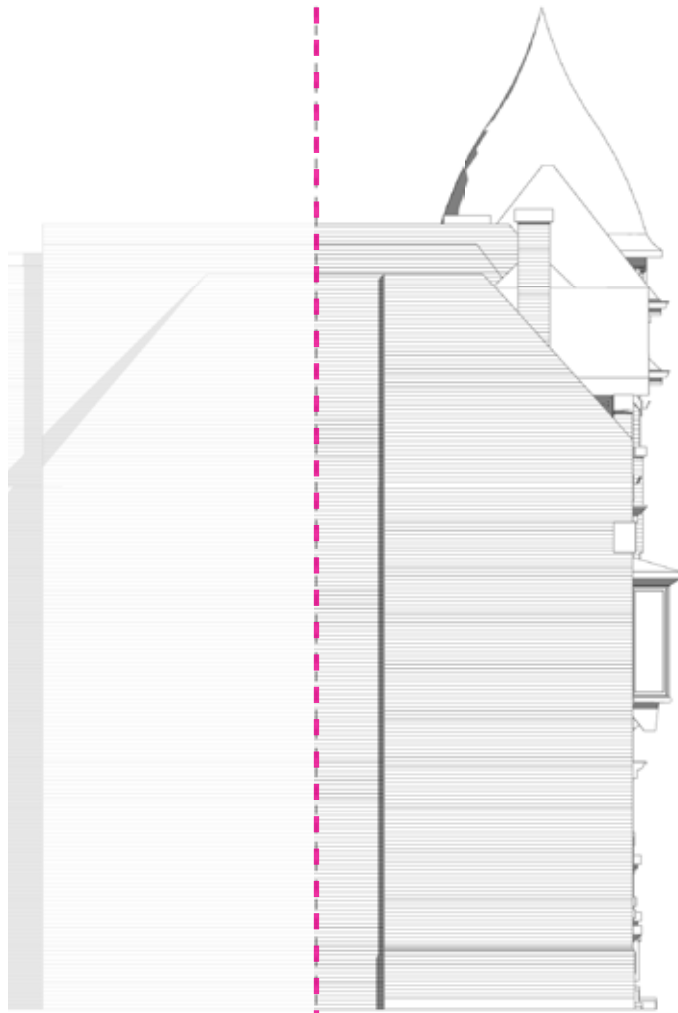


95-99 Strachan Avenue: West Elevation



- replacing windows to match original
- basement windows to be infilled with inset masonry original

*95-99 Strachan Avenue: North Elevation*



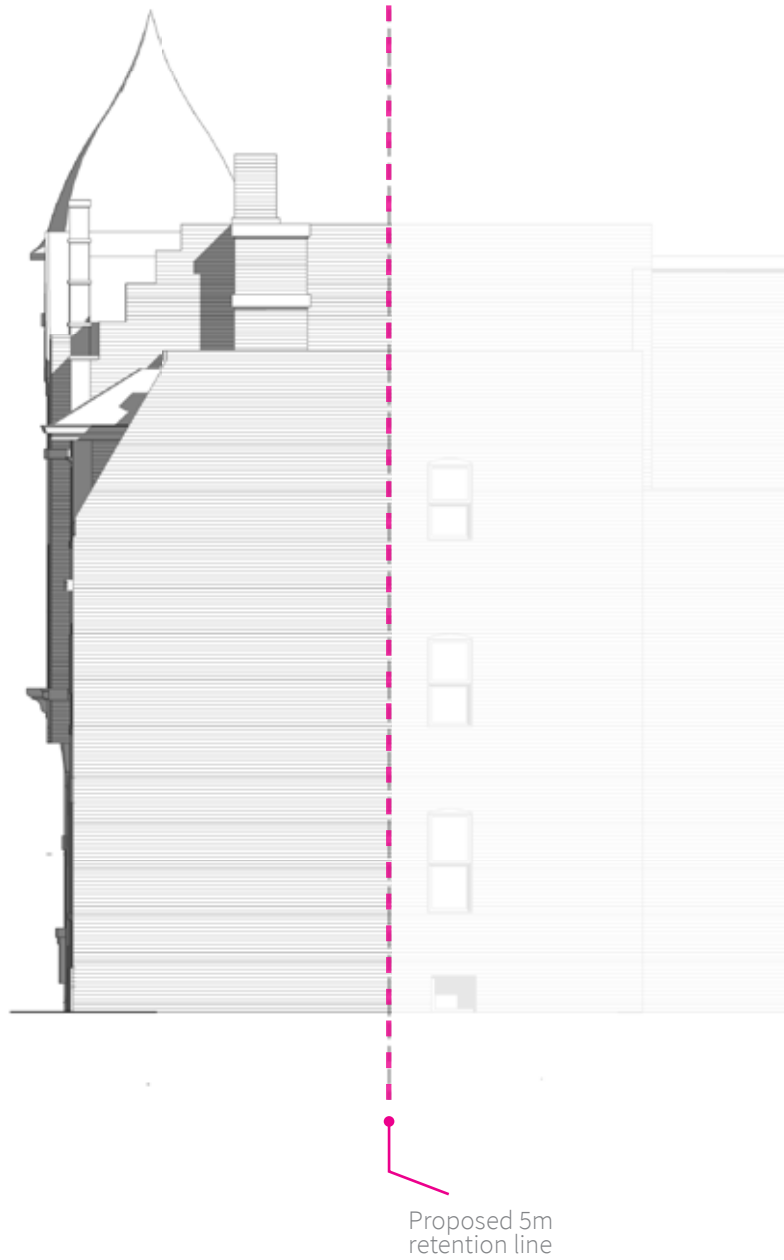
Proposed 5m  
retention line

938-944 King Street West: South Elevation



- replacing windows to match original
- basement windows to be infilled with inset masonry original

*938-944 King Street West: East Elevation*





## 9 CONCLUSION

The proposed development will rehabilitate the Site while retaining its most significant heritage attributes. Though portions of the building fabric will be removed, the principal elevations and significant heritage features will be retained. The retained building will be integrated with the new development, which will be distinguishable from and sympathetic to the existing heritage building.

While a draft statement of significance and list of attributes for the existing building on the Site are proposed in this report, further coordination with City Staff is required to determine and articulate the cultural heritage value of the Site.

We ask that ERA, Heritage Preservation Services Staff and the local Councillor work together to determine an appropriate designation description for the Site as the development process moves forward.

## 10 PROJECT PERSONNEL

### Philip Evans

Philip Evans is a principal of ERA Architects and the founder of small. In the course of his fourteen-year career, he has led a range of conservation, adaptive reuse, design, and feasibility planning projects. Philip is a professional member of CAHP.

### Annabel Vaughan

Annabel Vaughan is a graduate architect and project manager with ERA Architects. She received her Master of Architecture from the University of British Columbia.

### Emma Cohlmeier

Emma Cohlmeier works with the heritage planning team at ERA Architects. She has a Master Degree in Urban Planning from the University of Toronto and a Bachelor of Arts from the University of Guelph.

### Nicholas Thompson

Nicholas Thompson is a heritage planner at ERA Architects. He has master's degrees in history (McGill University) and planning (University of Toronto), as well as a Certificate in Historic Building Conservation (Cambridge University).

### Emily Collins

Emily Collins works with the heritage planning team at ERA Architects. She received her Bachelor of Environmental Studies in Honours Planning from the University of Waterloo.

## 11 REFERENCES

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## 12 APPENDICES

Appendix A: Existing Elevations, ERA Architects



West Elevation - Existing 2  
1:50 AH501



South Elevation - Existing 1  
1:50 AH501

Project north

**ERA**

Project: 950 King St W Palace Arms

Address: 950 King St W  
For: Alexander Striper

Project no: 14-084-04

Scale: 1:50

Drawn by: LMF

Reviewed by: AV

Drawing title: West & South Elevation - Existing

Sheet no: **AH501**



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Appendix B: Architectural Plans, Sweeney & Co.



**ZONING INFORMATION**

PROJECT DESCRIPTION 16-storey residential building with retail at grade

ADDRESS 950 King Street West  
 569-2013 ZONING BYLAW CR 2.5 (c2.0 ; r2.5) SS2 (x1773)  
 SITE AREA 1,368.12 m<sup>2</sup>  
 LOT COVERAGE RATIO 0.68 (LEVEL 1 GFA / SITE AREA)  
 DENSITY 10.91 x

AVERAGE GRADE 87.19 m  
 FIRST FLOOR GRADE 87.45 m  
 LOADING PROVIDED 1 TYPE 'G'  
 BUILDING HEIGHT 53.5 m from average grade 58.5 m from average grade to top of MPH

**FLOOR AREA**

LEVEL	TOTAL LEVELS	HT PER FLOOR (m)	TFA PER LEVEL	SALEABLE	INTERIOR RESIDENTIAL AMENITY	EXTERIOR RESIDENTIAL AMENITY	GFA DEDUCTIONS PER ZONING	TOTAL RESIDENTIAL GFA PER ZONING	TOTAL NON RESIDENTIAL GFA PER ZONING	TOTAL GFA	STUDIO	1BD	1BD + DEN	2BD	2BD + DEN	3BD	TOTAL UNITS
P3	1	2.95	1,144.71	0.00	0.00	0.00	1,144.71	0.00	0.00	0.00							
P2	1	2.95	1,338.03	0.00	0.00	0.00	1,338.03	0.00	0.00	0.00							
P1	1	4.00	1,312.83	0.00	0.00	0.00	1,312.83	0.00	0.00	0.00							
SUBTOTAL BELOW GRADE	1	9.90	3,795.57	0.00	0.00	0.00	3,795.57	0.00	0.00	0.00							
GROUND	1	7.50	1,279.52	0.00	0.00	0.00	355.17	329.20	595.15	924.35	-	-	-	-	-	-	-
LEVEL 2	1	4.00	1,298.92	712.48	49.02	62.59	135.56	1,163.36	0.00	1,163.36	28	0	0	0	0	0	28
LEVEL 3	1	3.00	909.80	800.88	0.00	0.00	45.41	864.39	0.00	864.39	2	7	4	1	0	1	15
LEVEL 4	1	3.00	975.73	866.81	0.00	0.00	45.41	930.32	0.00	930.32	2	7	4	1	0	1	15
LEVEL 5	1	3.00	1,029.34	920.42	0.00	0.00	45.41	983.93	0.00	983.93	2	7	4	1	0	1	15
LEVEL 6	1	3.00	1,070.00	961.08	0.00	0.00	45.41	1,024.59	0.00	1,024.59	2	7	4	1	0	1	15
LEVEL 7	1	3.00	1,089.06	980.14	0.00	0.00	45.41	1,043.65	0.00	1,043.65	2	7	4	1	0	1	15
LEVEL 8	1	3.00	1,089.73	980.81	0.00	0.00	45.41	1,044.32	0.00	1,044.32	2	7	4	1	0	1	15
LEVEL 9	1	3.00	969.01	614.67	252.78	95.49	298.20	670.81	0.00	670.81	0	4	1	2	0	1	8
LEVEL 10	1	3.00	979.75	873.03	0.00	0.00	45.41	934.34	0.00	934.34	0	5	2	4	0	2	13
LEVEL 11	1	3.00	938.73	832.01	0.00	0.00	45.41	893.32	0.00	893.32	1	5	2	3	0	2	13
LEVEL 12	1	3.00	934.67	827.95	0.00	0.00	45.41	889.26	0.00	889.26	1	5	2	3	0	2	13
LEVEL 13	1	3.00	934.54	827.82	0.00	0.00	45.41	889.13	0.00	889.13	1	5	2	3	0	2	13
LEVEL 14	1	3.00	927.31	820.59	0.00	0.00	45.41	881.90	0.00	881.90	1	5	2	3	0	2	13
LEVEL 15	1	3.00	923.69	816.97	0.00	0.00	45.41	878.28	0.00	878.28	1	5	2	3	0	2	13
LEVEL 16	1	3.00	919.36	812.64	0.00	0.00	45.41	873.95	0.00	873.95	1	5	2	3	0	2	13
MECH PH	-	5.00	469.80	0.00	111.71	273.62	430.28	39.52	0.00	39.52	-	-	-	-	-	-	-
<b>PROJECT TOTALS</b>	<b>16</b>	<b>58.5</b>	<b>16738.96</b>	<b>12,648.30</b>	<b>413.51</b>	<b>431.7</b>	<b>1809.54</b>	<b>14334.27</b>	<b>595.15</b>	<b>14929.42</b>	<b>46</b>	<b>81</b>	<b>39</b>	<b>30</b>	<b>0</b>	<b>21</b>	<b>217</b>

**CAR PARKING PROVIDED**

LEVEL	REGULAR	ACCESSIBLE	TOTAL
Level -1 P	14	2	16
Level -2 P	29	2	31
Level -3 P	24	2	26
Total	67	6	73

**BICYCLE PARKING PROVIDED**

Level	LONG- TERM	SHORT- TERM	TOTAL
Level -1 P	144	27	171
Level 1	52	0	52
Total	196	27	223

**RESIDENTS' LOCKERS PROVIDED**

Level	Count
Level 2	80
Total	80

**AMENITY SPACE REQUIRED**

217 UNITS X 2 sm/ UNIT INDOOR= 434 sm  
 217 UNITS X 2 sm/ UNIT OUTDOOR= 434 sm  
 TOTAL: 868 sm REQ'D, 845 sm PROVIDED

ISSUED

Date	Description
Mar. 16, 2018	Issued for Rezoning

**Sweeny&Co Architects**

134 PETER STREET | SUITE 1601  
 TORONTO, ONTARIO | M5V 2H2 | CANADA  
 P: 416-971-6252 | F: 416-971-5420  
 E: info@andco.com | www.sweenyandco.com

PROJECT NAME  
**PALACE ARMS**

950 King St. W.  
 Toronto, ON

DWG TITLE  
**Building Statistics**

DATE : 2018.03.16  
 SCALE :  
 DRAWN : AG  
 CHECKED : CR DWG No.  
 PROJ. No. : 1726 **A001**











































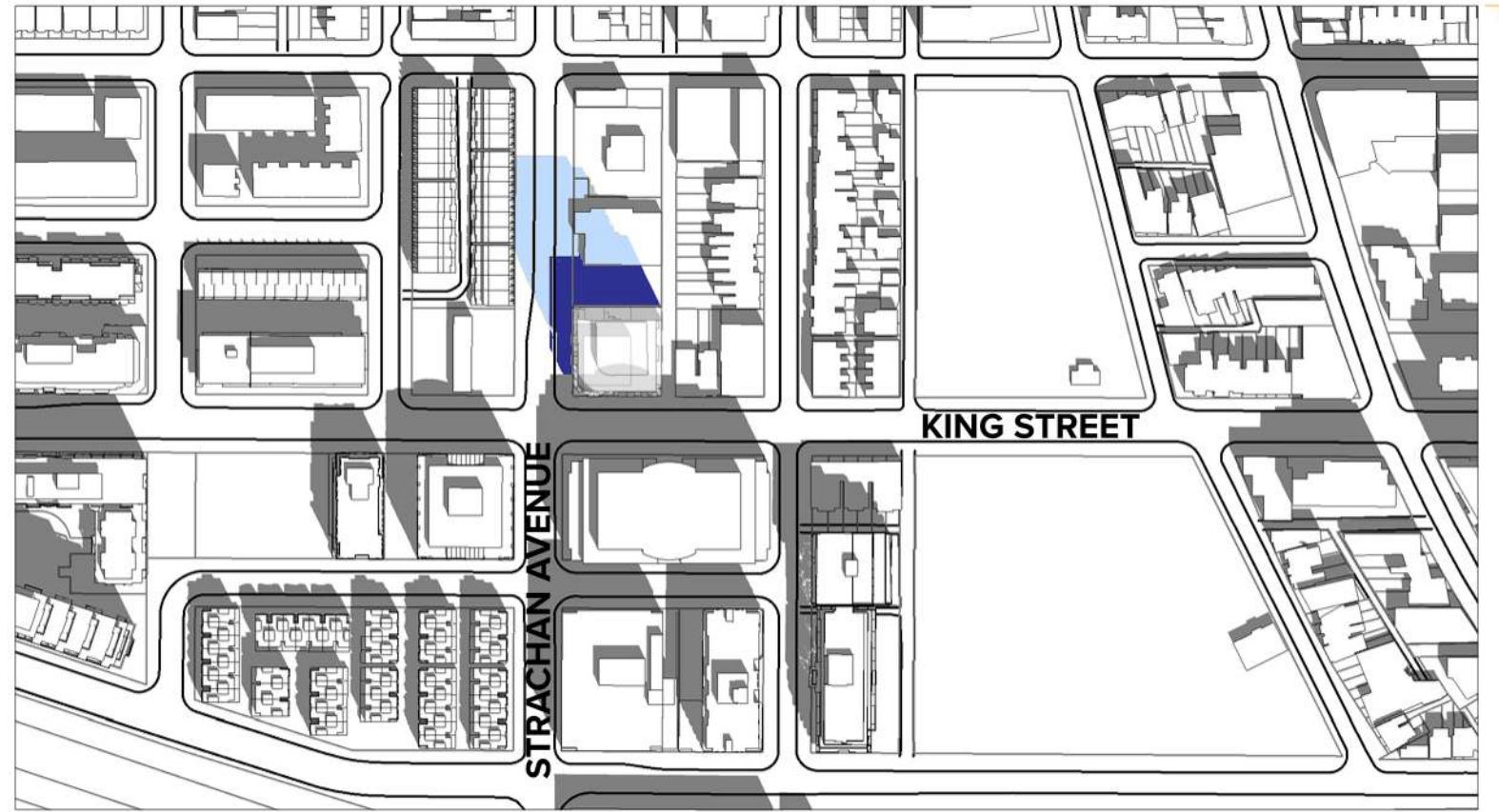


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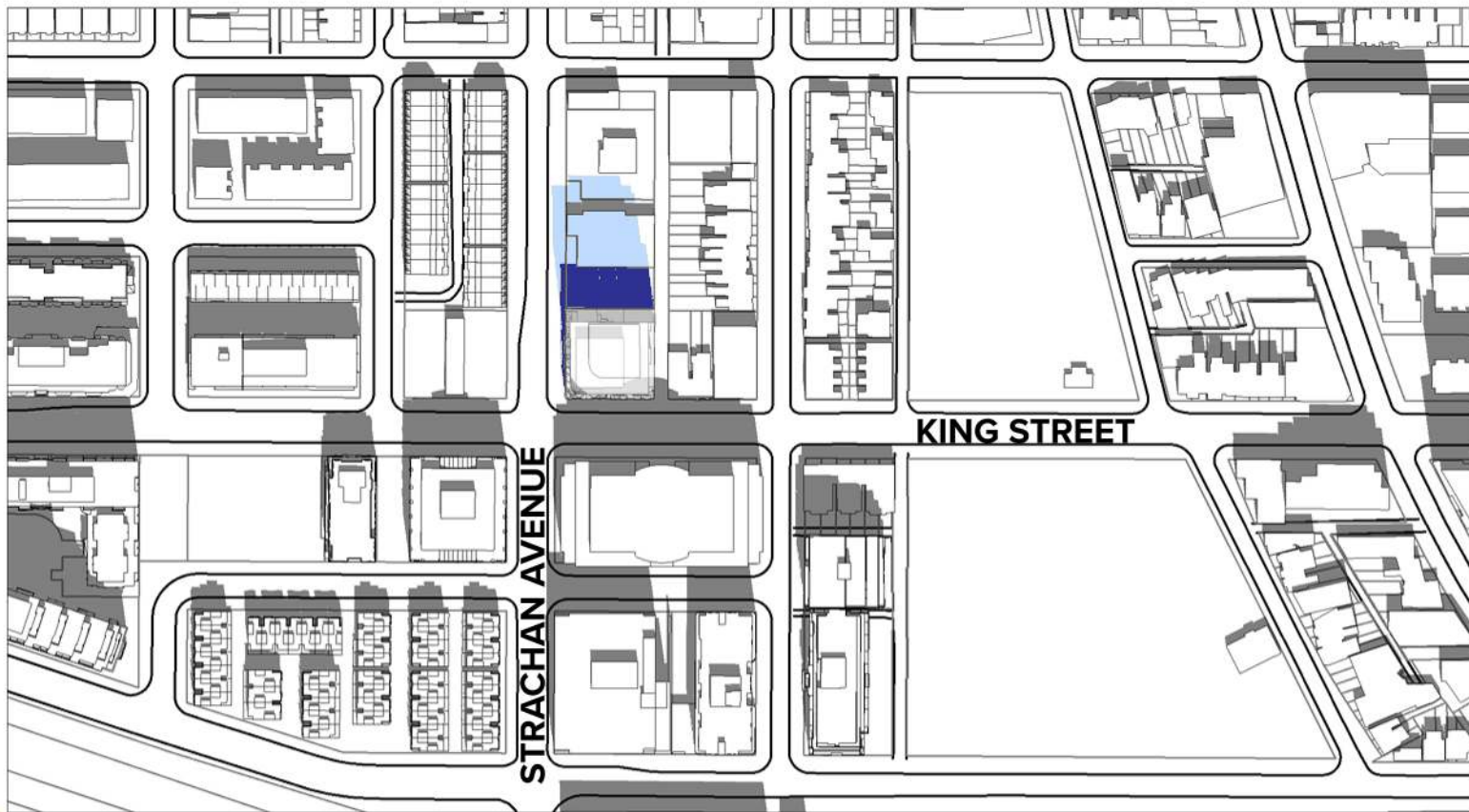
## Appendix C: Shadow Study, Sweeny & Co.



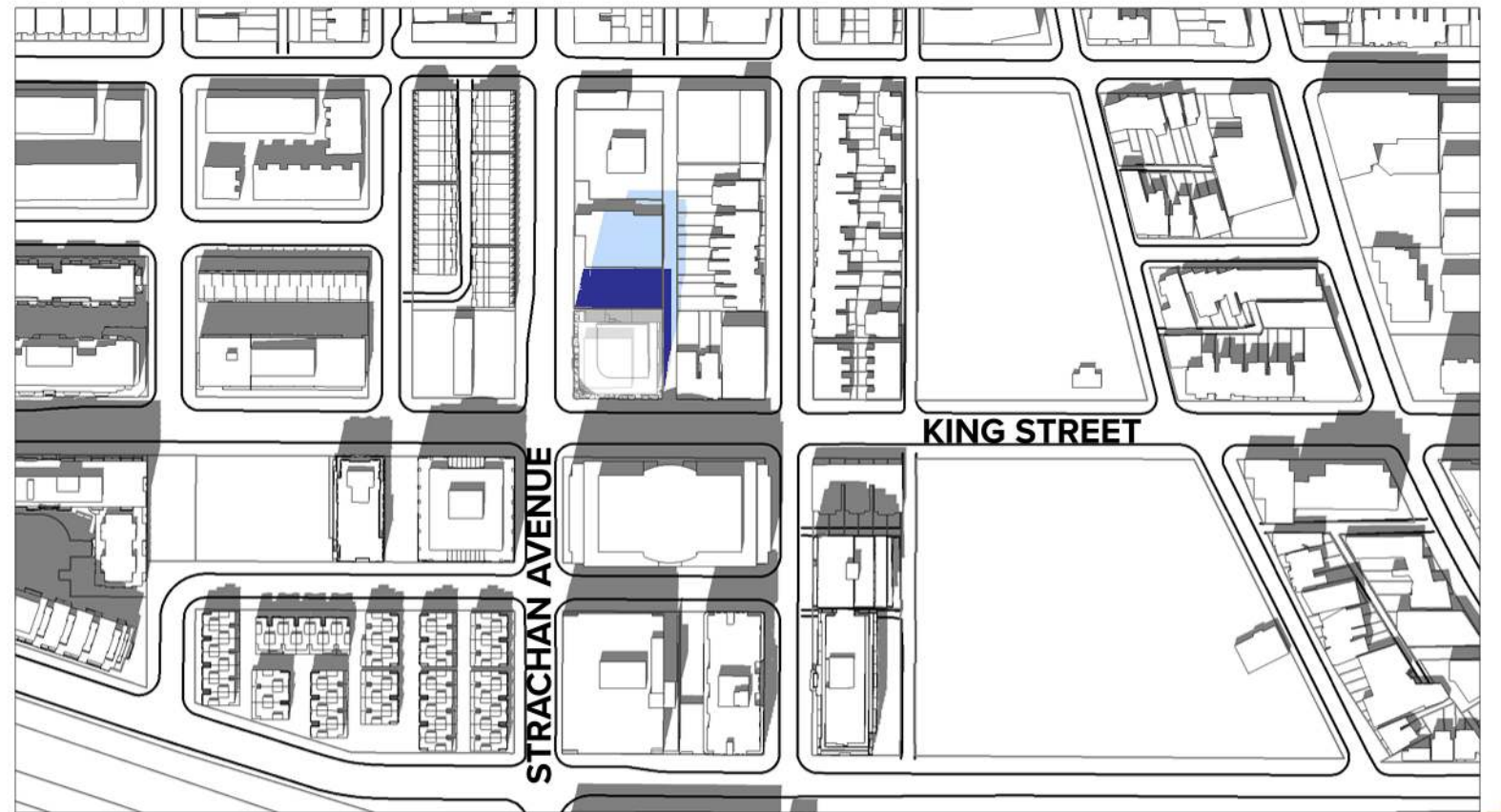
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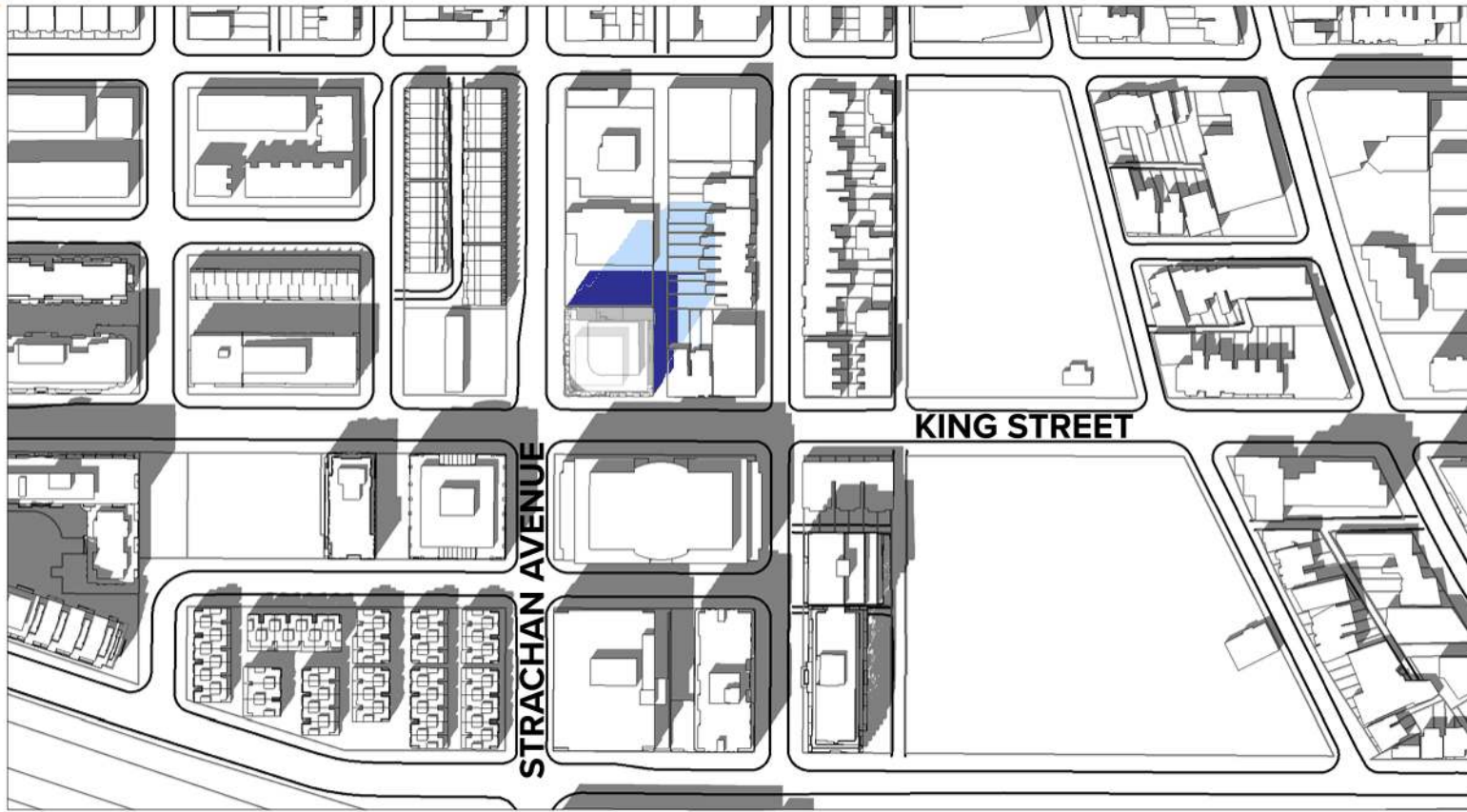
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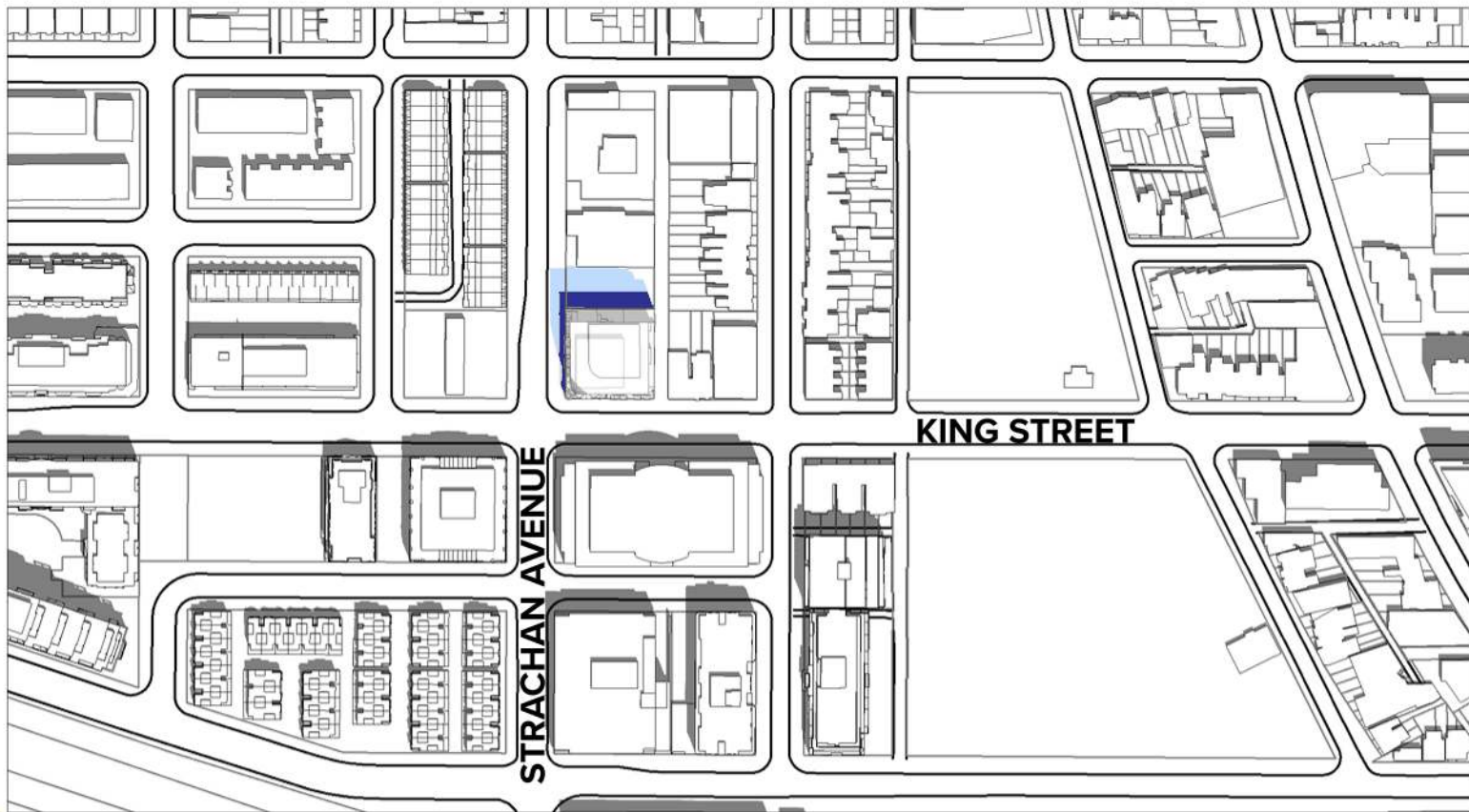




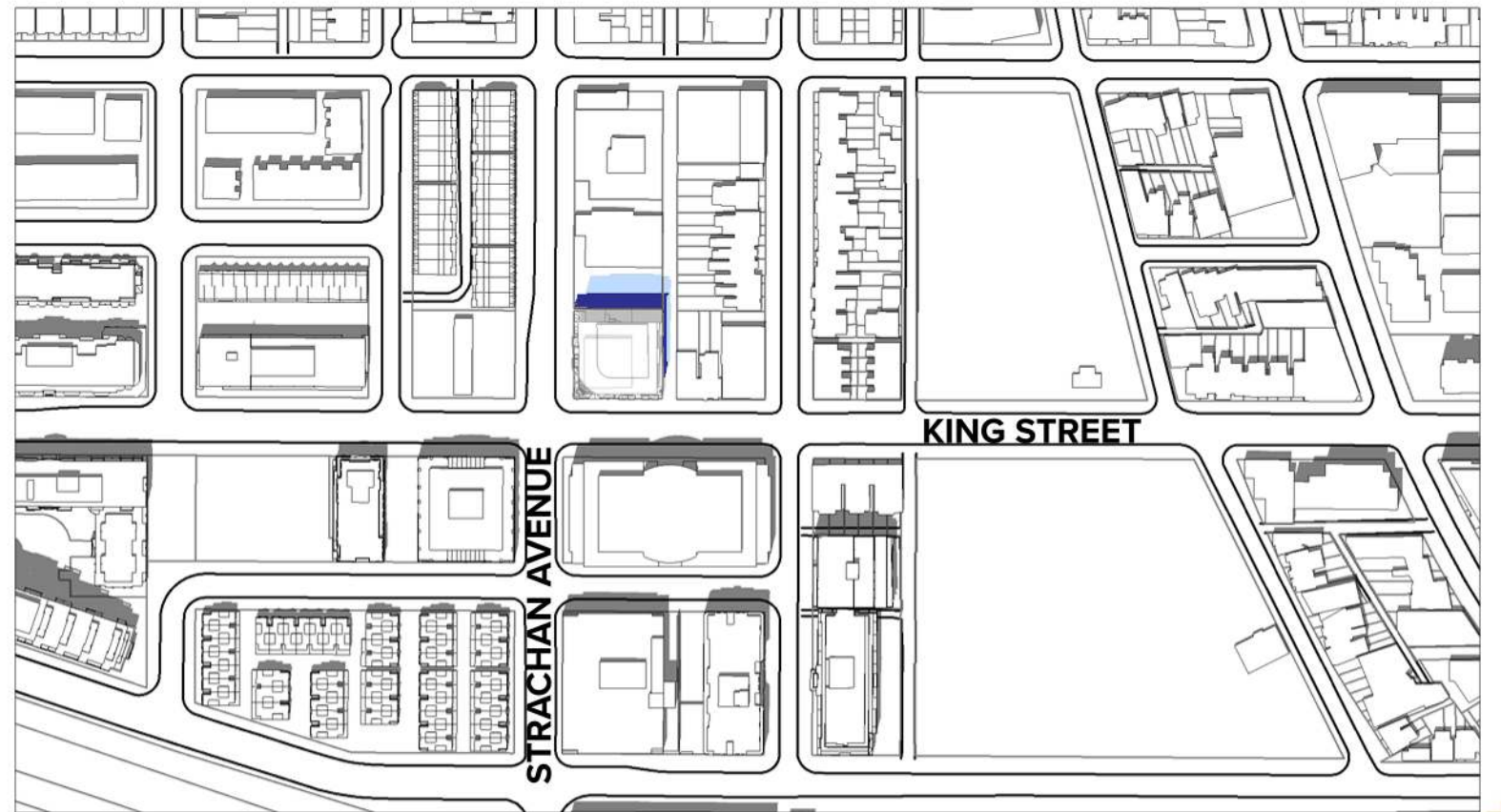
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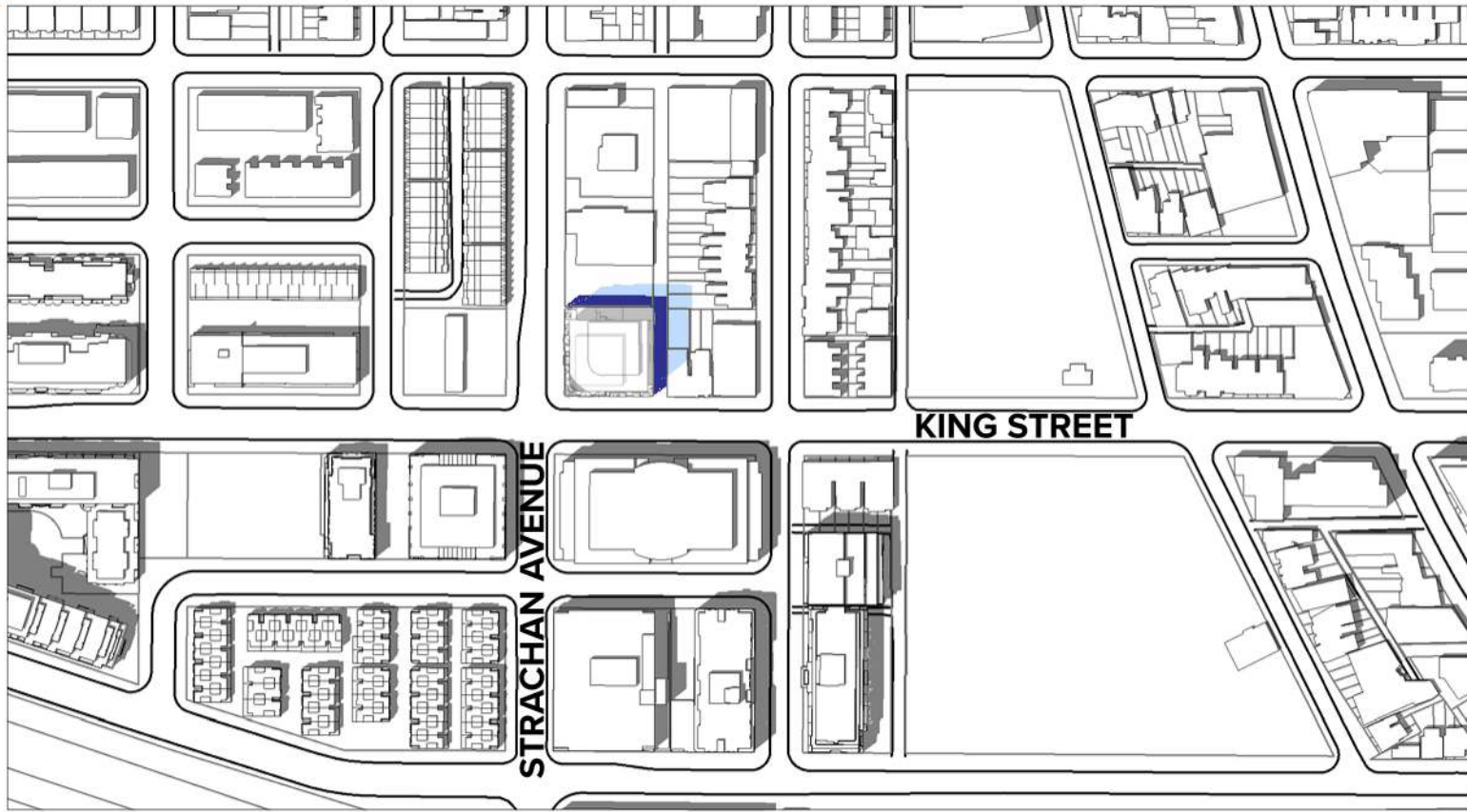
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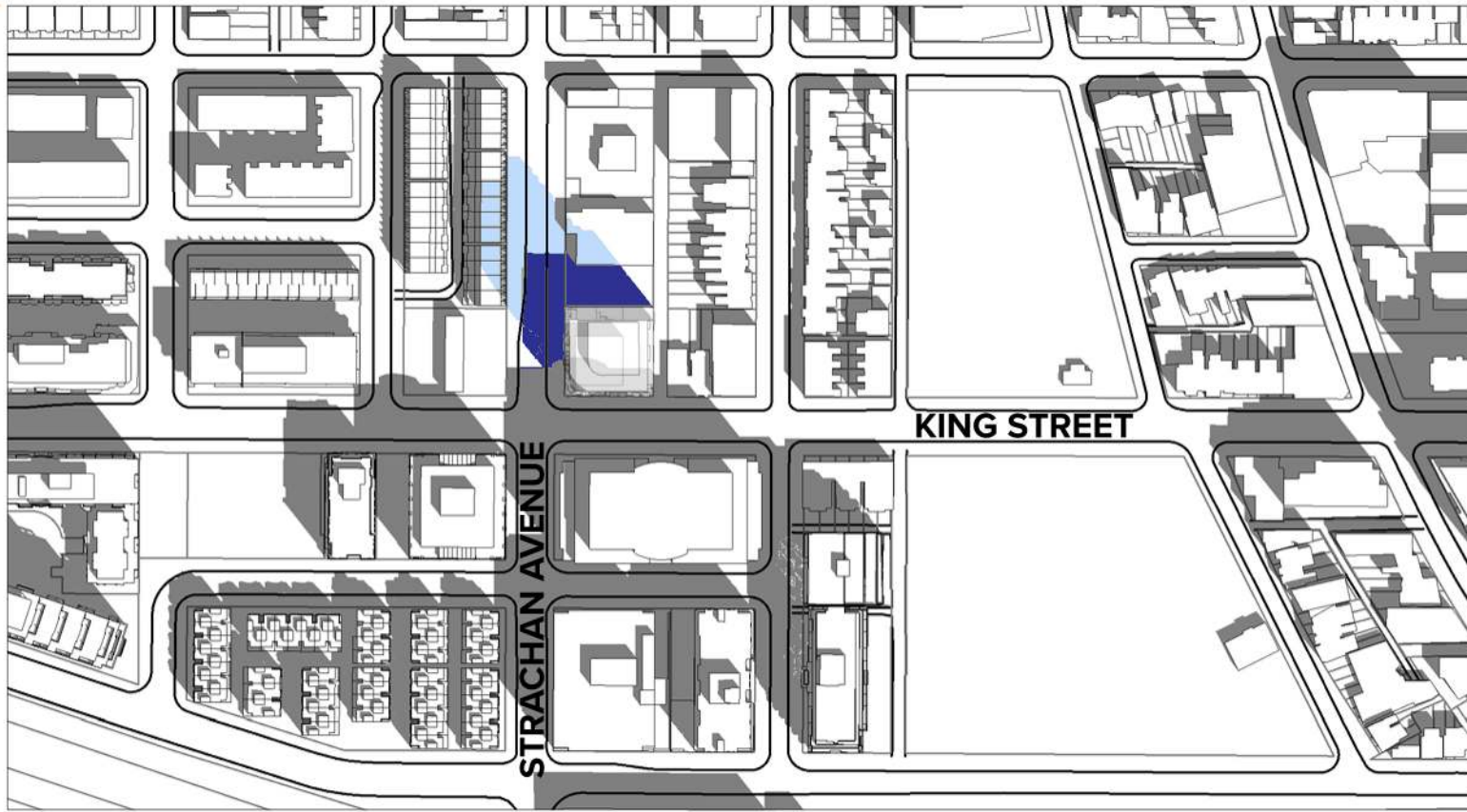
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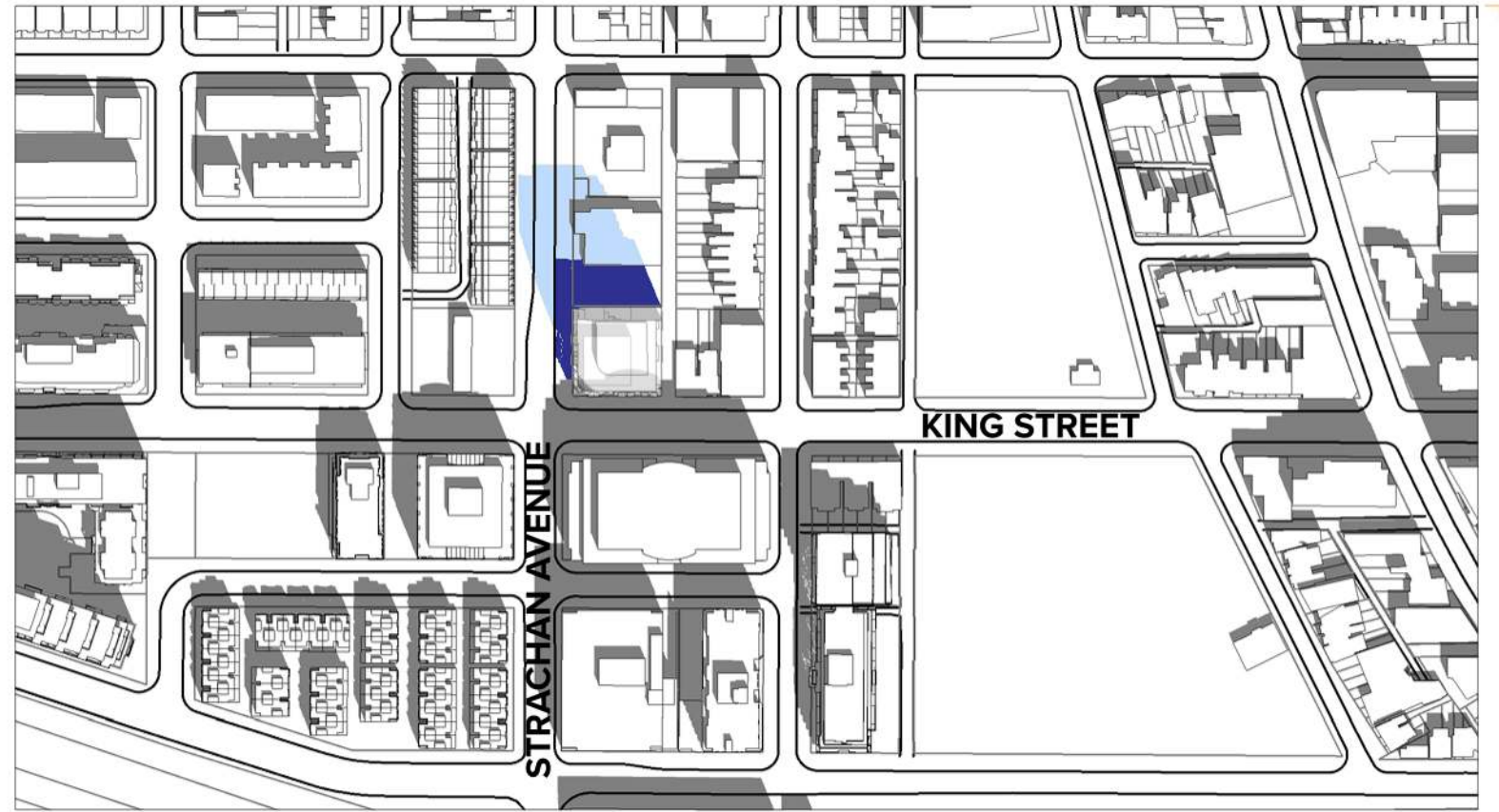
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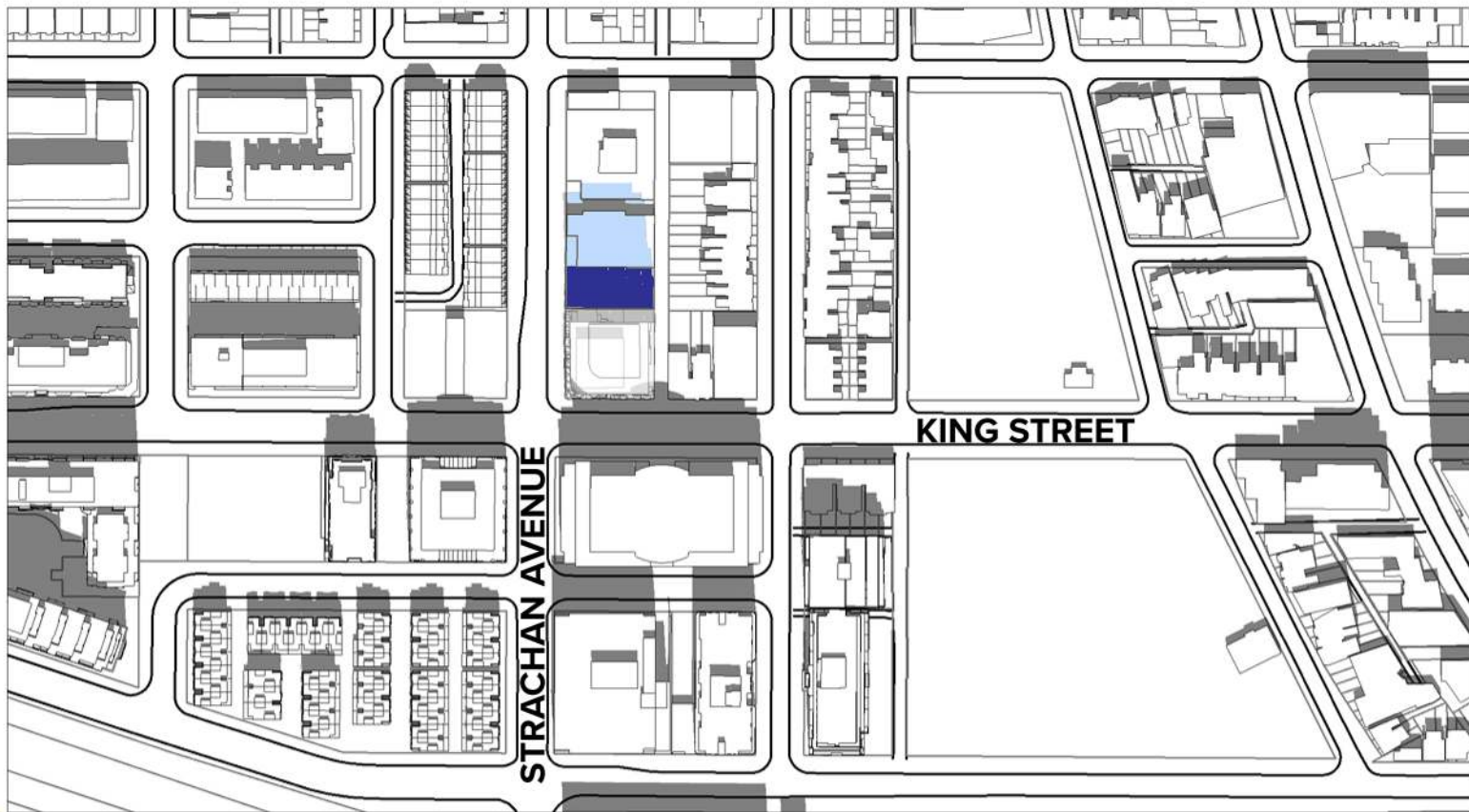




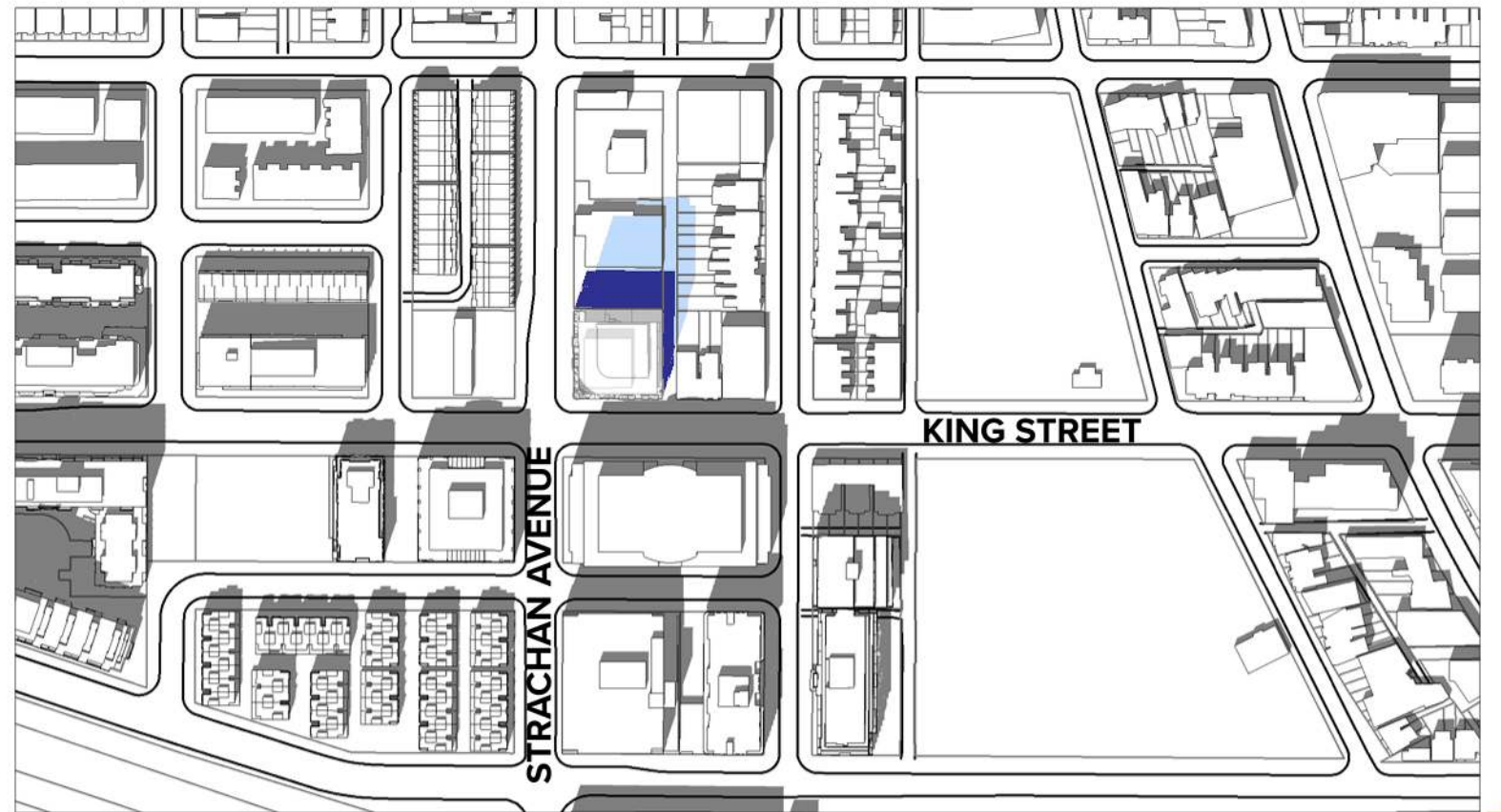
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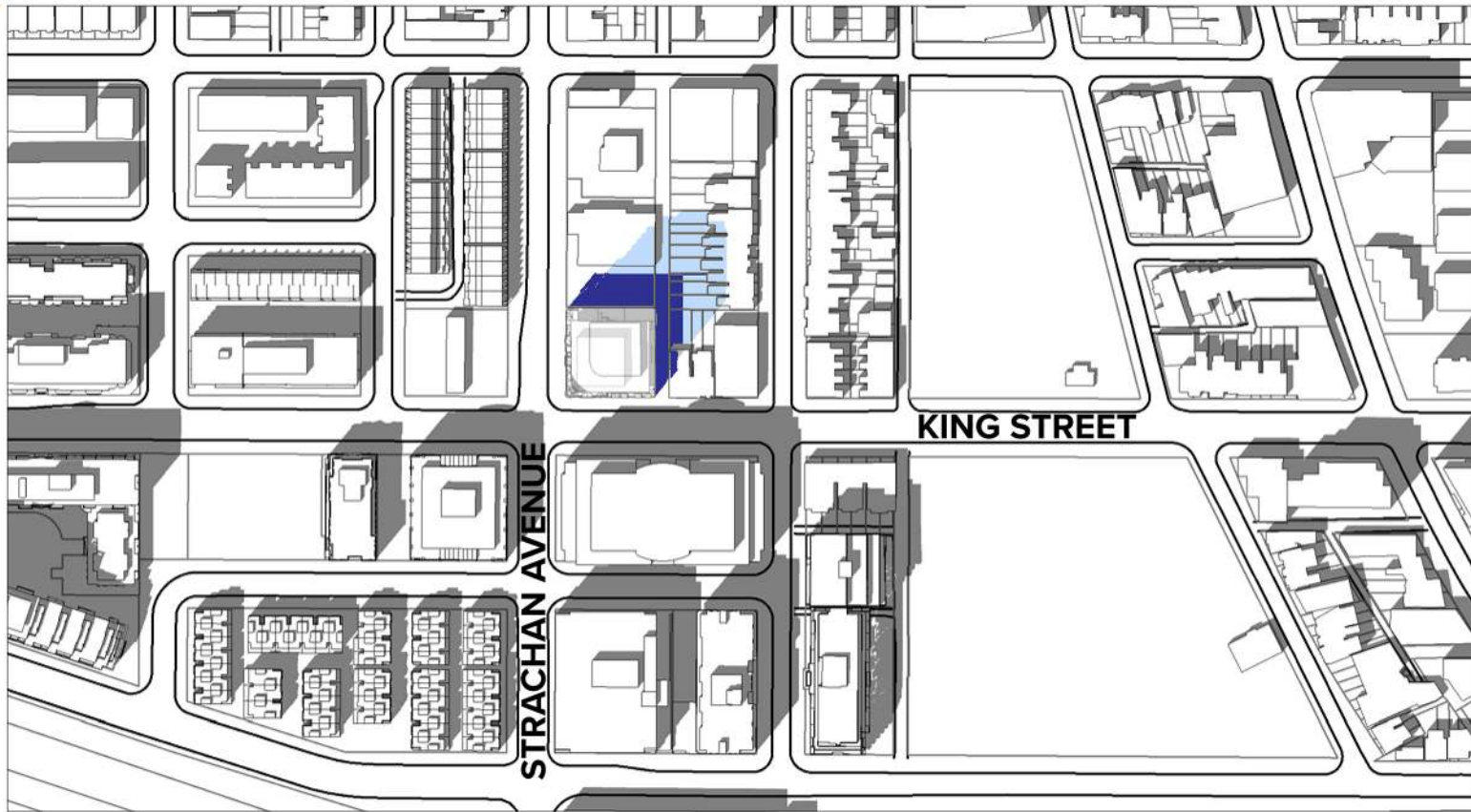
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02:18 PM



03:18 PM



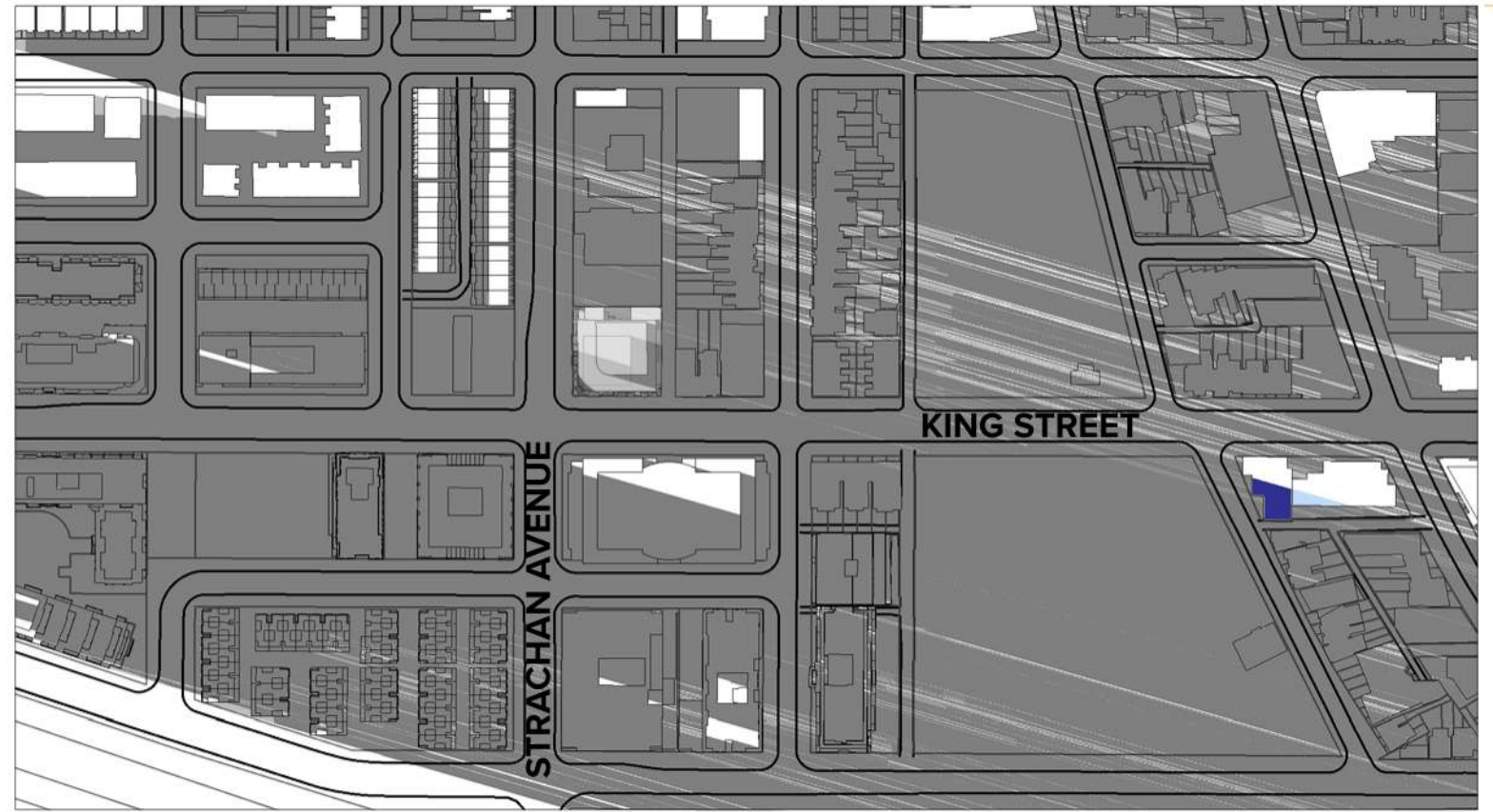
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