

50 STEPHANIE STREET
Toronto, ON
HERITAGE IMPACT ASSESSMENT

October 7, 2025

ERA

Project # 24-143-01
Prepared by PE / SI / EC / MS

PREPARED FOR:

50 Stephanie Street Inc.
#500-1131A Leslie Street
Toronto ON, M3C 3L8

PREPARED BY:

ERA Architects Inc.
#600-625 Church St
Toronto ON, M4Y 2G1
416-963-4497

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1 REQUIRED CONTENTS CHECKLIST

In accordance with the City of Toronto's Heritage Impact Assessment Terms of Reference (2021), a copy of the Terms of Reference, including a completed Required Contents Checklist, is attached to this report as Appendix A.

2 STATEMENT OF PROFESSIONAL QUALIFICATIONS

ERA Architects Inc. (ERA) specializes in heritage conservation, architecture, planning and landscape as they relate to historical places. This work is driven by our core interest in connecting heritage issues to wider considerations of urban design and city building, and to a broader set of cultural values that provide perspective to our work at different scales.

In our 30 years of work, we've provided the highest level of professional services to our clients in both the public and private sector out of offices in Toronto, Montreal and Ottawa. We have a staff of more than 100, and our Principals and Associates are members of associations that include: the Ontario Association of Architects (OAA), the Canadian Association of Heritage Professionals (CAHP) and the Royal Architectural Institute of Canada (RAIC).

Philip Evans OAA, MRAIC, CAHP is a Principal at ERA and the founder of Culture of Outports and *small*. Over the course of 17 years working in the field of heritage conservation, he has led a wide range of conservation, adaptive reuse, design, and feasibility planning projects.

Samantha Irvine JD, CAHP is a Senior Associate with the heritage planning team at ERA, where she has overseen projects that impact culturally significant buildings, neighbourhoods and landscapes since 2015. She holds a BA in History and Sociology from McGill University (Great Distinction); MA degrees in Historical & Sustainable Architecture (NYU) and Sustainable Urbanism (Wales); and a JD from Queen's University. She is a member of the Ontario Bar Association and a former Fellow of Sustainable Urbanism with the Prince's Foundation in London, England.

Emily Collins MCIP, RPP, CAHP is a Senior Project Manager with the planning team at ERA Architects. She is a Registered Professional Planner (RPP) and a Member of the Canadian Institute of Planners (MCIP) and Canadian Association of Heritage Professionals (CAHP). She received her Bachelor of Environmental Studies with a major in Honours Planning from the University of Waterloo.

Marina Smirnova is a Planner at ERA Architects. She holds a Bachelor of Arts in Political Science from the University of British Columbia, and a Master of Planning from Toronto Metropolitan University.

3 EXECUTIVE SUMMARY

Background

This Heritage Impact Assessment (“HIA”) has been prepared by ERA Architects Inc. (“ERA”) for the proposed development of the property municipally known as 50 Stephanie Street (the “Site”). The Site contains a 24-storey apartment building designed by Uno Prii and constructed in 1968, along with open space to the north of the building.

This HIA evaluates the potential impacts of the proposed development on the cultural heritage value of the adjacent resources at 317 Dundas Street West, 197 John Street, 72 Beverley Street, 39 Beverley Street, and 45-47 Stephanie Street.

Heritage Status

The Site is neither listed on the City’s Heritage Register, nor designated under Part IV, Section 29 of the *Ontario Heritage Act* (“OHA”).

The Site is adjacent to the following properties designated under Part IV of the OHA:

- 317 Dundas Street West (The Grange and Grange Park)
- 197 John Street (St. George the Martyr Anglican Church)

The Site is also adjacent to the following properties listed on the City’s Heritage Register:

- 72 Beverley Street (Beverley Street Baptist Church)
- 39 Beverley Street (Robert Brown Row House)
- 45-47 Stephanie Street (Robert Brown House)

Proposed Development

The proposed development will introduce a new 11-storey residential building within the open space on the Site, north of the existing 24-storey building. The new building will provide two-storey townhouse

units along the north and west boundary of the Site, fronting onto Beverley Street and Grange Park. A one-storey addition will connect the existing and new buildings at grade, providing shared access and amenity space. The existing residential tower will remain in place and continue to provide rental housing.

Impact Analysis

The proposed development will conserve and not negatively impact the adjacent heritage resources. The introduction of a new building to the Site appropriately responds to the evolving and varied context along Beverley and Stephanie Streets. The new building has been designed to be compatible with the surrounding context through its massing, height, and materiality.

A comprehensive landscape strategy will enhance the streetscape along Beverley and Stephanie Streets, providing an appropriate transition to Grange Park at the northern edge of the Site. Improvements include new planting, regrading, and screening measures to ensure an appropriate interface with the surrounding neighbourhood and park uses.

Some minor impact is anticipated due to the removal of the grove of trees at the southwestern edge of Grange Park, an identified heritage attribute. The existing trees framing the southern promenade into the park from John Street will not be impacted and all trees will be retained. ERA recommends that the impact on the southwestern edge of Grange Park be mitigated through replanting and landscape design that supports and enhances the cultural heritage value of Grange Park.

A shadow study has identified new shadowing on the southwestern edge of Grange Park during parts of the day in spring, autumn, and winter. Further

assessment and impact analysis may be required as the development moves forward.

Statement of Professional Opinion

The proposed new residential building has been carefully designed to respond to the evolving character of the neighbourhood surrounding Grange Park. Any potential impact on the adjacent heritage resources will be appropriately mitigated through high-quality landscape design and tree management in Grange Park. The proposal conforms to applicable municipal and provincial heritage policies and meets the recognized professional standards and best practices in the field of heritage conservation in Canada.

4 PROPERTY OWNER AND REPRESENTATIVE INFORMATION

4.1 Property Owner

50 Stephanie Street Inc.
#500-1131A Leslie Street
Toronto ON, M3C 3L8

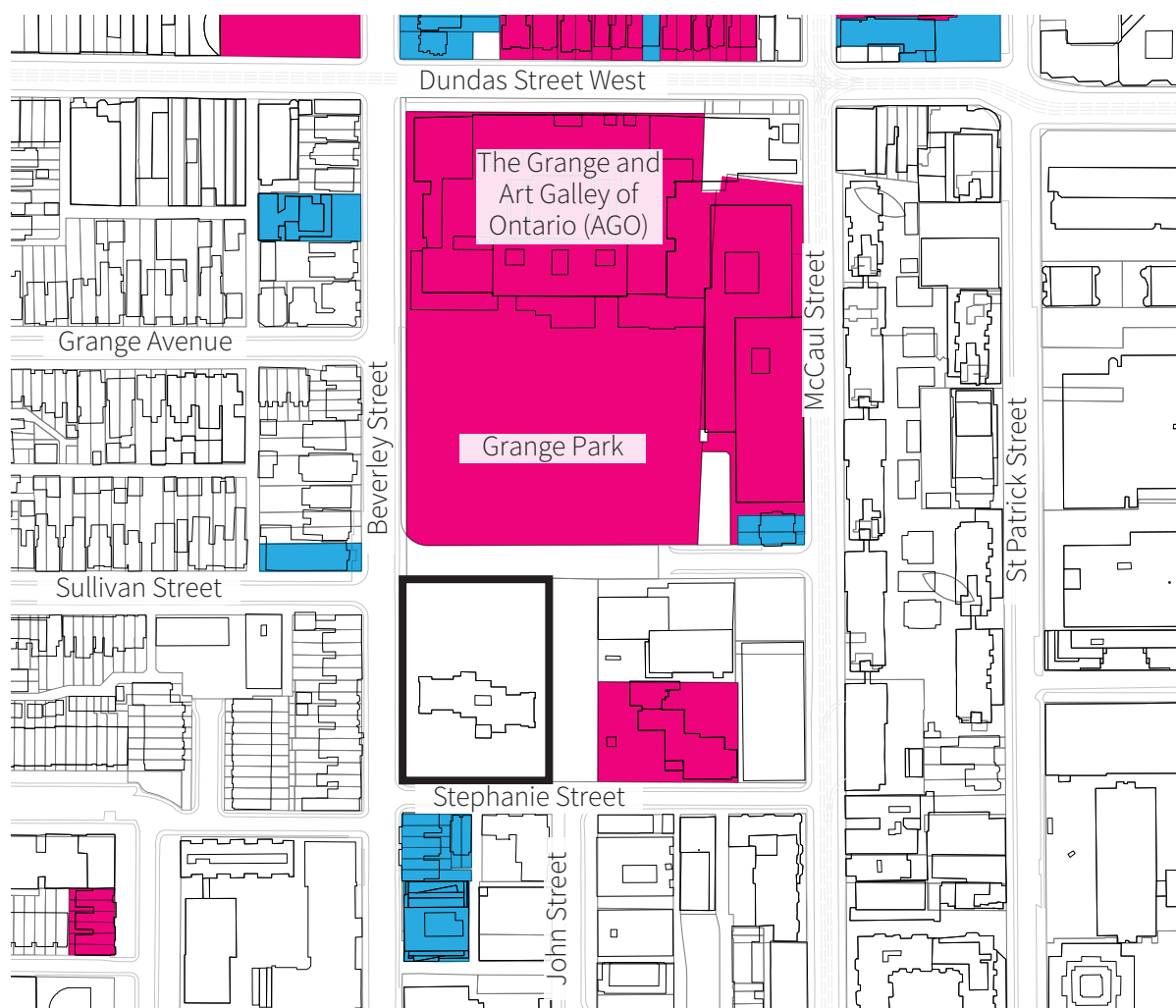
4.2 Owner Representative/Agent

Ben Hung
Gateway Properties
#500-1131A Leslie Street
Toronto ON, M3C 3L8
benhung@gatewayproperties.ca

5 LOCATION PLAN

The Site is municipally known as 50 Stephanie Street and is located in the Grange Park neighbourhood of Toronto. The Site contains a 24-storey apartment building, designed by Uno Prii and constructed in 1968.

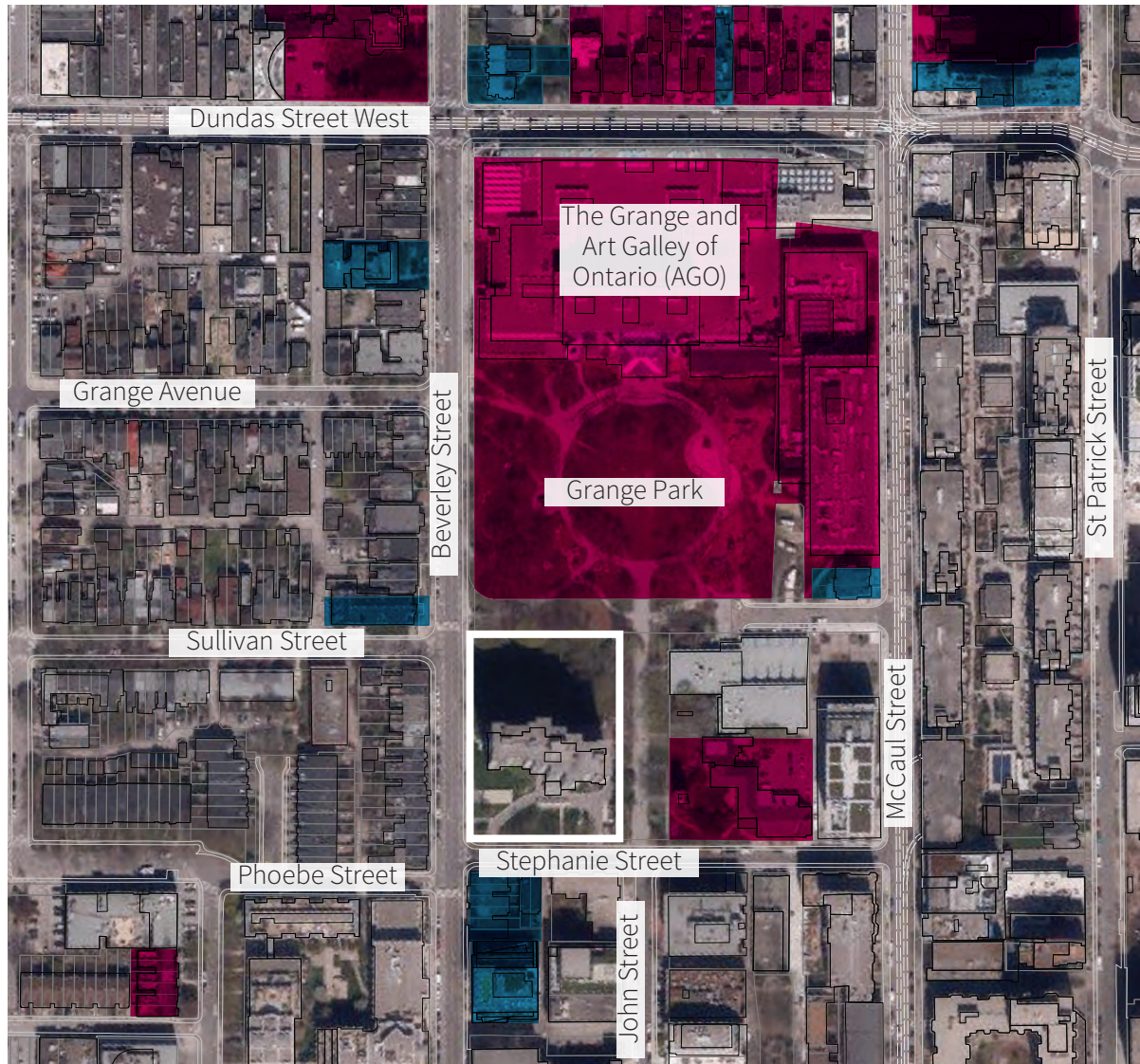
Property Data Map



Property Data Map showing the Site and nearby heritage properties. The Site is considered adjacent to the properties at 317 Dundas Street West, 197 John Street, 72 Beverley Street, 39 Beverley Street, and 45-47 Stephanie Street (City of Toronto, 2024; annotated by ERA).

-  Site (no heritage status)
-  Listed
-  Designated Part IV

Aerial Imagery



Property Data Map, including aerial imagery, showing the Site and nearby heritage properties. The Site is considered adjacent to the properties at 317 Dundas Street West, 197 John Street, 72 Beverley Street, 39 Beverley Street, and 45-47 Stephanie Street (City of Toronto, 2024; annotated by ERA).

- Site (no heritage status)
- Listed
- Designated Part IV

6 CULTURAL HERITAGE EVALUATION REPORT

The Site is neither listed on the City's Heritage Register under Section 27 of the OHA, nor designated under Part IV, Section 29 of the *Ontario Heritage Act* ("OHA").

Heritage Planning Staff have not identified the Site as having potential cultural heritage value, and have not requested a Cultural Heritage Evaluation Report ("CHER"). As such, a CHER has not been prepared for this development application.

This Heritage Impact Assessment ("HIA") has been prepared to assess potential impacts on the adjacent heritage resources.

7 DESCRIPTION OF ON-SITE HERITAGE RESOURCES

There are no heritage resources on the Site. The Site is not listed on the City's Heritage Register or identified as having potential cultural heritage value.

8 HISTORIC PHOTOGRAPHS



1971 photograph of the building on the Site shortly after its completion (Toronto Star via Toronto Public Library Digital Archive).



1972 photograph looking northeast from the corner of Beverley and Stephanie Streets towards the Site (City of Toronto Archives).



1972 photograph looking northwest from the corner of Stephanie and John Streets towards the Site (City of Toronto Archives).



1972 photograph looking northeast from the corner of Stephanie and John Streets towards the St. George the Martyr Church (City of Toronto Archives).



1972 photograph looking southwest from the corner of Stephanie and John Streets (City of Toronto Archives).



1972 photograph looking southeast from the corner of Stephanie and John Streets (City of Toronto Archives).



1979-1991 photograph looking north towards the Site and Grange Park (City of Toronto Archives).



1971 photograph looking east towards the Site and St. George the Martyr Church (City of Toronto Archives).



1982 photograph looking west towards the St. George the Martyr Church with the building on the Site in the background (City of Toronto Archives).



1984 photograph looking north towards the Site, Grange Park, and the Art Gallery of Ontario buildings (City of Toronto Archives).



1979-1991 photograph looking north from Stephanie Street towards the Grange (City of Toronto Archives).

9 CURRENT PHOTOGRAPHS

9.1 Site Photographs



Principal (south) elevation (ERA, 2025).



Side (west) elevation (ERA, 2025).



Rear (north) elevation (ERA, 2025).



Side (east) elevation (ERA, 2025).



Principal (south) elevation and main entrance to the building on the Site (ERA, 2025).



Looking west towards the north elevation of the building and adjacent open space on the Site, with Beverley Street beyond (ERA, 2025).



Looking west towards the eastern end of the fenced off-leash dog park (ERA, 2025).



Looking southwestward towards the Site, off-leash dog park, and Beverley Street (ERA, 2025).

9.2 Context Photographs



Looking south along Beverley Street towards the Site (ERA, 2025).



Looking southeast along Beverley Street towards the Site from the corner of Beverley Street and Grange Avenue (ERA, 2025).



Looking east along Sullivan Street towards the Site, with the Chinese Baptist Church at 72 Beverley Street on the left (not visible) (ERA, 2025).



Looking north into Grange Park from the entrance at the head of John Street, with the Grange and Art Gallery of Ontario (AGO) in the centre and the Site visible on the left (ERA, 2025).



Looking south towards the head of John Street, a University Settlement building on the left, and the Site visible on the right (ERA, 2025).



Looking south towards the head of John Street and the Site from the main entrance to the Grange (ERA, 2025).

10 DESCRIPTION OF SURROUNDING NEIGHBOURHOOD

The Site is located on the north side of Stephanie Street between Spadina and University Avenues in Toronto's Grange Park neighbourhood. The immediate surrounding built form context can be described as follows:

- **South:** Stephanie Street, a four-storey apartment building at 190 John Street, and two late 19th-century semi-detached houseform buildings at 45-47 Stephanie Street;
- **East:** Grange Park, St. George's Grange Park Anglican Church at 197 John Street, and a complex of buildings belonging to University Settlement;
- **West:** Continuous streetwall of two- to three-storey late 19th-century houseform buildings on the west side of Beverley Street, with the Chinese Baptist Church at the corner of Beverley and Sullivan Streets; and,
- **North:** Grange Park, including a fenced off-leash dog area abutting the Site.

The area surrounding the Site features a varied and evolved built form, consisting of a range of building types, heights, and styles. The immediate block context includes low-rise late 19th- and early 20th-century houseform buildings, low-rise commercial and office buildings with some dating back to the early 20th century, low- to mid-rise infill apartment building, and contemporary mid-rise residential development.

The block bounded by Stephanie Street to the north, Beverley Street to the west, McCaul Street to the east, and Dundas Street West to the north, which includes the Site, is characterized by a mix of institutional, cultural, and creative uses, and includes Grange Park. The Art Gallery of Ontario (AGO) anchors the northern end of the block, and the Ontario College of Art and Design University (OCAD U) campus buildings are located along McCaul Street, including the landmark Sharp Centre for Design.

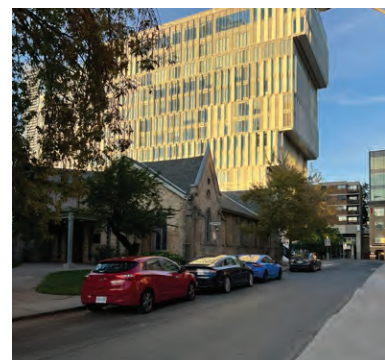
The southeastern part of the block includes several mid 20th-century buildings housing University Settlement, a community-based social service agency, the St. George's Grange Park Church (formerly the St. George the Martyr Anglican Church), and a mid-rise contemporary mixed-use building at the corner of Stephanie and McCaul Streets.



Looking south along Beverley Street, with AGO buildings on the left (ERA, 2025).



Continuous streetwall of late 19th century houseform buildings along the west side of Beverley Street (Google, 2021).



Looking east towards mid-rise buildings along McCaul Street (Google, 2021).

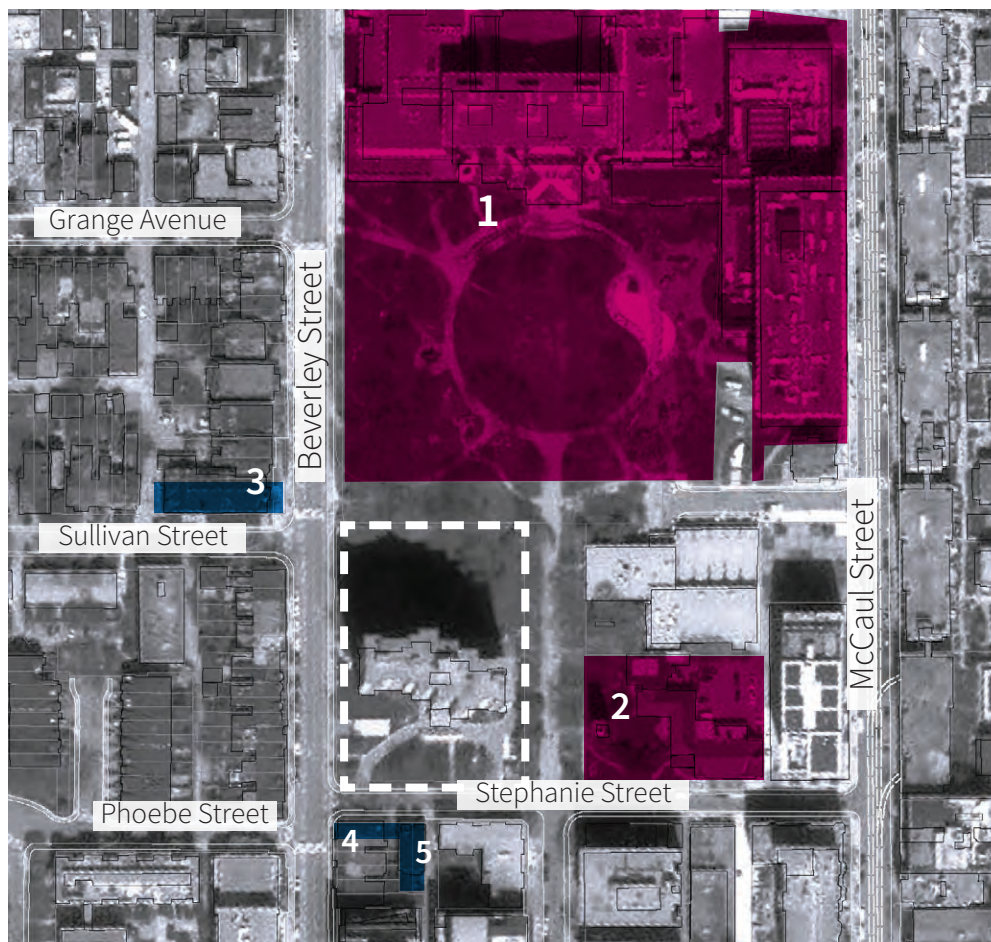
11 DESCRIPTION OF ADJACENT HERITAGE PROPERTIES

The Site is considered adjacent* to six municipally-recognized heritage resources, two of which are designated under Part IV, Section 29 of the OHA. The full designation by-laws for 317 Dundas Street West and 197 John Street are included at Appendix C of this report. The Reasons for Inclusion for the four properties listed on the Heritage Register are included at Appendix D of this report.

**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 (Toronto Official Plan).*

- 1) **317 Dundas Street West** (The Grange and Grange Park): a two-storey Georgian brick building, constructed in 1817 for D'Arcy Boulton Jr., with two western wings added circa 1840 and 1855. The building is sited in Grange Park, with some of its landscape features identified as heritage attributes. The property was designated under Part IV of the OHA by By-law 130-91 on February 25, 1991 (amended by By-law 76-2018).
- 2) **197 John Street** (St. George the Martyr Anglican Church): constructed circa 1844, a Gothic church building with only the bell tower remaining after a 1955 fire. The property was designated under Part IV of the OHA by By-law 663-80 on August 18, 1980. The Designation By-law includes the church school, built in 1857, and the rectory, built in 1865¹. The By-law was adopted prior to a parish hall addition in 1985.
- 3) **72 Beverley Street** (Beverley Street Baptist Church): an 1886 church building, designed by Langley & Burke, located on the northwest corner of Beverley and Sullivan Streets. The listing was adopted by City Council on October 7, 1983.
- 4) **39 Beverley Street** (Robert Brown Row House): the end unit of a row of six two-and-a-half-storey late Victorian houseform buildings. The listing was adopted by City Council on February 25, 2009 as part of a batch listing of ten properties on Beverley and Stephanie Streets.
- 5) **45-47 Stephanie Street** (Robert Brown House): a pair of two-and-a-half-storey late Victorian semi-detached houseform buildings. The listing was adopted by City Council on February 25, 2009 as part of a batch listing of ten properties on Beverley and Stephanie Streets.

¹ Several primary and secondary sources mention the construction of a church school in 1857, and a parish hall in 1876. The 1858 Boulton Atlas of Toronto, as well as fire insurance plans from the 19th and 20th centuries, refer to the building at the southeastern edge of the property as the school, although some secondary sources describe both a church school and a parish hall. Some secondary sources also refer to the destruction of the church school in 1955.



Key Map of the Site and adjacent heritage resources (City of Toronto Open Data, 2024; annotated by ERA).

317 Dundas Street West



Principal (south) elevation of the Grange (ERA, 2025).



Side (east) elevation of the Grange (ERA, 2025).



Two west wings on the principal (south) elevation, circa the 1840s and 1885 (ERA, 2025).



The view corridor of the principal (south) elevation of the Grange through Grange Park (ERA, 2025).



Terraced landscaping at the principal (south) elevation of the Grange (ERA, 2025).

Historic Photographs



1851 illustration of the St. George the Martyr Church as seen from Queen and John Streets, with the Grange visible in the distance. The Site (not visible) is to the west across John Street from the church (Toronto Public Library Digital Archive).



1865 photograph of the central lawn of the Grange (Toronto Public Library Archive).



1909 photograph of the Grange several years before it first welcomed the public as the Art Museum of Toronto (Toronto Public Library Digital Archive).



1977 photograph of the Grange and new Art Gallery of Ontario building behind (Toronto Public Library Digital Archive).



1923 photograph of Grange Park from Grange Road at the head of John Street (Toronto Public Library Digital Archive).

197 John Street



Principal (west) elevation of the bell tower (ERA, 2025).



South elevation of the bell tower (ERA, 2025).



North elevation of the bell tower (ERA, 2025).



Principal (west) elevation of the rectory (ERA, 2025).



Partial west elevation of the parish hall, with a portion of the 1985 addition visible at the left (ERA, 2025).



South and partial west elevations of the parish hall, with a portion of the 1985 addition visible at the left (ERA, 2025).



East elevation of the parish hall (ERA, 2025).

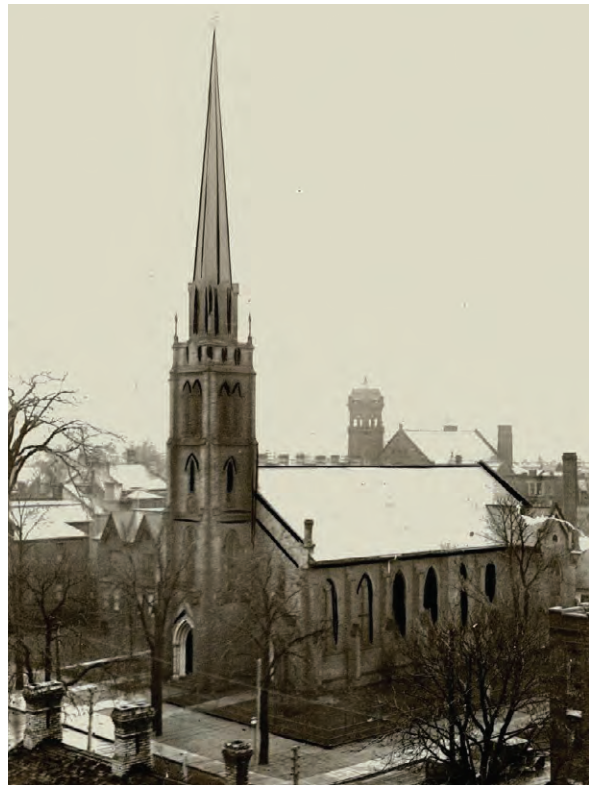


North elevation of the parish hall as seen from across the parking lot at the rear of the property, with a portion of the 1985 addition visible at the right (ERA, 2025).

Historic Photographs



1867 photograph of the St. George the Martyr Church (Archives of Ontario).



1925 photograph of the St. George the Martyr Church before the fire in 1955 (Toronto Public Library Digital Archive).



1955 photograph of the St. George the Martyr Church in the aftermath of the fire (Toronto Public Library Digital Archive).



1956 photograph of the St. George the Martyr Church following the fire (Toronto Public Library Digital Archive).



1956 photograph of the parish hall following the fire (Toronto Public Library Digital Archive).

72 Beverley Street



Principal (east) elevation of the church (ERA, 2025).



Rear (west) elevation of the church (ERA, 2025).



Side (south) elevation of the church (ERA, 2025).

Historic Photographs



1909 photograph of Beverley Street Baptist Church on the northwest corner of Beverley and Sullivan Streets (City of Toronto Archives).



1955 photograph of Beverley Street Baptist Church at 39 Beverley Street (Toronto Public Library Digital Archive).

39 Beverley Street



Principal (west) elevation of 39 Beverley Street (ERA, 2025).



Side (north) and rear (east) elevations of 39 Beverley Street (ERA, 2025).

Historic Photographs



1972 photograph looking southeast from the corner of Beverley and Stephanie Streets towards 39 Beverley Street (City of Toronto Archives).

45-47 Stephanie Street



Principal (north) elevation of 45-47 Stephanie Street (ERA, 2025).



Principal (north) and side (east) elevation of 45-47 Stephanie Street (ERA, 2025).



Side (west) elevations of 45-47 Stephanie Street (ERA, 2025).



Rear (south) elevation of 45-47 Stephanie Street (ERA, 2025).

12 CONDITION ASSESSMENT

The Site does not contain any potential cultural heritage resources. For this reason, a condition assessment of the existing building has not been conducted.

13 DESCRIPTION OF PROPOSED DEVELOPMENT

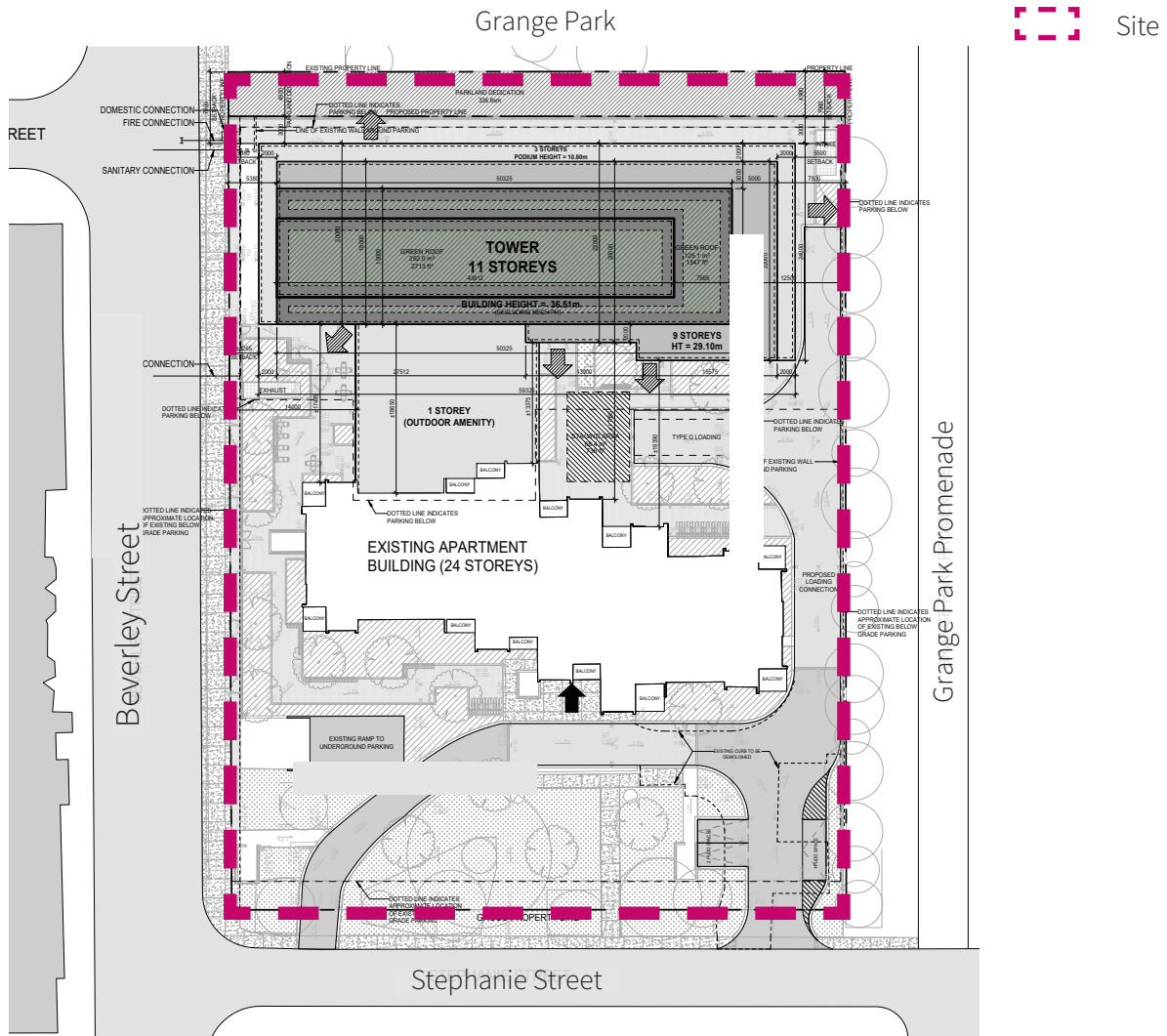
The proposed development will introduce an 11-storey residential building within the open space on the Site, north of the existing 24-storey building.

The new building is rectangular with simple massing, including a three-storey podium with two-storey townhouse units along the west and north elevations, each with direct street-level access. A one-storey shared podium will connect the new and existing buildings, accommodating both interior and exterior amenity space. To facilitate this connection, three residential units in the existing building will be converted into indoor amenity space.

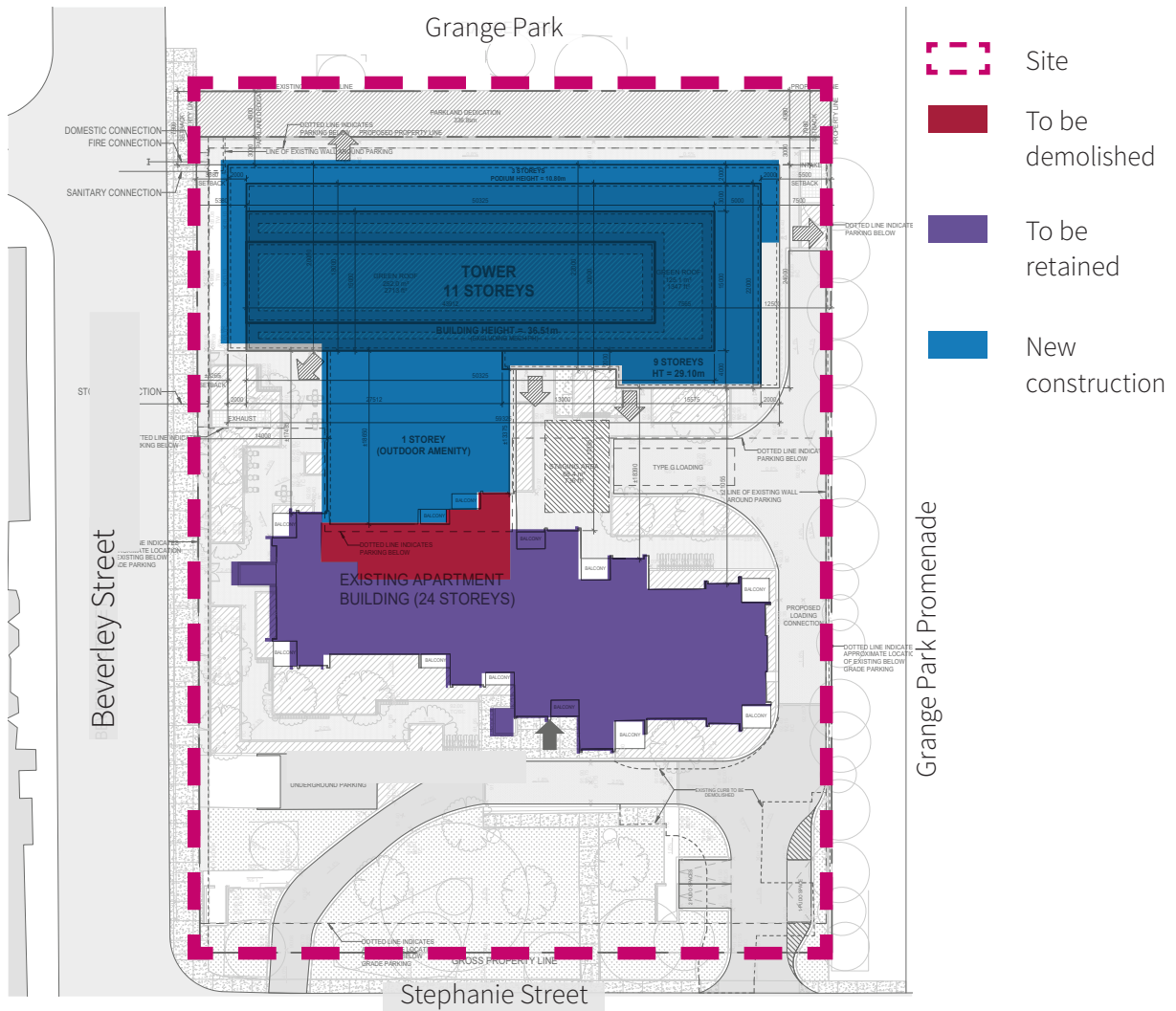
The building is set back approximately 8 meters from the northern property boundary, including an approximately 5 meter-wide parkland dedication. The building steps back above the podium by approximately 2 meters, and an additional 3 meters at the tenth storey. All four elevations feature punched window openings and glazing, arranged in a rectilinear grid pattern. Balconies are provided for select units at the fourth and tenth storeys. Inset balconies are also provided on the second and third storeys.

An extension of one level of the existing underground parking is proposed for the new building to the north of the existing underground parking, providing an additional 48 parking spaces. A shared loading zone for both buildings will be located at the eastern end of the Site, accessed from the existing semi-circular driveway off Stephanie Street.

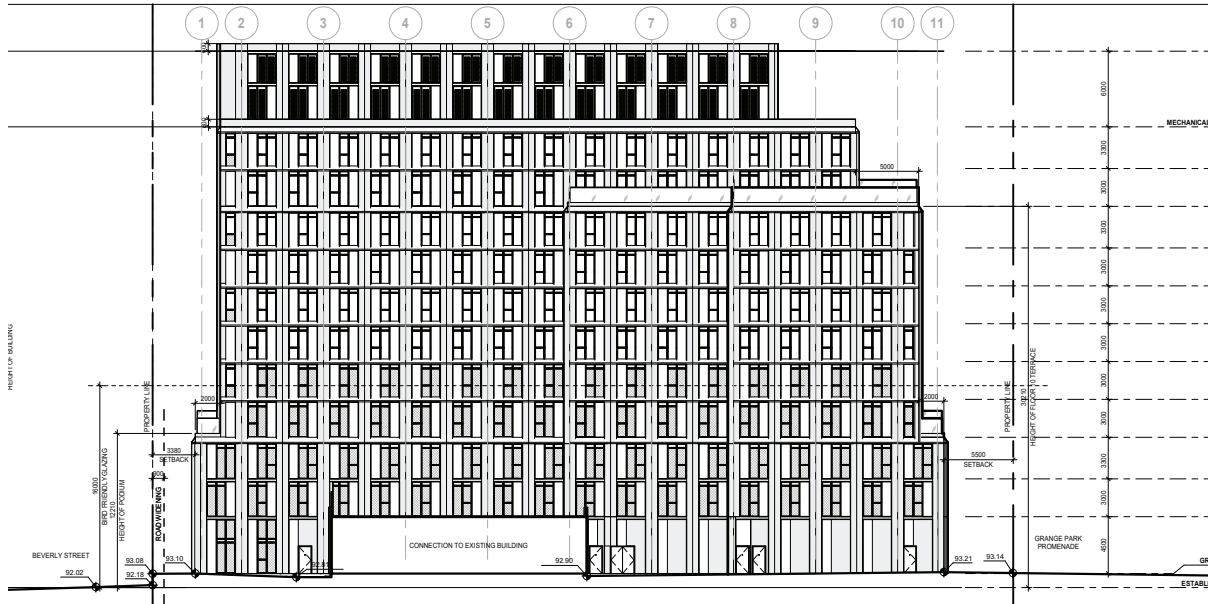
The proposed development includes a comprehensive landscape strategy for the Site, including planting, regrading, and screening measures, which will improve the overall landscape condition on the Site and ensure an appropriate interface with the surrounding neighbourhood and park uses.



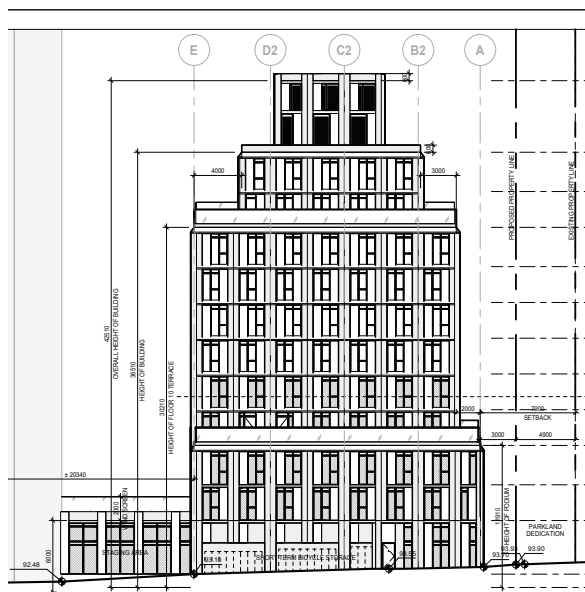
Proposed Site Plan (Quadrangle Architects Ltd., 2025; annotated by ERA).



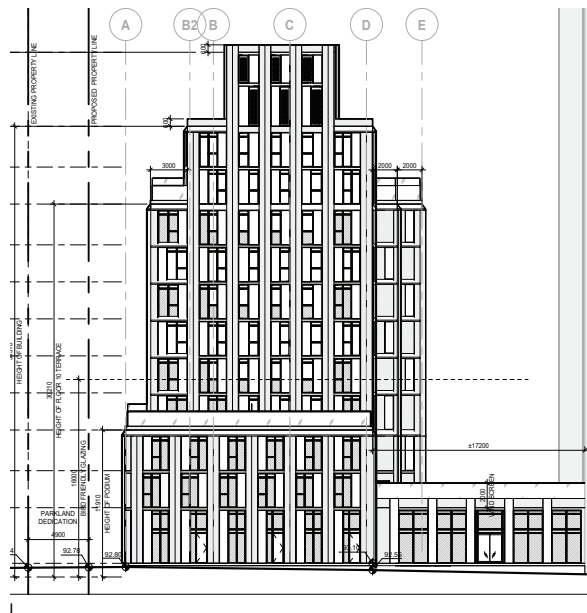
Propose ground floor plan showing new construction and demolition in relation to the existing building on the Site (Quadrangle Architects Ltd., 2025; annotated by ERA).



Proposed south elevation (Quadrangle Architects Ltd., 2025).



Proposed east elevation (Quadrangle Architects Ltd., 2025).



Proposed west elevation (Quadrangle Architects Ltd., 2025).



Render of the proposed northeast elevation (Quadrangle Architects Ltd., 2025).



Render of the proposed southwest elevation (Quadrangle Architects Ltd., 2025).

14 DEMOLITION

The Site does not contain any potential cultural heritage resources and the existing building on-site will not be demolished to accommodate the proposed development. A demolition plan is not required and has not been provided as part of this submission.

15 IMPACT ASSESSMENT

This Section evaluates the impacts of the proposed development on the cultural heritage value of adjacent heritage resources.

The adjacent resources at 317 Dundas Street West, 197 John Street, 72 Beverley Street, 39 Beverley Street, and 45-47 Stephanie Street will not be altered as part of the proposed development.

The proposed development conforms to the applicable heritage policies in the Provincial Planning Statement and the Toronto Official Plan (OP), as outlined in Appendix B. The proposed development conserves and does not impact the integrity* of the cultural heritage value of the adjacent heritage properties (OP Policy 3.1.6.5).

The Standards & Guidelines for the Conservation of Historic Places in Canada do not directly provide guidance for new construction on sites adjacent to heritage properties. Standard #11 speaks to physical and visual compatibility and subordination to heritage fabric. While this guideline does not directly reference adjacent sites, it serves as a useful benchmark.

The proposed development provides a sensitive infill that responds to the evolving and varied character of the area, including its low-, mid- and tall- rise buildings and Grange Park. It introduces an 11-storey residential infill building with careful consideration for its massing, height, materiality, and landscaping, to ensure physical and visual compatibility with adjacent resources, as well as the existing residential tower on the Site.

Given the location of the adjacent properties at 39 Beverley Street and 45-47 Stephanie Street south of the Site, the proposed building will not have a direct visual relationship with these properties. As the existing building on the Site will remain, the proposed building will be obstructed from view from the corner of Stephanie and Beverley Streets. No visual impacts to these resources are anticipated.

The view corridor of the Grange from John Street at Stephanie Street, which is identified in the OP as significant and listed as a heritage attribute in Designation By-law 76-2018, will not be negatively impacted. While the framing of the view will change slightly with the introduction of the proposed building, its placement directly behind and in line with the existing building on the Site maintains the established sightline and ensures the Grange remains the focal point. Only the edge of the new building will be visible, preserving the legibility of the view and

***Integrity:** as it relates to a heritage property or an archaeological site/resource, is a measure of its wholeness and intactness of the cultural heritage values and attributes. Examining the conditions of integrity requires assessing the extent to which the property includes all elements necessary to express its cultural heritage value; is of adequate size to ensure the complete representation of the features and processes that convey the property's significance; and the extent to which it suffers from adverse affects of development and/or neglect. Integrity should be assessed within a Heritage Impact Assessment (Toronto Official Plan, 2019).*



View corridor of Grange Park from the head of John Street at Beverley Street, as described in the OP and Designation By-law 76-2018, with the principal (south) elevation of the Grange visible across the park, and the Site at left (Quadrangle Architects Ltd., 2025).

avoiding obstruction. The existing trees along the eastern property boundary and park promenade will continue to provide natural screening, further softening any potential visual impact.

The street-level access to the new townhouse units will animate the Beverley Street frontage, enhancing the existing streetscape condition along the east side of Beverley Street across from the adjacent church.

A landscape strategy is proposed for the entirety of the Site in order to improve the landscape conditions fronting Beverley Street, Stephanie Street, and the interface with Grange Park to the north and east. The proposed strategy includes:

- The removal of the existing wall and metal fencing and regrading along Beverley Street with new fences and gates, where appropriate;
- The introduction of new planting beds along Beverley Street;
- An approximately 5 meter parkland dedication at the northern edge of the Site, providing a transition to Grange Park;

- A custom-designed fence at the northern and western edges of the Site, providing appropriate screening between the park and new building while serving as a contemporary upgrade to the existing condition (low retaining wall and metal fence); and,
- Landscaping improvements along Stephanie and Beverley Streets, including the relocation of the waste collection area from the southeast corner of the Site, site regrading, the provision of an accessible entrance to the existing building, and tree planting to mitigate the loss of trees along the south and west edges of the Site.



A shadow analysis, prepared by BDP Quadrangle, and submitted under separate cover, finds that the proposed development will cast partial net-new shadows on the southwestern edge of Grange Park in the spring (morning and afternoon), autumn (morning and afternoon), and winter (morning and afternoon). These additional shadows may impact the grove of trees along the west side of Grange Park adjoining Beverley Street, which are identified as a heritage attribute. Further assessment may be required to evaluate these impacts as the development moves forward.



There are no heritage attributes associated with the church at 72 Beverley Street, such as stained glass rose windows, that could potentially be impacted by shadows cast by the proposed building.

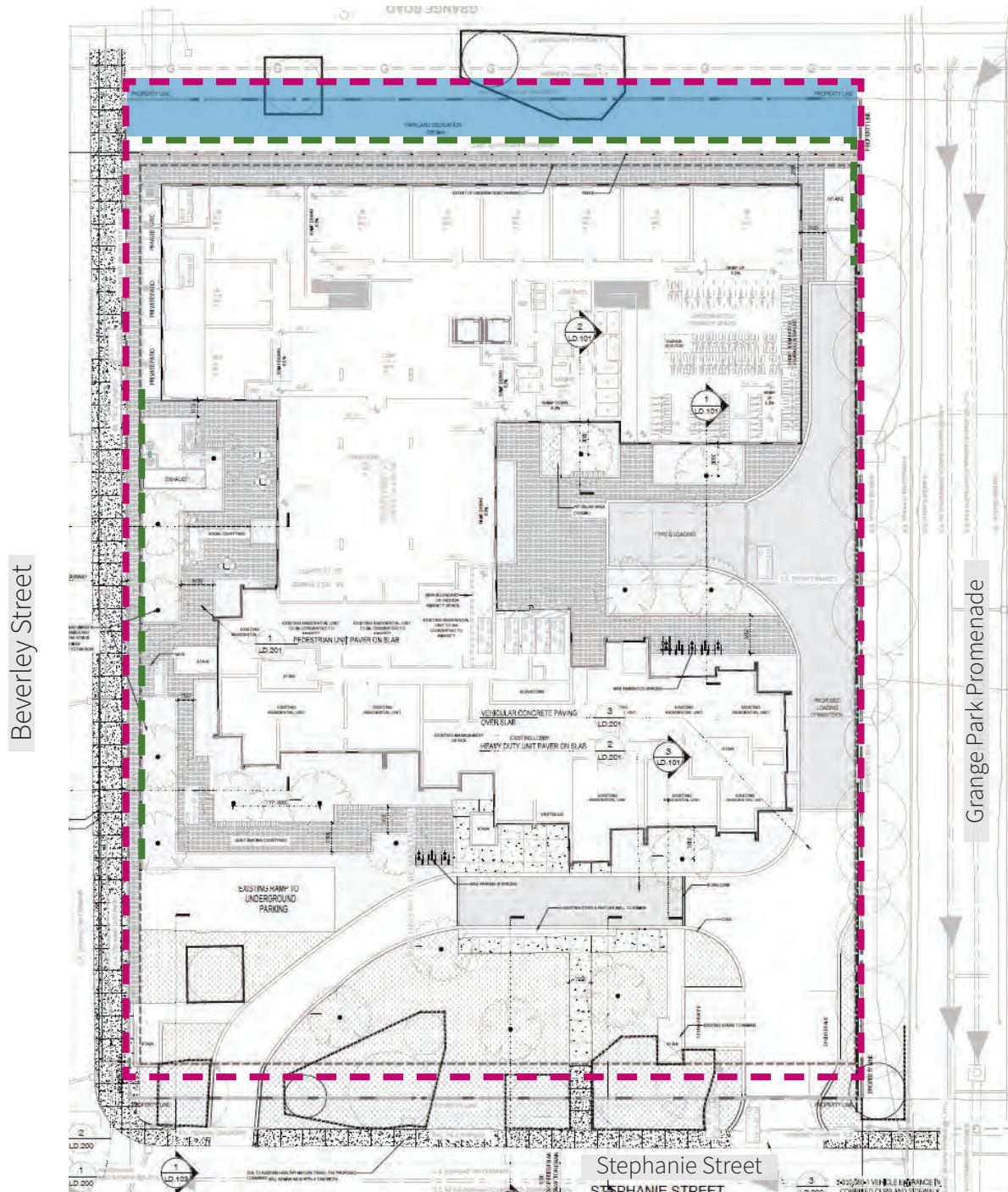
The provision of below-grade parking underneath the proposed building, including the demolition of the existing retaining wall and parking area, will require the removal of three trees at the southwest corner of Grange Park, directly adjacent to the north end of the Site. This constitutes a negative impact to the cultural heritage value of the park, as the grove of trees along the west side of the park are identified as a heritage attribute. To mitigate the impact of tree removal, ERA recommends high-quality landscape design within the parkland dedication and the replanting of shade-tolerant trees and shrubs in a manner that supports the cultural heritage value of Grange Park.

Overall, the proposed development will conserve and not negatively impact the cultural heritage value of adjacent resources.



Above: precedent images of screening fences (STUDIO tla, 2025).

Site Screening Parkland Dedication



The proposed landscape strategy on the Site (STUDIO tla, 2025).

16 ENGINEERING CONSIDERATIONS

The proposal does not include facade retention, building relocation, or building demolition. No engineering considerations are presently required.

17 MITIGATION

As outlined in Section 15 of this report, the design of the new construction and proposed landscape strategy ensures the proposal appropriately responds to its context and does not negatively impact the adjacent heritage resources.

The building form, massing, and materiality are intended to mitigate any potential physical and visual impacts while conserving the cultural heritage values, attributes, and character of the adjacent heritage properties. A landscape strategy proposed for the entirety of the Site will improve the overall landscape conditions along Beverley and Stephanie Streets and at the interface with Grange Park to the north, helping integrate the proposed building into the neighbourhood.

To mitigate the impact of the removal of three trees at the southwestern end of Grange Park adjacent to the northern end of the Site, ERA recommends high-quality landscape design within the parkland dedication and the replanting of shade-tolerant trees and shrubs in a manner that supports the cultural heritage value of Grange Park.

18 CONSERVATION STRATEGY

The Site does not contain any potential cultural heritage resources. Measures to address potential impacts of the proposed development on adjacent heritage resources are discussed in Section 15 and 17 of this report.

19 STATEMENT OF PROFESSIONAL OPINION

The proposed development will conserve and not negatively impact the cultural heritage value of the adjacent heritage resources. The proposed new residential building and landscape has been designed to respond to the Site's evolving context and location at the south edge of Grange Park. ERA recommends replanting the replanting of shade-tolerant trees and shrubs and high-quality landscape design to ensure the cultural heritage value of Grange Park is conserved and the impact of the removal of three trees at the southwestern end of the park is appropriately mitigated.

ERA finds the proposal conforms to all applicable municipal and provincial heritage policies and meets the recognized professional standards and best practices in the field of heritage conservation in Canada.



Heritage Impact Assessment Terms of Reference and Checklist

City Planning, Heritage Planning, Urban Design

Revised July 7, 2021

A. PURPOSE

The conservation of the City of Toronto's cultural heritage resources is a matter of public, municipal and provincial interest.

A Heritage Impact Assessment ("HIA") is an independent professional and objective study undertaken at the earliest stage of project planning, design, construction and development activity necessary to inform a project's design with the goal of conservation.

The purpose of the HIA is to assist in the understanding of the cultural heritage value of each existing or potential heritage resource on a site, adjacent to a site or within a Heritage Conservation District ("HCD"), and apply relevant heritage conservation policies and standards in the analysis of the impact of development on its cultural heritage value, and develop mitigation measures to protect it. Within the City of Toronto's application process and complete application requirements, the purpose of the HIA is also to inform decisions of City staff and City Council and to guide the creation of a Conservation Plan or any other Council approved condition.

B. POLICY CONTEXT

- The Provincial Policy Statement; Section 2.6 Cultural Heritage and Archaeology
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe; Section 4.2.7 Cultural Heritage Resources
- City of Toronto Official Plan

C. DESCRIPTION

The HIA will demonstrate an understanding of the cultural heritage values and attributes of existing and potential onsite heritage resources, adjacent heritage properties and within or adjacent to Heritage Conservation Districts. It is strongly recommended that a **Cultural Heritage Evaluation Report ("CHER")** be prepared by the applicant at a project's inception to ensure a rigorous inventory and understanding of the site's values and attributes early in the design process. The City of Toronto has developed a Terms of Reference to assist with the purpose and content of a CHER. It is also strongly recommended that the results of the CHER be shared with the City for discussion at the earliest opportunity to avoid unnecessary delays.

Where City Council has previously adopted a Statement of Significance through municipal designation, using criteria set out in Ontario Regulation 9/06, the HIA must be based on the Council approved statement of cultural heritage values and attributes. Properties designated prior to 2005 will be subject to review and by-law amendment as necessary.

The HIA will also demonstrate, in its analysis and conservation strategy, an understanding of all applicable provincial and municipal policies, HCD plans and recognized professional heritage conservation standards in Canada including, but not limited to, the *Standards and Guidelines for Conservation of Historic Places in Canada*. **In keeping with the *Standards and Guidelines*, minimal intervention will be the guiding principle for all work.**

The study will, using both written and graphic formats, provide a description of the proposed development or site alteration, a detailed review of the impact of the proposed work on the cultural heritage values and attributes of the existing, potential and adjacent heritage properties (cultural heritage values and attributes that have already been determined by the City or, when unavailable, identified within a Cultural Heritage Evaluation Report) from a conservation perspective. The HIA will also recommend alternative development options and mitigation measures to ensure the best possible conservation outcomes.

The HIA, which must be prepared by a qualified heritage conservation professional as demonstrated through membership in the Canadian Association of Heritage Professionals, will address "existing and potential heritage properties" which are those properties that are:

- designated under Parts IV and V of the Ontario Heritage Act ("OHA")
- added to the Register by City Council, known as "listed" properties
- identified as having cultural heritage value or interest through a preliminary site assessment or planning study
- identified by the community, City staff or local Councillor

In addition, it is recommended that applicants pre-screen any building 40 years of age or older on the development site as a routine part of pre-application due diligence, especially if demolition will be proposed.

The required conservation strategy will be presented in detail to inform the decisions of City staff and City Council and to guide the creation of a Conservation Plan and/or any other Council approved conditions. Conservation strategies will take into account the existing condition of cultural heritage resource(s) and the constructability of the proposal. It is expected the project team will have undertaken sufficient investigation to confirm the capacity of the heritage resource to withstand the proposed intervention.

Where there is the potential to affect known or potential archaeological resources an Archaeological Assessment will be undertaken as an additional study prepared by a licensed archaeologist.

D. STANDARDS AND PRACTICES

The HIA must be impartial and objective, thorough, complete and sound in its methodology and application of Ontario Heritage Act evaluation criteria, the City of Toronto Official Plan Heritage Policies and the *Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada* and be consistent with recognized professional standards and best practices in the field of heritage conservation in Canada and the CAHP Code of Conduct.

The HIA must be prepared by qualified professional members in good standing with the Canadian Association of Heritage Professionals (CAHP) who possess applied and demonstrated knowledge of

accepted standards of heritage conservation, historical research, identification and evaluation of cultural heritage value or interest, analysis and mitigation.

The HIA must include all required information and be completed to the satisfaction of the City as determined by the Senior Manager, Heritage Planning or it will be considered incomplete for application or other purposes.

The HIA may be subject to a peer review if deemed appropriate by the Senior Manager.

E. WHEN REQUIRED

An HIA is required as a part of a Complete Application for the following application types, if the development site contains one or more properties that are listed and/or designated on the City of Toronto's Heritage Register:

- Official Plan Amendment
- Zoning By-law Amendment
- Plans of Subdivision
- Site Plan Control

Note: Site Plan Control applications that have been subject to a recent and/or concurrent OPA/ZBA application will not require an HIA.

An HIA may be required for the following additional application types:

- Consent and/or Minor Variance applications for any property on the Heritage Register
- Official Plan Amendment, Zoning By-law Amendment, Plans of Subdivision, Site Plan Control and/or Consent and/or Minor Variance applications adjacent to a property on the Heritage Register. Adjacency is defined in the Official plan and may go beyond contiguous properties
- Heritage Permit applications for any property designated under Part IV (individual) or Part V (Heritage Conservation District) of the OHA.

F. CULTURAL HERITAGE EVALUATION REPORT (CHER)

A Cultural Heritage Evaluation **is required** within the HIA for the following properties, where applicable:

- Designated under Part IV, Section 29 of the OHA prior to 2006
- Listed on the City's Heritage Register under Section 27 of the OHA

A CHER is strongly encouraged to be prepared for properties of potential heritage value:

- Not on the City's Heritage Register but identified as having cultural heritage value through professional site assessments or planning studies
- Believed to have cultural heritage value as identified by the community, City staff or local Councillor
- Buildings and/or structures that are 40 years or older

A ☒ Cultural Heritage Evaluation within an HIA, or as part of a CHER **is not required** for properties that are:

- ☒ • Subject to a Notice of Intention to Designate under Section 29 of the OHA
- ☒ • Designated under Part IV, Section 29 of the OHA after 2006
- ☒ • Designated under Part V, Section 42 of the OHA

The City's Terms of Reference for a CHER is available as a separate document. It is recommended that applicants contact Heritage Planning to discuss heritage potential on the subject property prior to application submission. **Evaluation of cultural heritage resources prior to project planning is strongly encouraged.**

With regard to Part IV, Section 29 properties, the HIA should append the Notice of Intention to Designate or the designation by-law, where applicable. With regard to Part V, Section 42 Districts, identification of the Heritage Conservation District and its associated Heritage Conservation District Plan (if applicable) should be identified, but is not required to be appended to the HIA.

An HIA that does not use the Council adopted statement of significance as the basis to assess impact will be deemed incomplete.

☒ Evaluations may be subject to Peer Review where deemed appropriate by the Senior Manager, Heritage Planning

G. REQUIRED CONTENTS AND CHECKLIST

☒ To confirm application requirements it is advisable to discuss your project in advance with Heritage Planning staff during preliminary consultation meetings and consult the City of Toronto's Municipal Code.

Where conditional approval has already been granted under the OHA, document requirements should be discussed with heritage planning staff.

☒ The HIA will be submitted in hard copy and PDF format along with any other required application material and will include (at minimum):

1. Required Contents Checklist

- ☒ A copy of this HIA Terms of Reference with a completed Required Contents Checklist

2. Statement of Professional Qualifications

- ☒ A Heritage Professional is a person who has specialized knowledge in the conservation and stewardship of cultural heritage and is supported by formal training and/or work experience.
- ☒ The professional must be a registered member of the Canadian Association of Heritage Professionals and in good standing. The background and qualifications of the professional(s) completing the HIA must be included in the report.
- ☒ By checking this field, the Professional conforms to accepted technical and ethical standards and works in accordance with the regulations and guidelines of their specialty heritage fields and

jurisdictions of practice and confirms the information included in the HIA or CHER is accurate and reflects their professional opinion.

3. Executive Summary



This section includes a summary of the project as a whole; a summary of the property's determined heritage values and attributes, including conclusions related to the evaluation of properties undertaken through the CHER; a summary of the proposed conservation strategy and a summary assessment of the impact of the proposed development or site alteration on the cultural heritage values and attributes of all on-site and adjacent heritage properties, including properties on the site that are not on the heritage register but which have been subject to evaluation either within the HIA or as the subject of a CHER.

The Executive Summary will also outline proposed mitigation measures and will include a clear statement of opinion about the appropriateness of the work as proposed, with specific reference to all applicable policies and guidelines.

4. Property Owner



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

5. Owner's Representative or Agent



Name and full contact information, including e-mail address(es), for any representative or agent acting on behalf of the owner accompanied by proof of owner consent

6. Location Plan

Location of the development site and the subject heritage property/properties shown on:



City's property data map



Aerial photograph

Maps and photographs must depict the site boundary within a 300 metre radius, or as appropriate, in order to demonstrate the existing area context and identify adjacent heritage resources. Maps to be to a metric scale (i.e. 1:100, 1:200, 1:500).

7. Cultural Heritage Evaluation Report (CHER)

Following the City of Toronto's Cultural Heritage Evaluation Report (CHER) Terms of Reference, this section will include the identification and evaluation of existing and potential properties on the development site, as required.

Where a property is subject to a notice of intention to designate under Section 29 of the OHA, designated under Part IV of the OHA after 2006 or designated under Part V of the OHA, the HIA must rely on the heritage values and attributes of the property which have already been determined by City Council.

- ✓ It is expected the CHER will be prepared in the early stages of the design and development process, prior to determining what changes may be appropriate. It is recommended that the CHER be submitted as a separate document prior to its incorporation into the HIA and prior to the submission of a development application so that the heritage values can be confirmed.

Check all that apply:

- ☐ Evaluation of a property designated under Part IV, Section 29, of the Ontario Heritage Act prior to 2006 and date evaluation was completed.
- ☐ Evaluation of a property listed on the City's Heritage Register under Section 27 of the Ontario Heritage Act and date evaluation was completed.
- ✓
☐ Evaluation of a property previously identified as having cultural heritage value through professional site assessments or planning studies and date evaluation was completed.
- ☐ Evaluation of a property believed to have cultural heritage value as identified by the community, City staff or local Councillor and date evaluation was completed.
- ✓☐ Evaluation of a property over 40 years old and date evaluation was completed.

8. Description of On-site Heritage Resources

- ✓ This section will include a description of existing and potential cultural heritage resources within the development site, and shall include:

- ☐ Description of each property in its location on the site and any associated buildings, structures and/or landscapes. The description needs to include reference to all structures; buildings; age, location, type of construction, heritage attributes, building elements, features and / or remains; building materials; architectural style, type or expression and finishes; floor plan; natural heritage features; landscaping and archaeological resources as applicable.
- ✓☐ For each listed property, the existing Statement of Significance, Reasons for Listing and/or Reasons for Identification as adopted by City Council describing each property's cultural heritage value. Include the City Council inclusion dates and relevant details. This information can be obtained from the Heritage Planning office or online.
- ✓
☐ For each Part IV or Part V designated property on the site, the existing Statement of Significance, Reasons for Designation describing each property's cultural heritage value and heritage attributes and/or the established cultural heritage value or contribution as described in the relevant HCD Plan. Include the associated designation by-laws and City Council inclusion dates and details. This information can be obtained from the Heritage Planning office or online.

✓ 9. Historic Photographs

- ✓☐ Historic photographs should be provided where available. If historic photographs cannot be located, it must be confirmed that the noted sources below have been checked and historic photographs were not present.



At minimum, the resources that must be consulted include:



Toronto Archives



Toronto Public Library



Historical society archives

10. Current Photographs/Images



Current photographs/images taken within 3 months of the application submission date showing the existing condition, context, attributes and other features of existing and potential heritage resources on the property that are unobstructed by landscaping, vegetation, vehicles, etc. The context includes other buildings and existing landscaping (mature trees, fences, walls, driveways) on the subject property. Photographs will include the following:



- Each building elevation
- Each heritage attribute or draft (CHER) heritage attribute affected by the proposed works
- Existing context including other buildings on and adjacent to the site and existing landscaping



- Interior heritage attributes described in the Part IV designation by-law or the CHE, where applicable
- Photographs of the property as seen from the public realm around the property including each public right of way, lane, or shared driveway, park and publicly accessible open space, as appropriate to the site
- Photographs showing the relationship of the site to the adjacent properties

11. Description of Surrounding Neighbourhood Keyed to a Context Map



Provide a detailed narrative of the surroundings of the site with particular attention to subject street frontages or block faces, subject property and opposite side of the street frontage(s). Be sure to reference architectural styles, profiles and ages of buildings and describe the existing “sense of place” where discernible and key to a context map.



12. Description of Adjacent Heritage Properties (if applicable)

Using the definition of "adjacency" in the City's Official Plan, this section must provide a description of each heritage property/resource adjacent to the development site, including:



Description of the property in its location adjacent to the site, including any buildings, structures and/or landscapes or landscape features.



Part IV or V designation dates and details.

☒ Existing Statement of Significance or Reasons for Designation describing the property's cultural heritage value. This information can be obtained from the Heritage Planning office.

☒ Photographs to include:

- Photographs taken within 3 months of the application submission date of each elevation of the resource on the adjacent heritage property.
- Aerial photographs showing the relationship of the adjacent properties to the development site.
- Available historic photographs that show the adjacent buildings in relation to the application site, or confirmation that none were available from the noted sources.

13. Condition Assessment

☒ The condition assessment should not rely solely on a visual inspection. Recommended methods for determining the condition of the resource(s) include a structural engineering analysis, a geotechnical study, non-destructive and destructive testing where underlying conditions might be obscured by architectural elements, signage or other physical barriers.

Destructive testing may be subject to approval. Please consult the heritage planner assigned to your application to confirm testing requirements needing a preliminary review.

☒ Written description and high quality colour photographic documentation of each existing and potential heritage resources on the development site in its current condition and a detailed visual and written description of the physical condition of the resources including, but not limited to:

- The roof (including chimneys, roofing materials, etc.)
- Each building elevation including windows, doors, porches and decorative elements
- Foundations
- Each heritage attribute identified in an existing Statement of Significance or a CHE including landscape features where applicable
- Structural stability of the building
- Other aspects of the site as appropriate

14. Description of Proposed Development or Site Alteration

☒ In this section, the plans, drawings, specifications and a description of the site alteration must include all new development on and alterations and interventions to each designated and/or listed and/or potential heritage property on the development site.

☒ The drawings and specifications should also show any internal heritage attributes described in the designation by-law and show any proposed changes to them.

☒ If no changes are being proposed to a specific building, structure or heritage attribute on the subject property a written confirmation of this and confirmation of its proposed conservation

- can be provided instead of including proposed plans, sections and elevations of that specific building, structure or heritage attribute.
- ☐ A written itemized and detailed description of all alterations and interventions affecting the cultural heritage value and attributes of each onsite existing and potential heritage property and adjacent heritage property with a clear narrative of what is proposed to be conserved, altered, visually or physically impacted or demolished and/or removed.
 - ☒ Existing plans, sections and elevations showing the current condition of each property with any buildings, structures and attributes proposed to be demolished or removed identified in RED and/or altered in BLUE.
 - ☒ Proposed plans, sections and elevations showing any attributes proposed to be demolished, removed or reconstructed in RED and new construction and alterations in BLUE.

15. Demolition

- ☒ Separate approval under the Ontario Heritage Act is required for any property designated under Part IV or V where the demolition or removal of a building, structure and/or attribute is proposed.
- 60 days' written notice of intention to demolish a building or structure on a listed property must be submitted to the Chief Planner, consistent with the Toronto Municipal Code, Chapter 103.
- ☒ Check if NO demolition or removal is proposed.
 - ☐ Where the demolition and/or removal of a building, structure and/or heritage attribute is proposed on an existing Part IV heritage property, a written description will explain the reason for the proposed demolition and/or removal and how it conserves the cultural heritage value and attributes of the property as described in the designation by-law or the CHER and how it conserves the integrity of the property.
 - ☒
 - ☐ Where the demolition and/or removal of a building, structure and/or heritage attribute is proposed on a Part V designated property within a Part V designated district, a written description will explain the reason for the proposed demolition and/or removal and how such demolition and/or removal conserves the cultural heritage values and heritage attributes of the relevant Heritage Conservation District and describe how the proposal is not contrary to the objectives of that HCD Plan and how the proposal does not conflict with that HCD Plan.
 - ☐ Where the demolition and/or removal of a building or structure on a listed heritage property is proposed, a written description will explain the reason for the proposed demolition and/or removal and how it conserves the cultural heritage value of the property as described in the reasons for listing or the CHER and conserves the integrity of the property.
 - ☐ Where the demolition and/or removal of a building or structure on a potential heritage property is proposed, a written description will explain the reason for the proposed demolition and/or removal.

16. Analysis of the Impact of Development or Site Alteration

In this section, a clear and objective analysis of the impact of all alterations and interventions, (direct and indirect), that affect the cultural heritage value and attributes as described in the designation by-law or approved CHER of each existing, potential and adjacent heritage property or HCD is required.

- ☒ An itemized and detailed analysis of the impact of and rationale for all alterations and interventions proposed affecting the cultural heritage value and attributes of each existing, potential and adjacent heritage property applying all relevant policies including the City of Toronto Official Plan, the Provincial Policy Statement and A Place to Grow: Growth Plan for the Greater Golden Horseshoe.
- ☐ A description of and rationale for the primary conservation treatment(s) based on the *Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada*.
- ☒ An itemized and detailed analysis of and rationale for all alterations and interventions proposed affecting the cultural heritage value and attributes of each existing, potential and adjacent heritage property using all applicable guidelines in the *Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada*.
- ☒ Using the definition of "integrity" in the City of Toronto Official Plan, provide a description and analysis of the impact of the development/site alteration on the integrity of each existing, potential and adjacent heritage property.
- ☒ An analysis of the visual impact of the design of the new development on, and a description of the efforts to ensure mitigate the impact and ensure its compatibility with, the heritage value, attributes and character of each existing, potential and adjacent heritage property or HCD.

17. Engineering Considerations

In the case of partial *in situ* or façade-only retention, temporary removal or relocation of a building or structure of an onsite existing or potential heritage resource, or when a compromised structure is part of the reason for the proposed works, an engineering study must be undertaken by a Professional Engineer that confirms the feasibility of the proposed strategy in the context of the development/site alteration. An engineering study may also be requested in other circumstances.

A vibration or other site management related study may be requested to assess any potential impacts to adjacent heritage resources.

The study should consider (at minimum) overall site alterations, construction access, buried utilities, right-of-way management and construction/conservation methodologies. Recommendations must be based on a detailed understanding of the current condition of the resource(s) being conserved as described in Section 12.

Limited invasive testing of existing heritage fabric and other forms of ground investigation are strongly recommended at the earliest stages of the project. Purely visual inspection will not be an acceptable basis for decision-making.



A statement from a professional engineer confirming feasibility of a strategy that involves façade retention, temporary removal or relocation. Conservation strategies with engineering considerations must include this statement or the HIA will be deemed incomplete.

18. Mitigation



Mitigation measures and/or alternative options are important components of the HIA as they describe ways to avoid or reduce negative impacts on the cultural heritage resources. Mitigation might also be achieved through modifications to the design of project as a whole, for example exploring alternative parking arrangement the modification of supporting caisson walls and other shoring and bracing strategies that supports greater retention of built fabric, exterior walls, interior attributes and *in situ* preservation etc.



A detailed and itemized description of recommended mitigation measures that will best conserve the cultural heritage values and attributes of each existing, potential and adjacent heritage resource. Note: Potential heritage resources are defined in Section F above. Adjacent properties are defined in Section 3.1.5 of the City of Toronto Official Plan.



If mitigation measures and/or alternative development options are not warranted because the cultural heritage values and attributes are being conserved, describe and provide a rationale for no recommendation.



Where significant interventions occur, describe and provide a rationale for the alternative development approaches and mitigation measures that were explored but not recommended in this HIA.

19. Conservation Strategy/Summary



Itemized summary of the conservation strategy detailed in the previous relevant sections.



20. Statement of Professional Opinion



A conclusive and objective statement of professional opinion about the compliance of the project with all relevant municipal and provincial policies and respect for recognized professional standards and best practices in the field of heritage conservation in Canada.



If, in the opinion of the heritage consultant, a development proposal does not comply with all applicable policies or respect recognized professional standards and best practices in the field of heritage conservation as reflected in all applicable guiding documents, a full analysis will be provided explaining the reasons for why this conclusion has been drawn.



Planning Act, R.S.O. 1990 (Consolidated 2021)

Section 2. d) of the Planning Act clarifies provincial jurisdiction over the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.

Provincial Planning Statement, 2024

The PPS guides the creation and implementation of planning policy across Ontario municipalities, and provides a framework for the conservation of heritage resources, including the following relevant policies:

- 4.6.1 *Protected heritage property*, which may contain built heritage resources* or cultural heritage landscapes, shall be conserved*.*
- 4.6.3 *Planning authorities shall not permit development and site alteration on adjacent* lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved*.*

City of Toronto Official Plan

Policies within Chapter 3.1.6 of the Official Plan guide the conservation of heritage resources in the City of Toronto. The relevant policies in this Chapter for the proposed development of the Site include:

- 5 *Proposed alterations, development, and/or public works on or adjacent* to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City.*
- 26 *New construction on, or adjacent* to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.*
- 44 *The view to a property on the Heritage Register as described in Schedule 4 will be conserved unobstructed where the view is included on Map 7a or 7b.*

Downtown Secondary Plan

The Downtown Secondary Plan contains the following relevant cultural heritage policies that apply to the development of the Site:

Protected Heritage Property: means property designated under Part IV or VI of the Ontario Heritage Act; property included in an area designated as a heritage conservation district under Part V of the Ontario Heritage Act; property subject to a heritage conservation easement or covenant under Part II or IV of the Ontario Heritage Act; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites (PPS, 2024).

Conserved: means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches should be included in these plans and assessments. (PPS, 2024).

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 (Toronto Official Plan).

- 3.3 *New buildings will fit within their existing and planned context, conserve heritage attributes, expand and improve the public realm, [...].*
- 9.10 *Development on sites that include or are adjacent to properties on the Heritage Register will include base buildings that are compatible with the streetwall height, articulation, proportion, materiality and alignment thereof.*
- 9.24 *Development may be required to incorporate transition in scale to achieve built form compatibility when it is:*
- 9.24.3 *adjacent to a property designated under Part IV of the Ontario Heritage Act or a Heritage Conservation District.*

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

IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1980, CHAPTER 337 AND
317 DUNDAS STREET WEST

NOTICE OF PASSING OF BY-LAW

To: The Art Museum of Toronto
317 Dundas Street West
Toronto, Ontario
M5T 1G4

✓ Ontario Heritage Foundation

Take notice that the Council of the Corporation of the City of Toronto has passed By-law No. 130-91 to designate the above-mentioned property to be of architectural and historical value or interest.

Dated at Toronto this 19th day of March, 1991.

B. Caplan
Barbara G. Caplan
City Clerk

RECEIVED
IN THE OFFICE

MAR 20 1991
ARCHITECTURE AND
PLANNING
HERITAGE BRANCH

ONTARIO HERITAGE FOUNDATION
MAR 20 1991
<i>N. Smith</i>

No. 130-91. A BY-LAW

*To designate the property at 317 Dundas Street West
(The Grange) of architectural and historical value or interest.*

(Passed February 25, 1991.)

Whereas by Clause 12 of Neighbourhoods Committee Report No. 12 adopted by Council at its meeting held on October 1 and 2, 1990, authority was granted to designate the property at 317 Dundas Street West (The Grange) 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 historic 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 lands and premises known as 317 Dundas Street West (The Grange) and upon the Ontario Heritage Foundation notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having a general circulation in the municipality once for each of three consecutive weeks; and

Whereas the reasons for designation are set out in Schedule "B" hereto; and

Whereas no notice of objection to the said 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. There is designated as being of architectural and historical value or interest the real property more particularly described and shown in Schedules "A" and "C" hereto, known as 317 Dundas Street West (The Grange).
2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" hereto in the proper land registry office.
3. The City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property 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.

ARTHUR C. EGGLETON,
Mayor.

BARBARA G. CAPLAN
City Clerk.

Council Chamber,
Toronto, February 25, 1991.
(L.S.)

SCHEDULE "A"

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of:

FIRSTLY: (Grange House)

Part of Park Lot 13 in Concession 1 From the Bay in the original Township of York, the boundaries of the said land being described as follows:

Premising that the bearings hereinafter mentioned are grid and are referred to the Central Meridian 79 degrees and 30 minutes West Longitude through Zone 10 of the Ontario Co-ordinate System, then;

Commencing at a point the location of which may be arrived at as follows:

Beginning at a point in the easterly limit of Beverley Street distant 105.05 metres measured on a course of South 16 degrees 42 minutes and 05 seconds East, along the said easterly limit of Beverley Street from the southerly limit of Dundas Street West the said point being the north-westerly angle of PART 14 on a plan of survey deposited in the Land Registry Office for the Registry Division of Toronto (No. 63) as 63R-357;

Thence North 73 degrees 21 minutes and 25 seconds East, along the northerly limit of the said PART 14 on Plan 63R-357 to and along the southerly limit of PART 1 on a plan of survey deposited in the said Land Registry Office as 63R-4343, a distance of 47.90 metres to the point of commencement;

Thence North 16 degrees 42 minutes and 05 seconds West parallel to the said easterly limit of Beverley Street, 15.50 metres;

Thence North 73 degrees 21 minutes and 25 seconds East parallel to the said southerly limit of PART 1 on Plan 63R-4343 a distance of, 49.20 metres;

Thence South 16 degrees 42 minutes and 05 seconds East parallel to the said easterly limit of Beverley Street a distance of 15.50 metres to said southerly limit of PART 1 on Plan 63R-4343;

Thence South 73 degrees 21 minutes and 25 seconds West, along the said southerly limit of PART 1 on Plan 63R-4343, a distance of 49.20 metres to the point of commencement.

The southerly limit of Dundas Street West and the easterly limit of Beverley Street as confirmed under the Boundaries Act by Plan BA-1157 registered on March 17, 1978, as CT284316.

SECONDLY: (Grange Park)

Parts of Park Lots 13 and 14 in Concession 1 From the Bay in the original Township of York, the boundaries of the said land being described as follows:

Premising that the bearings hereinafter mentioned are grid and are referred to the Central Meridian 79 degrees and 30 minutes West Longitude through Zone 10 of the Ontario Co-ordinate System, then;

Commencing at a point the location of which may be arrived at as follows:

Beginning at a point in the easterly limit of Beverley Street distant 105.05 metres measured on a course of South 16 degrees 42 minutes and 05 seconds East, along the said easterly limit of Beverley Street from the southerly limit of Dundas Street West, the said point being the north-westerly angle of PART 14 on a plan of survey deposited in the Land Registry Office for the Registry Division of Toronto (No. 63) as 63R-357;

Thence North 73 degrees 21 minutes and 25 seconds East along the northerly limit of the said PART 14 on plan 63R-357 a distance of 2.44 metres to the south-westerly angle of PART 1 on a plan of survey deposited in the said Land Registry Office as 63R-4343, being the point of commencement;

Thence North 73 degrees 21 minutes and 25 seconds East along the southerly limit of the said PART 1 on plan 63R-4343 and the easterly production thereof a distance of 136.81 metres;

Thence South 16 degrees 52 minutes and 10 seconds East, 31.30 metres;

Thence South 13 degrees 36 minutes and 30 seconds East, 21.40 metres more or less to the most north-westerly angle of PART 1 on a plan of survey deposited in the said Land Registry Office as 63R-3698;

Thence South 14 degrees 32 minutes and 20 seconds East along a limit of the said PART 1 on Plan 63R-3698 a distance of 4.58 metres to an angle therein;

Thence North 73 degrees 12 minutes and 20 seconds East along a limit of the said PART 1 on Plan 63R-3698 a distance of 11.27 metres to an angle therein;

Thence South 61 degrees 50 minutes and 50 seconds East along a limit of the said PART 1 on Plan 63R-3698 a distance of 2.16 metres to the westerly limit of the southerly part thereof;

Thence South 16 degrees 52 minutes and 05 seconds East along the said westerly limit of the southerly part of PART 1 on Plan 63R-3698, a distance of 41.08 metres more or less to the northerly limit of Grange Road;

Thence South 73 degrees 21 minutes and 50 seconds West along the said northerly limit of Grange Road, a distance of 33.07 metres more or less to the easterly limit of Grange Road, as closed by City of Toronto By-law 216-75 registered in the said Land Registry Office as Instrument CT125375;

Thence continuing South 73 degrees 21 minutes and 50 seconds West, along the northerly limit of Grange Road as closed a distance of 106.05 metres more or less to the beginning of a curve to the right having a radius of 12.19 metres;

Thence north-westerly along the said curve to the right having a radius of 12.19 metres, being along a limit of Grange Road as closed a distance of 10.93 metres more or less to its intersection with the easterly limit of the aforesaid PART 14 on Plan 63R-357, the said intersection being distant 10.57 metres measured on a course of North 79 degrees 12 minutes and 50 seconds West from the said beginning of curve;

Thence North 16 degrees 42 minutes and 05 seconds West along the said easterly limit of PART 14 on Plan 63R-357, a distance of 94.92 metres more or less to the point of commencement.

The southerly limit of Dundas Street West, the easterly limit of Beverley Street and the northerly limit of Grange Road, as confirmed under the Boundaries Act by Plan BA-1157 registered on March 17, 1978, as CT284316.

The hereinbefore FIRSTLY and SECONDLY described land being delineated by heavy outline on Plan SYE2436, dated November 30, 1990, and set out in Schedule "C".

SCHEDULE "B"

Reasons for the designation of the property at 317 Dundas Street West (The Grange):

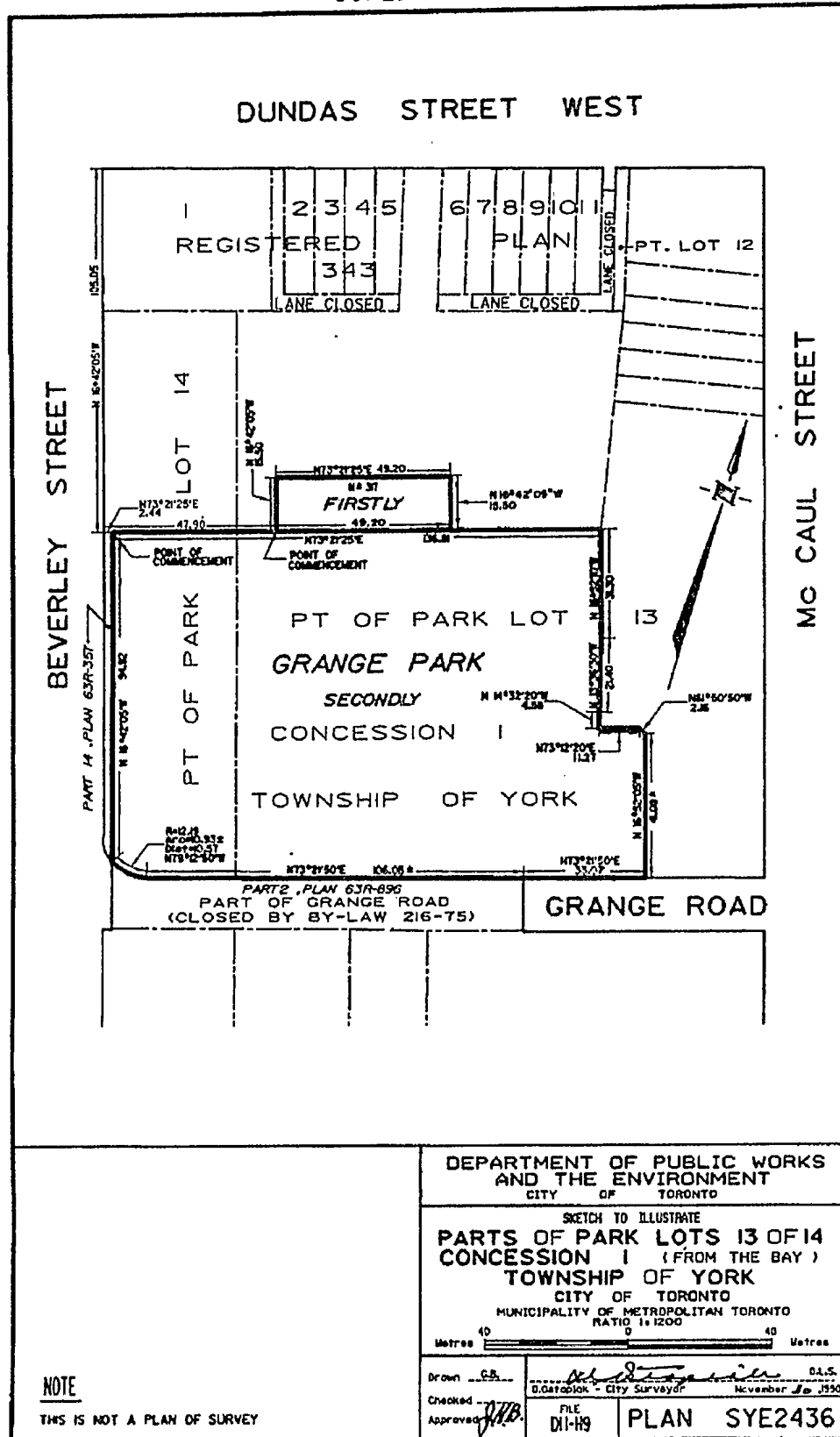
The property known as the Grange located at 317 Dundas Street West, and including the original Boulton lands to the south now known as Grange Park, is designated on architectural and historical grounds. The Grange was constructed in 1817-20 for D'Arcy Boulton, Jr., the son of a former Solicitor General of Upper Canada. The property was inherited by William Henry Boulton, a four-term Mayor of Toronto. His widow, Harriet Dixon, and her second husband, the internationally famous author, Goldwin Smith, willed the property to the "Art Museum of Toronto". In 1967-71, the Grange was restored and interpreted as a period house museum by the Art Gallery of Toronto (now the Art Gallery of Ontario).

The 2 1/2-storey red brick residence was built in the Neoclassical style based on 18th century Georgian tradition. The main structure has symmetrical openings and a shallow hip roof with four brick chimneys. On the facade (south), the three centre bays project as a pedimented frontispiece with modillions and a round light, and the wall is divided by a brick string course. The principal entrance has a moulded reveal and a semi-circular fanlight, with separate sidelights in the Georgian manner. Double-hung windows, with brick lintels and louvred wooden shutters, have 12-over-12 sash in the tall first storey, and are slightly reduced in the upper floor with 8-over-8 sash. Wings were added to the west elevation about 1843 and in 1885 in a compatible Neoclassical style. The stone portico was added in the latter year.

Significant interior rooms are the entrance hall, the drawing room, the breakfast parlour, the dining room, and the library on the ground floor, the music room and two bedrooms on the second floor, and the subterranean kitchen. Significant interior features are the plasterwork, door and window mouldings, and fireplace mantels in the first-floor rooms and the music room, and the wood panelling and tiled fireplace surround in the library.

The Grange is separated from the art gallery building, and the south facade is viewed across landscaped grounds. The Grange is historically important as Toronto's earliest surviving brick house, as the centre of social and political activity for the 19th century elite, and as the original exhibit space for the Art Gallery of Toronto. The building is a nationally recognized example of early 19th century Neoclassical architecture.

MAP AREA 50H-12



Authority: Toronto and East York Community Council Item TE6.4, as adopted by City of Toronto Council on June 10, 11 and 12, 2015

CITY OF TORONTO

BY-LAW 76-2018

To amend former City of Toronto By-law 130-91, being a by-law to designate the property at 317 Dundas Street West as being of architectural and historical value or interest.

Whereas By-law 130-91 of the former City of Toronto, designated the property at 317 Dundas Street West under Part IV of the Ontario Heritage Act as being of architectural and historical value or interest; and

Whereas the Ontario Heritage Act authorizes the Council of a municipality to amend designating by-laws to clarify or correct the statement explaining the property's cultural heritage value or interest or the description of the property's heritage attributes and to otherwise revise the language of the by-law to make it consistent with the requirements of the Act; and

Whereas authority was granted by Council to amend the reasons for designation; and

Whereas it is necessary to update the legal description for purposes of registration of the by-law on title to the property; and

Whereas the amended reasons for designation are set out in Schedule A to this by-law; and

Whereas the amended legal description is set out in Schedule B to this by-law; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 317 Dundas Street West, and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act; and

Whereas no notice of objection was served upon the Clerk of the municipality;

The Council of the City of Toronto enacts:

1. Former City of Toronto By-law 130-91 is amended by deleting Schedules A and B and replacing them with Schedules A and B attached to this by-law.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule B 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 owners of the property at 317 Dundas Street West and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act.

Enacted and passed on February 1, 2018.

Frances Nunziata,
Speaker
(Seal of the City)

Ulli S. Watkiss,
City Clerk



SCHEDULE A

**STATEMENT OF SIGNIFICANCE
REASONS FOR DESIGNATION
317 DUNDAS STREET WEST
THE GRANGE AND GRANGE PARK**

Former City of Toronto By-law 130-91, designating the property at 317 Dundas Street West (specifically the south portion of the property containing the house form building known historically as The Grange and Grange Park) is amended to revise the Reasons for Designation to describe the site's cultural heritage values and attributes as set out in the 2005 amendments to the Ontario Heritage Act.

The property at 317 Dundas Street West is designated under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the three categories of design, associative and contextual values.

Description

On the property at 317 Dundas Street West, the designated lands are at the south end of the Art Gallery of Ontario complex, west of Beverley Street and contain The Grange and Grange Park.

In 1970, the Historic Sites and Monuments Board of Canada designated the Grange a National Historic Site for its historic and architectural significance. City Council listed the property at 317 Dundas Street West on the inaugural City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) on June 20, 1973, and designated the portion of the property containing The Grange and Grange Park under Part IV, Section 29 of the Ontario Heritage Act on February 25, 1991 by By-law 130-91. The Heritage Easement Agreement registered on the property at 317 Dundas Street West in 2005 identified The Grange, including the interiors.

Statement of Cultural Heritage Value

The Grange and its setting, Grange Park is an important cultural property in the City of Toronto that has design, associative and contextual values.

The Grange and Grange Park are valued for their associations with important historical figures, events and institutions in Toronto. The original owner of the property, D'Arcy Boulton, Jr. was a member of a prominent political family who established his country estate on Park Lot 13 (one in the series of 100-acre allotments adjoining the Town of York (Toronto) reserved for associates of the Provincial government). His brick residence named "The Grange" was placed in a park-like setting where his family pursued their interests in gardening as founding members of the local horticultural society. D'Arcy's son and heir, William Henry Boulton continued his improvements to The Grange and its environs while serving as a four-term Mayor of Toronto. After Harriette Dixon Boulton, William Henry's widow inherited the property, she and her second husband, the noted scholar Goldwin Smith showcased it for the gatherings of Toronto's cultural elite. The property was willed to the Art Museum of Toronto (forerunner to the Art Gallery of Ontario) as the nucleus of a new art gallery, while the expansive grounds to the south were opened to the public as a city park through an agreement with the City of Toronto. The Grange was the setting for the inaugural exhibition of the Art Gallery in 1913 and afterward underwent a variety of uses

as the complex was renamed and expanded. It also housed the first classrooms for the forerunner to today's Ontario College of Art and Design, prior to the opening of its purpose-built art school beside The Grange. The Historic Sites and Monuments Board of Canada designated The Grange as a National Historic Site in 1970, during the period when it was restored as a historic house museum reflecting the mid 19th century appearance of the interiors (c. 1837-40). As a property of cultural heritage value that anchors the south end of the Art Gallery of Ontario's complex, The Grange and Grange Park are an integral part of the City of Toronto's John Street Cultural Corridor that identifies and links a series of cultural institutions between Front Street West and Dundas Street West.

The cultural heritage value of The Grange and Grange Park also relates to the design of the house and its surroundings as one of the earliest surviving residential buildings in Toronto that remains in its original landscaped setting. Identified as the oldest surviving brick house in Toronto, The Grange is valued as one of the first examples in the city of residential architecture that blends the simplicity and symmetry of the early Georgian style with the classical detailing identified with Neoclassicism. The classical elements introduced on the exterior of the residence, including the frontispiece, entrance surround and roof pediment, inspired the interior décor with the period detailing in the entrance hall and the principal rooms on the first (ground) and second stories. The setting of The Grange was an early example in Toronto of the Picturesque Movement in landscape design, which originated in 18th century England and was distinguished by its picturesque and painterly qualities mixing open spaces and plantings with meandering pathways and unexpected vistas.

Contextually, the Grange and Grange Park contribute to the character of the area where they provide the historical setting for the Grange neighbourhood, the residential community that developed in the mid to late 1800s on parts of the former park lot. Extending along the east side of Beverley Street, the property is adjoined by the Ontario College of Art and Design (OCAD) on McCaul Street (with the original custom-built school dating to 1920) and the tower of St. George's Church (1845, on land donated by the Boulton family) at 197 John Street, which are designated heritage properties.

The contextual value of the property also relates to the historical, visual, physical and functional links between The Grange and its surroundings in Grange Park, with the house positioned to face south toward Lake Ontario and to terminate the northerly view from Toronto's waterfront. As The Grange estate was transformed into Grange Park, many of the original significant features of the landscaping were retained, particularly the grading with The Grange raised on terraces, the axial arrangement with the house aligned with John Street, the uniquely shaped driveway, and the composition based on the Picturesque Movement in landscape design combining open spaces and groves of trees, including the mature trees in the southwest corner of the site adjoining Beverley Street.

From its origins in the early 19th century as a private estate, through its transition a century later as a cultural institution and public park, and its continuing importance as a cultural and recreational destination, the property containing The Grange and Grange Park is a local landmark in Toronto.

Heritage Attributes

The heritage attributes of The Grange and Grange Park on the property at 317 Dundas Street West are:

The Grange (exterior)

- The placement, setback and orientation of The Grange in its original location in Grange Park, where it is elevated on a rise of land with the principal elevation facing south
- The scale, form and massing of the house form building, with the rectangular-shaped plan above the raised base with the window openings and under the hipped roof with the tall brick chimneys at the four corners
- The roof detailing, with the extended eaves with the modillion blocks, which are repeated on the triangular-shaped pediment with the round window
- The materials, with the red brick cladding and the brick, stone and wood applied for the detailing on the south entrance, the window openings and the roof, as well as the brick stringcourse
- The symmetrical arrangement of the principal (south) elevation into five bays with the central frontispiece where the main entrance is raised and centered in the first (ground) floor and flanked and surmounted by the flat-headed window openings
- The main (south) entry, featuring the round-arched opening with the brick voussoirs, the single wood paneled door set in the moulded surround with the fanlight, and the separate $\frac{3}{4}$ -length sidelights with the brick flat arches
- The detailing of the window openings with the brick flat arches and stone sills, the 12-over-12 sash windows in the first-floor openings, the 8-over-8 sash windows in the upper storey where the openings are slightly reduced in height, and the louvered wood shutters
- Protecting the south entrance, the flat-roofed classically-detailed stone portico with the stone steps, which was added in 1885 as part of the evolution of the building
- On the east wall, the monumental round-arched stone-trimmed opening containing the commemorative plaque
- Attached to and set back from the west wall, the two west wings dating to the 1840s and 1885 that complement the house with the brick cladding and the brick, stone and wood detailing, the flat roofs with the brick chimneys, the symmetrically-placed flat-headed window openings with the multi-paned sash windows, the louvered wood shutters on some of the window openings and, on the 1840s wing, the French doors (south) with multi-paned windows and transoms
- The rear (north) wall (excluding the glass link to the Art Gallery of Ontario)

The Grange (interior)

- The first (ground) floor entrance hall with the Ionic columns, the leaded glass window containing the Boulton family crest, the plasterwork, and the doors and door mouldings
- The first (ground) floor drawing room, dining room, breakfast parlour, and library with the plasterwork, the paneled wood doors and the door and window mouldings, the fireplace mantels and, in the library only, the wood paneling and the tiled fireplace surround
- On the second floor, the music room and the two bedrooms with the plasterwork, the paneled wood doors and the door and window surrounds, and the fireplace mantel in the music room
- The basement kitchen with the two fireplaces, one of which contains the bake oven

Grange Park: landscape features and views

- The placement of The Grange in the Grange Park. The landscaped setting and design reflecting the Picturesque Movement which combines open spaces, groves of trees and the views across Grange Park to and from The Grange
- The open space around The Grange and the terraced landscaping in front of and adjoining the south principal elevation
- The near-circular driveway that frames the open lawn in front of The Grange
- The groves of trees along the west side of Grange Park adjoining Beverley Street
- The view corridor of the south elevation of The Grange, and the path leading up to it through Grange Park, from John Street at Stephanie Street

SCHEDULE B
LEGAL DESCRIPTION

Part of PIN 21207-0165(LT)

Parts of Park Lots 13 and 14 in Concession 1 FTB as set out in CA133310

City of Toronto Province of Ontario

Land Titles Division of the Toronto Registry Office (No. 66)

IN THE MATTER OF THE ONTARIO HERITAGE ACT, 1974,
1974 S.O. CHAPTER 122

AND IN THE MATTER OF THE DESIGNATION OF THE
PROPERTY AT NO.197 JOHN STREET (ST. GEORGE THE
MARTYR CHURCH TOWER, HALL AND RECTORY)

NOTICE OF PASSING OF BY-LAW

To: **St. George the Martyr Church**
Rector and Church Wardens
205 John Street
Toronto, Ontario
M5T 1X6

Ontario Heritage Foundation ✓

Take notice that the Council of the Corporation of
the City of Toronto has passed By-law No.663-80 to
designate the above property. (File 1949).

DATED at Toronto this 21st day of October, 1980.


Roy V. Henderson
City Clerk

No. 663-80. A BY-LAW

*To designate the Property at No. 197 John Street
of architectural value and of historic interest.*

(Passed August 18, 1980.)

WHEREAS The Ontario Heritage Act, 1974, authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of historic 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 lands and premises known as No. 197 John Street and upon the Ontario Heritage Foundation notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having a general circulation in the municipality once for each of three consecutive weeks; and

WHEREAS the reasons for designation are set out in Schedule 'B' hereto; and

WHEREAS no notice of objection to the said 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. There is designated as being of architectural and historic value or interest the real property more particularly described in Schedule 'A' hereto, known as No. 197 John Street.
2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule 'A' hereto in the proper land registry office.
3. The City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property 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.

JOHN SEWELL,
Mayor.

A. R. N. WOADDEN,
Deputy City Clerk.

Council Chamber,
Toronto, August 18, 1980.
(L.S.)

SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Toronto, in the Municipality of Metropolitan Toronto, formerly in the County of York and Province of Ontario, being composed of part of Park Lot 13 (Block 9) in the First Concession from the Bay in the original Township of York but now in the said City of Toronto, the boundaries of the said parcel of land being described as follows:

PREMISING that the bearings hereinafter mentioned are astronomic and are referred to the Central Meridian Zone 10 of the Ontario Co-Ordinate System, then:

COMMENCING at the intersection of the easterly limit of John Street as closed by City of Toronto By-law 216-75 registered as Instrument CT125375 with the northerly limit of Stephanie Street;

THENCE North 16 degrees 34 minutes and 35 seconds West along the said easterly limit of John Street as closed 45.72 metres more or less to a point therein distant 46.94 metres measured southerly along the said easterly limit of John Street from the southerly limit of Grange Road as closed by the said By-law;

THENCE North 74 degrees 06 minutes and 00 seconds East, being along the site of the line of an old board fence forming part of the northerly limit of the hereindescribed parcel of land 15.24 metres;

THENCE North 73 degrees 29 minutes and 00 seconds East 13.55 metres more or less to the north-westerly corner of the most northerly part of the 2 1/2 storey brick building standing in July 1957 on the hereindescribed parcel of land and known as premises 205 John Street;

THENCE North 73 degrees 59 minutes and 20 seconds East along the northerly face of the northerly wall of the said most northerly part of the 2 1/2 storey brick building 8.63 metres more or less to the north-easterly corner of the said building;

THENCE North 74 degrees 03 minutes and 15 seconds East along the site of the line of another old board fence forming the easterly part of the northerly limit of the premises 205 John Street a distance of 26.34 metres more or less to a point distant 47.80 metres south of the aforesaid southerly limit of Grange Road measured along a line drawn parallel to the westerly limit of McCaul Street;

THENCE South 16 degrees 53 minutes and 21 seconds East 45.78 metres more or less to a point in the aforesaid northerly limit of Stephanie Street distant 64.01 metres measured easterly thereon from the point of commencement;

THENCE South 73 degrees 53 minutes and 15 seconds West along the last-mentioned limit 64.01 metres to the said point of commencement.

The northerly limit of Stephanie Street, the westerly limit of McCaul Street and the southerly limit of Grange Road as established under The Boundaries Act by plan BA-1157 registered on March 17, 1978 as Instrument CT284316.

SCHEDULE "B"

This group of buildings is designated on architectural and historical grounds. The Church of St. George the Martyr was the third Anglican Church built in Toronto. Erected in 1845 in the Early English Gothic style, it was designed by Henry Bower Lane, a prominent architect in the City at the time. All that remains after a disastrous fire in 1955 is the tower which terminates where the spire once rose, with Gothic detailing of the original doorway and window openings. The church school was built in 1857, designed by Kivas Tully, another prominent City architect and a Church Warden. It is built of white Yorkville brick matching the original church. It is designed in a plain Gothic style with brick buttresses, arched windows and steep gable parapets containing decorative brickwork. The rectory was built in 1865. It is an attractive two and one-half storey gabled white brick house with two large bay windows and a spacious well-detailed interior altered for use by the congregation after the church fire.

Robert Brown Row HousesDescription

The properties at 29-39 Beverley Street are worthy of inclusion on the City of Toronto Inventory of Heritage Properties for their cultural heritage value. Located on the southeast corner of Beverley Street and Stephanie Street, the six properties identified as 29, 21, 33, 35, 37 and 39 Beverley contain 2½-storey row houses (1891).

Statement of Cultural Heritage Value

The six-unit row houses have design value as representative and well-crafted examples of residential buildings from the late Victorian era. The houses are embellished with features associated with the Italianate and Gothic Revival styles favoured for residential architecture near the end of the 19th century. The Gothic Revival influences are seen in the oversized chimneys and the extended gables with wood detailing, while Italianate design is referenced for the oversized round-arched window openings, some of which retain stained glass transoms. The row houses are complemented by the neighbouring pair of semi-detached houses at 45 and 47 Stephanie Street (also constructed in 1891 by Robert Brown) that share many of their stylistic features.

Contextually, the row houses are visually and historically linked to Beverley Street in the Grange neighbourhood. This specific block on Beverley Street contains a range of residential buildings that reflects the evolution of the area from the mid 19th to the early 20th centuries. The row houses, together with the semi-detached houses at 45 and 47 Stephanie Street, appeared during the middle phase of development, as illustrated in their scale and variety of architectural features. In comparison, the modest dwelling at 15 Beverley (1858 and subsequently updated) was among the earliest buildings on the street, while the James Kelly House (1905) at 27 Beverley was the last house completed in the block and marks the return to more restrained architectural designs after 1900. Together, the built forms in the block are indicative of the transitional development of the Grange neighbourhood, where the unpretentious buildings that first appeared on the Park Lots were gradually replaced or joined by more pretentious ones that retain the residential scale of the area. The Robert Brown Row Houses, in particular, support the residential context of the Grange neighbourhood in their scale, form and massing.

Heritage Attributes:

The heritage attributes of the row houses that contribute to their design and contextual value as representative and well-crafted residential buildings from the late Victorian era that are visually and historically linked to Beverley Street in the Grange neighbourhood are:

- The scale, form and massing

- Above stone foundations with window openings, the 2½-storey rectangular plans
- The gable roofs, which are hipped on the east end, with the large brick chimneys and the cross gables with extended eaves, brackets, and shingles
- The red brick cladding with brick, stone and wood detailing
- The principal (west) facades, which have the main entrance to each unit elevated and placed in a round-arched opening with a transom
- The organization of the central units at 31 and 33 Beverley and 35 and 37 Beverley as mirror images under projecting gables, with oversized round-arched window openings with transoms in the first and second stories
- The end units at 29 and 39 Beverley, which are distinguished from the central units by the pairs of round-arched window openings in the second stories
- On all of the units, the flat-headed and segmental-arched window openings that have stone sills and, in some cases, wood entablatures or brick hood moulds
- The north elevation of 39 Beverley that faces Stephanie Street

Description

The properties at 45 and 47 Stephanie Street are worthy of inclusion on the City of Toronto Inventory of Heritage Properties for their cultural heritage value. The pair of 2½-storey semi-detached house form buildings (1891) are located on the south side of Stephanie Street in the first block east of Beverley Street.

Statement of Cultural Heritage Value

The semi-detached house form buildings have design value as representative and well-crafted examples of residential buildings from the late Victorian era. The houses are embellished with features associated with the Italianate and Gothic Revival styles favoured for residential architecture near the end of the 19th century. The Gothic Revival influences are seen in the oversized chimneys and the extended gables with wood detailing, while Italianate design is referenced for the oversized round-arched window openings, many of which retain stained glass transoms. The semi-detached houses are complemented by the neighbouring group of six-unit row houses at 29-39 Beverley Street (also constructed by Robert Brown in 1891) that share many of the same stylistic features.

Contextually, the semi-detached houses are visually and historically linked to Beverley Street in the Grange neighbourhood because they were constructed at the same time as the neighbouring row houses at 29-39 Beverley Street and share similar architectural detailing. The semi-detached houses complement the row houses at the north end of the group of late 19th and early 20th century residential buildings that complete the block outlined by Beverley Street, Stephanie Street and two laneways and reinforce the sense of visual continuity. This range of residential buildings reflects the evolution of the area from the mid 19th to the early 20th centuries. The semi-detached houses and the adjoining row houses appeared during the middle phase of development, as illustrated in their scale and architectural embellishments. In comparison, the modest dwelling at 15 Beverley (1858) was among the earliest buildings on the street, while the James Kelly House (1905) at 27 Beverley was the last house completed in the block and marks the return to more restrained architectural designs after 1900. Together, the built forms in the block are indicative of the transitional development of the Grange neighbourhood, where the unpretentious buildings that first appeared on the Park Lots were gradually replaced or joined by more pretentious ones that retain the residential scale of the area. The Robert Brown Houses at 45 and 47 Stephanie Street support the residential context of the Grange neighbourhood in their scale, form and massing.

Heritage Attributes:

The heritage attributes of the semi-detached house form buildings that contribute to their design and contextual value as representative and well-crafted residential buildings from

the late Victorian era that are visually and historically linked to Beverley Street in the Grange neighbourhood are:

- The scale, form and massing
- Above the raised bases with window openings, the 2½-storey rectangular plans
- The cross-gable roofs, with brick chimneys and cross-gables with wood detailing
- The red brick cladding, with brick, stone and wood trim, including the wood cornices above the first-storey window openings
- The central round-arched door opening that contains the entrances to both houses, with wood doors and transoms
- The placement, shape and detailing of the round-arched, segmental-arched and flat-headed window openings, including the stone sills, brick hood moulds and, in the outer bays, stained-glass transoms

