



HERITAGE IMPACT ASSESSMENT

for

561 Jarvis Street & 102-120 Earl Place Toronto, ON

GBCA Project No: 22033

prepared for:

Jarvis & Earl Inc.
257 Borden Street
Toronto, ON M5S 2N5

prepared by:

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EXECUTIVE SUMMARY

GBCA Architects (Goldsmith Borgal & Company Ltd. Architects) was retained by Jarvis & Earl Inc. Limited to prepare a Heritage Impact Assessment (HIA) for the purposes of a Zoning By-law Amendment and Site Plan application.

The subject site is located at the northeast corner of Jarvis Street and Earl Place within the North St. James Town neighbourhood of Toronto north of the downtown core.

The development site includes two extant structures (561 Jarvis Street and 102-120 Earl Place) that are proposed to be removed to accommodate a 58-storey tower (plus Mechanical Penthouse). The structure at 102-120 Earl Place (formerly 559 Jarvis Street) contains 10 freehold town homes, and was constructed in 2000. North of this, the existing 2-1/2—storey structure at 561 Jarvis was designed in 1925 by James Gladwin Hedges, and erected in 1928, with 29 bachelor apartments, altered significantly during renovations in 1980. The property is not included on the City of Toronto Heritage Register.

As part of this evaluation, a review under Ontario Regulation 9/06 was conducted for 561 Jarvis Street, and it was found to meet a minimal number of criteria used to determine heritage value. Although the structure supports the present and historic character between Jarvis and Huntley Street along Earl Street, its location is not within a stronger cluster of other similarly scaled modest apartment buildings, such as what is visible along Earl Place (and specifically at the intersection of Huntley Street, including the 'Earl Apartments' (1918), 'Glendale Mansions' (1923) and 'Merril Mansions'(1922) that form a more cohesive ensemble of low-rise buildings that are more valuable by virtue of being close to each other. As such, the contextual value of 561 Jarvis Street is limited and not significant.

Designed by Kirkor Architects, the proposed development is conceived with a 9-storey base building, providing a residential lobby, amenity space and along Jarvis Street, retail. The 49-storey tower volume above this is dedicated to market rate and rental replacement units. The proposed land

assembly will change the historical lot patterns on the site, which date back to the 1850's.

Although there are low-rise buildings in the area, the local character arises from taller mid-rise buildings, which has created an historical transition process over time as a result of planning policies. For instance, the site is proximate to 99 Charles Street (2015), a 49-storey residential condo known as 'X2'; 110 Charles Street east (2014) a 44-storey condo known as X, and 'Couture' a 43-storey tower at 28 Ted Rogers Way (2010).

Transition in line with these changes has been considered in light of the planned character of the area and the provisions of the Provincial Policy Statement and Toronto Official Plan which both require a balanced approach to the incorporation of policies into development proposals. This portion of Toronto has undergone intensification over several decades, which is an historical evolution in its own right.

Shadows have been identified on March/September 21 between 12:18am-14:18pm, covering a portion of 571 Jarvis Street - Wm. R. Johnston House, 1875, Langley, Langley & Burke. This property is Designated under Part IV of the Ontario Heritage Act. Considering the existing and emerging context of high-rises in this area, additional shadows arising from this development will have only a transitory impact on contributing properties in the immediate area.

In acknowledgement of the above, GBCA has reviewed the proposed development with respect to its adjacency to heritage resources (as defined in the City's Official Plan), and the overall "fit" of the development into the existing site and context. It is our opinion that the proposed development represents a reasonable and responsive balance to prevailing policies and does not impact heritage properties in the vicinity.

This HIA has been prepared in accordance with HIA Terms of Reference (2021) from the City of Toronto and evaluates the impact of the proposed development on existing heritage resources.

1. INTRODUCTION

1.1 Property Description

The subject property is located on the east side of Jarvis Street, south of Isabella Street. The subject site includes two low-rise residential structures comprising approximately 29 rental units (561 Jarvis Street), and 10-freehold townhome units (102-120 Earl Place).

The heritage significance of the area is linked to the designated and listed properties nearby and adjacent to the subject site, which are remnants of the modestly scaled residential pockets of pre-war housing interspersed throughout the area.

Along the west side of Jarvis Street, and to the south of the subject site are low-rise residential buildings listed in the City's Heritage Register. This includes interwar rental structures constructed between 1918 and 1923 that vary in architectural style and scale, including the 'Earl Apartments', 'Glendale Mansions' and 'Merrill Mansions', which are concentrated near the intersection of Huntley Street and Earl Place.

To the north and south of the subject site are also remnants of Toronto's elite, which include the William Johnston House (1875) and the Charles Rundle House (1888), both of which are designated under Part IV of the Ontario Heritage Act.

1.2 Present Owner and Contact Information

Owner: Jarvis & Earl Inc.
info@originate.build
 416-849-2894



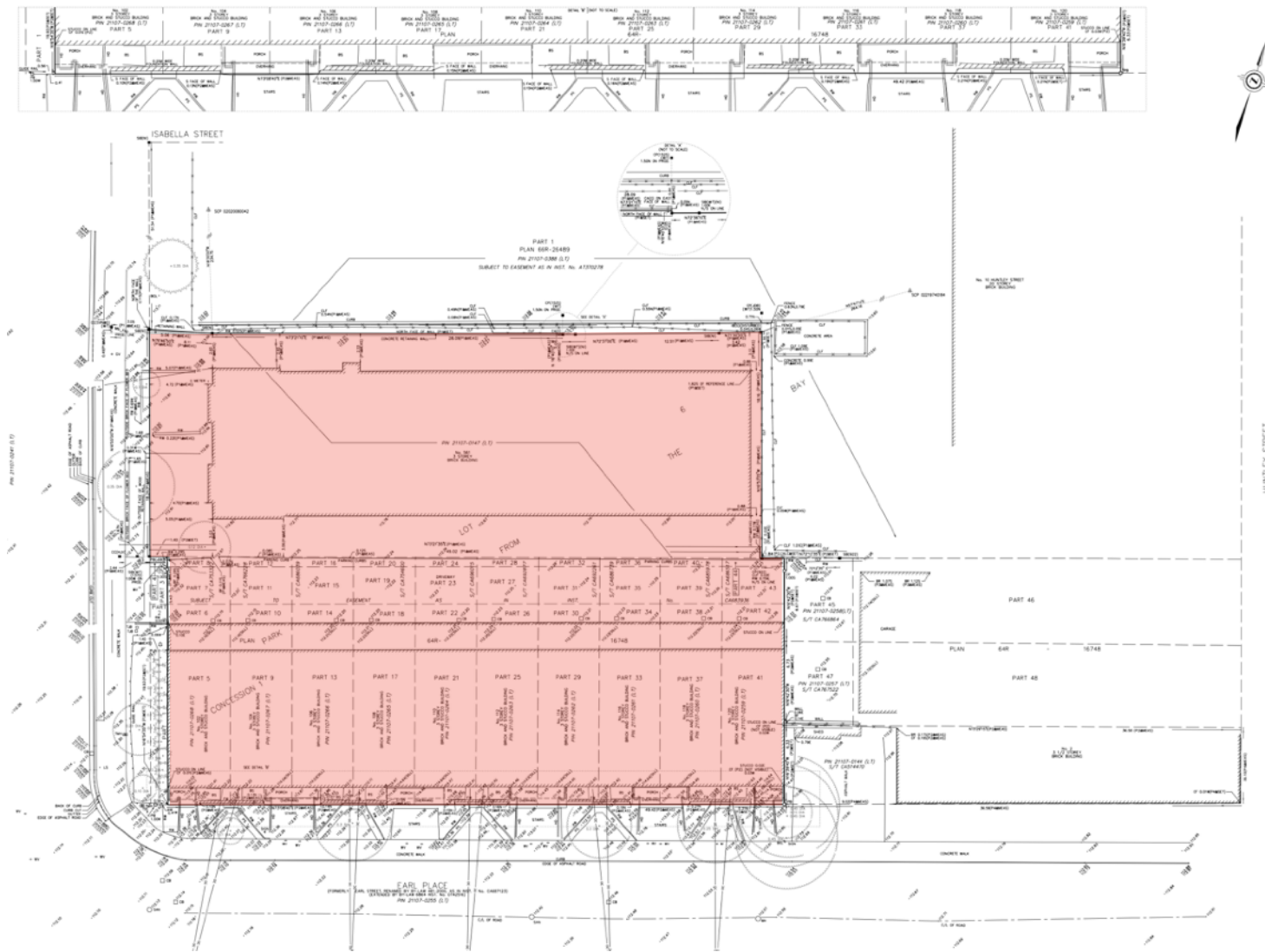
The Heritage Register's Interactive Map identifies heritage properties adjacent to the subject site (bounded by a red dashed line). Buildings located on the site include:

- 1- 561 Jarvis Street - 3-storey apartment building (1928)
- 2- 102-120 Earl Place - 10 Freehold townhomes (2000)

Adjacent and nearby Heritage Properties and properties of heritage interest:

- 3- **2 Huntley Street** - Earl Apartments, 1918; Langley and Howland, Architects -Adopted by City Council on September 26, 1994.
- 4- **125 Earl Place (formerly 3 Earl Street)** - Glendale Mansions, 1923. Merrill Corporation. Adopted by City Council on January 16, 1995.
- 5 -**135 Earl Place (formerly 5 Earl Street)** - Merrill Mansions, 1922. W.G Hunt, Architect. Adopted by City Council on August 29, 1994.
- 6- **571 Jarvis Street** - Wm. R. Johnston House, 1875, Langley, Langley & Burke. Designated under Part IV of the Ontario Heritage Act by City Council on March 5, 1984.
- 7- **514 Jarvis Street**- Charles. A. Rundle House, 1888-89, E.J. Lennox. Designated under Part IV of the Ontario Heritage Act by City Council on June 20, 1973.

1.4 Property Survey



Survey Plan of the site as prepared by J.D Barnes. Part of Park Lot 6, Concession 1 From the Bay. City of Toronto.

1.3 Site Context

All photos were taken by GBCA Architects in June, 2022.



View towards the subject site looking east from the west side of Jarvis Street. The 3-storey apartment building at 561 Jarvis, and the town homes at 102-120 Earl Place have differing relationships to Jarvis Street. The townhomes front onto Earl Place, leaving a blank face to the main retail street. The principal elevation for 516 Jarvis Street faces onto Jarvis with a front-yard set back, and is obscured by tree cover for most months of the year.



View towards the south side of the development site looking north-west from the south side of Earl Place. The row of 10-townhomes occupy more than 75% of the length of Earl Place, from Huntley to Jarvis Street.



View from the service lane off of Jarvis Street looking east towards the south elevation of 561 Jarvis Street. Behind the subject site at 10 Huntley Street is the Mont Blanc Apartments, a 1960's 20-storey residential rental building.



View from the eastern edge of the property, looking along the shared service lane for 102-120 Earl Place towards Jarvis Street. The 11-storey structure at 100 Gloucester(1958) is visible on the west side of Jarvis Street.



View along Earl Place, looking east towards St. Jamestown. To the north is a portion of the subject site, and to the south is a row of townhomes dating to the late 1970's. Beyond this is the Gendale Mansions apartment building (1923), visible on the south side of the street.



View of the development site looking west from Huntley Street towards Jarvis Street. To the south are the Glendale Mansions apartments (1923), and north, the Earl Apartments (1918).



View of the Earl Apartments (1918), located on the northwest corner of Huntley Street and Earl Place.



View of the Earl Apartments (1918), located on the northwest corner of Huntley Street and Earl Place. The subject site is located to the west, and is in-line with the adjacent heritage property.



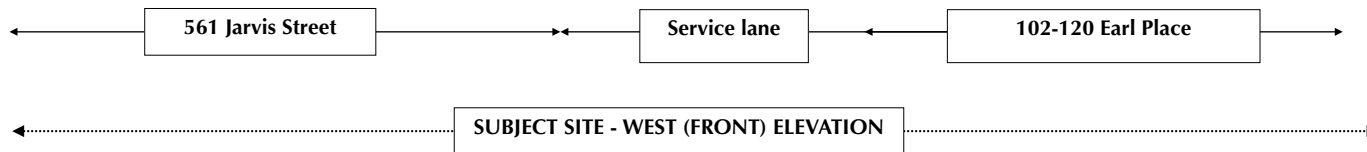
View from the northeast corner of Jarvis Street and Earl Place, looking towards 514 Jarvis Street- Charles. A. Rundle House, 1888-89, E.J. Lennox. Designated under Part IV of the Ontario Heritage Act. To the south of this is the 28-storey Plaza 100 (1971) located at 100 Wellesley Street East.



View from the development site looking northwest towards Bloor Street. The 11-storey buildings at 100 Gloucester / 105 Isabella (1958) with 99 Charles Street (2015), a 49-storey residential condominium known as 'X2'; 110 Charles Street east (2014) a 44-storey condominium known as 'X' visible in the background.



Looking east from the west side of Jarvis Street to the subject site, as annotated below.



2. BACKGROUND RESEARCH

The subject site on the east side of Jarvis Street, between Earl Place and Isabella Street, currently contains two structures:

- 561 Jarvis Street - a 3-storey brick apartment building dating to c1928.
- 102-120 Earl Place – a row of 3-1/2-storey townhouses dating to c2000.

The existing building at 561 Jarvis Street was renovated in 1980 when a significant portion of the interior and exterior features were altered.

Historical Background:

The subject property is historically part of the Township of York, lands surrendered by the Mississaugas of New Credit to the British Crown during the “Toronto Purchase” of 1787 (Firth, 1962, xxxii). The boundaries of the original treaty were unclear, and the purchase was subsequently confirmed by a second treaty in 1805. The Treaty negotiated between the British and the resident first nations peoples included lands that spanned from Ashbridges Bay to Etobicoke Creek establishing British title to lands needed for the resettlement of Loyalist refugees from the American Revolution.

In the years between the two treaties, the Town of York was founded and surveyed. In 1793 Lieutenant-Governor John Graves Simcoe established the Town of York as the capital of Upper Canada. The town (as Toronto was known before its incorporation as a city in 1834) was surveyed and laid out in 1793. It consisted of a grid of 10 blocks bounded by George Street on the west, Front Street on the south, Berkeley Street on the east, and Adelaide Street on the north. Subsequent development radiated out from these 10 blocks, primarily towards the west and north, quickly expanding the boundaries to Queen Street (then known as Lot Street). Lands north of Queen Street up to the First Concession Line (Bloor Street) were divided into a series of 100-acre allotments known as Park Lots. Simcoe launched his free land grant system for the upper classes by assigning these 100-acre lots to associates of the provincial government, many of whom initially established family estates on the undeveloped lands.

Park Lots 6 and 7:

Park Lots were numbered from east to west, beginning at the Don River. The subject property straddles Park Lots 6 and 7. Park Lot 6 was originally granted to William Jarvis (the first provincial secretary of Upper Canada) in November 1811. Park Lot 7 was originally granted to Captain John McGill who had served under Simcoe during the American Revolution. He moved to Upper Canada in 1792, and became Commissary General serving as Receiver General from 1813 to 1819. By 1799, he had received several land grants in addition to Park Lot 7, but it was on Lot 7 that he built his home. Like the adjacent Jarvis Estate to the east, McGill’s homestead consisted of a main house, outbuildings, and extensive gardens, set back from Lot Street/Queen Street.

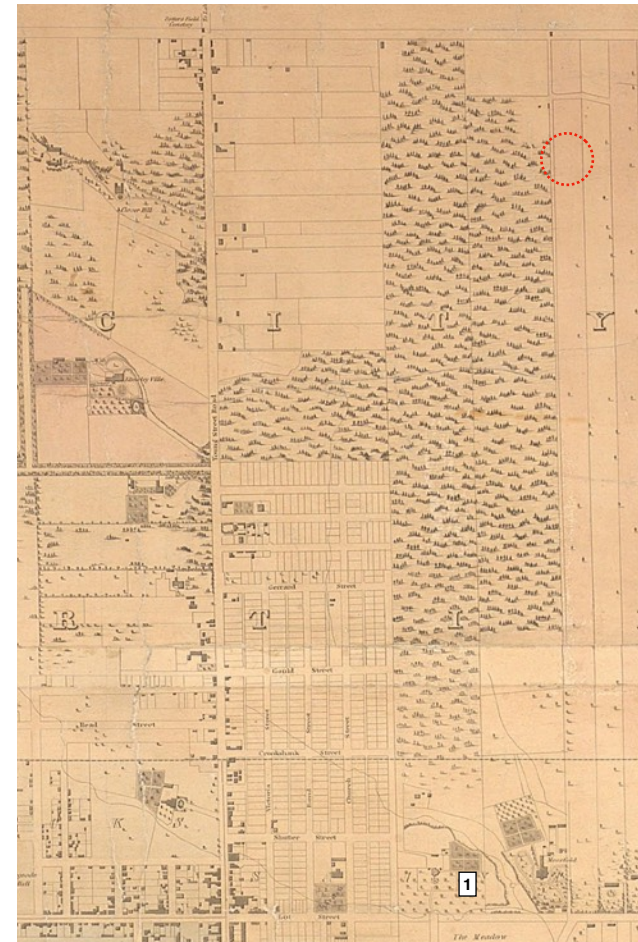
The Park Lots had narrow frontages (660 feet) on Queen Street to allow all owners access to the town, while they were ten times as deep (6,600 feet). Like the adjacent McGill Estate to the west of Mutual Street, Jarvis used his Park Lot to establish his family estate. In 1824 William Jarvis’ heir, Colonel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

Jarvis Street:

In the 1840s many of the early landowners began to subdivide their Park Lots for profit, laying out a grid of streets with individual parcels of land that they sold to subsequent landowners. The laying out of streets and configuration of building lots on the 100-acre Park Lots were left to the owners. The east-west streets did not have to continue or line up with the next owner's east-west streets – and frequently did not. The north-south streets generally followed the boundaries of the Park Lots, with additional north-south streets laid out according to the owner's own plans – for example, Jarvis Street was laid out down the centre of Park Lot 6.

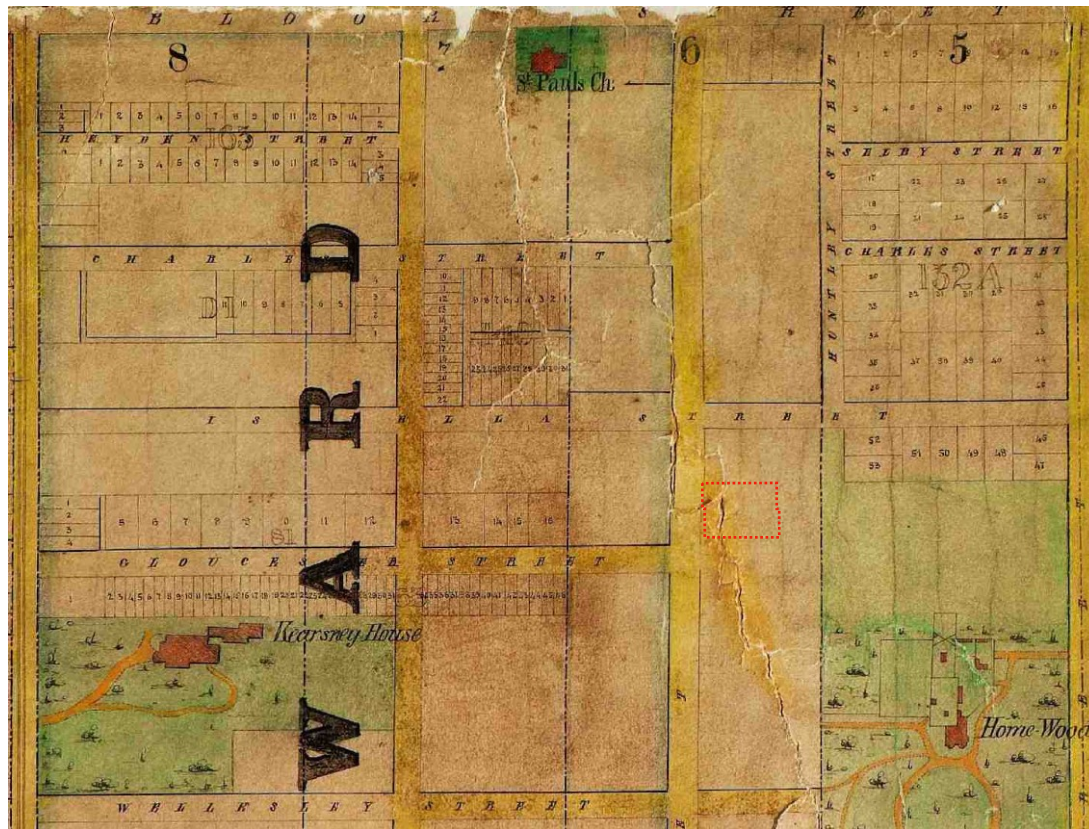
For this plan of subdivision, Jarvis hired prominent architect and surveyor John G. Howard to not only lay out a model subdivision on his Park Lot but also to be his selling agent. The north-south corridors laid out by Howard were Jarvis, Mutual and George Streets. The best layout for the land necessitated that Jarvis Street cut directly through the Hazel Burn estate house, which was demolished in 1847, since the street was immediately on axis with the building. Howard conceived an exceptionally wide tree-lined avenue (to be named Jarvis Street) running through the park lot with small plots at the south end for workers' cottages, somewhat larger lots in the centre for middle-class dwellings, and large tracts at the north end near Bloor Street for the mansions of the rich.

Along with the adjacent streets laid out according to Howard's plan, Jarvis Street was to be developed primarily for the purposes of middle-class dwellings. The response to the sale of building lots between 1846 and 1850 was initially slow and development only picked up in the 1860s and 1870s. Finally, by the 1870s, Jarvis Street had become one of the most fashionable streets in the city. The *Illustrated Historical Atlas of the County of York* (1878) stated that, "Jarvis Street is the handsomest avenue in Toronto and cannot perhaps be equalled on the continent." The largest parcels (on the far northern section of the street, closer to Bloor Street) were acquired by Toronto's leading families (the Masseys, Mulocks, Flavelles and McMasters) who built elaborate mansions in the popular architectural styles of the period. Buildings were typically set back from the property line, and were either single or semi-detached brick residences, which emphasized the "grand street" character of Jarvis.



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

The estates of the Hon. John McGill (Park Lot 7) and Samuel Peters Jarvis (Park Lot 6) extended from Lot Street/Queen Street to the First Concession Line/Bloor Street in the 1840s. The future location of the block containing the subject properties is annotated on this plan. Jarvis's estate (1) (Hazel Burn) was located at about the intersection of Shuter Street and would be demolished in 1848 to make way for the laying of Jarvis Street.

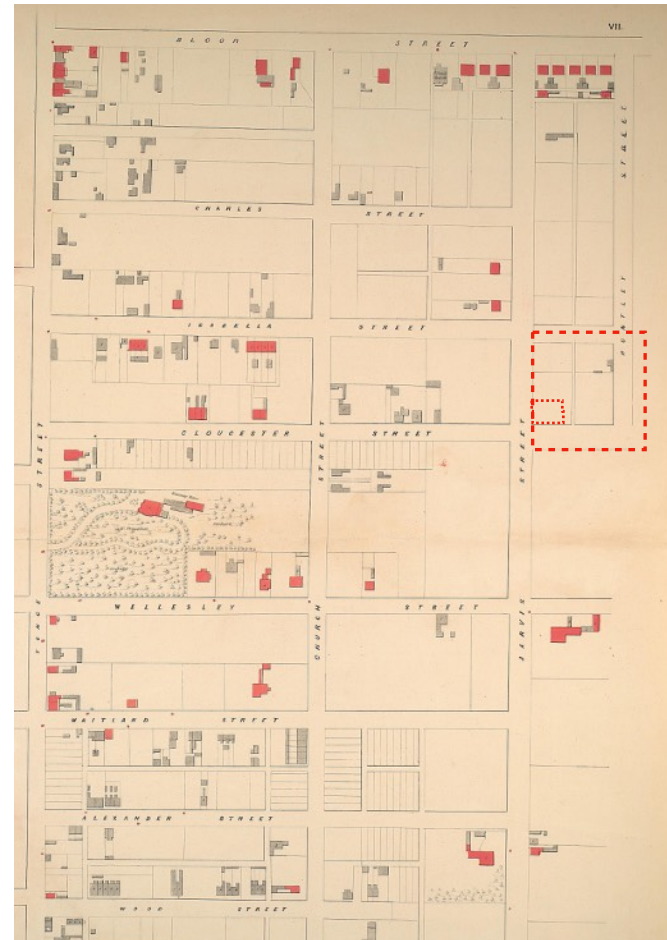


Plan of the city of Toronto, showing the Government Survey and the Registered Subdivision into Lots, compiled and drawn by H. J. Browne, 1862

Earl street was first opened between Huntley and Sherbourne Streets in 1870 and named Gloucester Street by Plan D74.

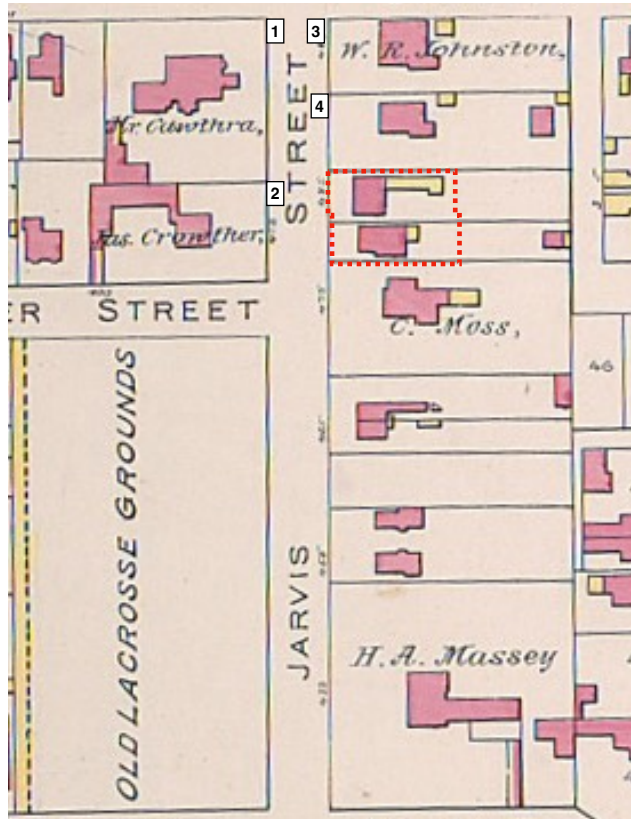
The subject properties are located on a block bounded by Earl Place (Earl Street) on the south, Jarvis Street on the east, Charles Street on the north and Church Street on the west – the western half of the block was subdivided for development as part of the plans for Park Lot 7; the eastern half of the block was subdivided as part of the John Howard survey for Park Lot 6. The earliest construction on the block was in the 1850s when two brick houses were erected on the large lots fronting onto Jarvis Street.

Within a few decades, the popularity of the area for residential development grew, and by the 1880s land severance opened up numerous new lots for development. The rear portions of the large lots facing onto Jarvis Street were severed off in the 1880s and an impressive grouping of High Victorian houses were constructed.



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

By 1858 Jarvis Street had been laid, with numerous streets created by the subdivision of John McGill (Park Lot 7) and Samuel Peters Jarvis (Park Lot 6). Lands. The earliest development on the block containing the subject properties was a small wood framed structure facing onto Huntley Street.



Insurance Plan of Toronto, Charles E. Goad, 1884

The earliest buildings on Jarvis Street, between Wellesley and Isabella included several large brick home, including James Crowther and William Cawthra’s houses between Gloucester and Isabella Streets on the west side of the street. To the east, a number of fine homes were constructed for the Johnston (1875) and Massey families (1868), and are the only two structures from this period that still remain today.

The property at 599 Jarvis was subsequently severed for the extension of Earl Street. The long narrow lots at the corner of Jarvis and Isabella (marked as the Old Lacrosse Grounds) would also be severed to accommodate the construction of mansion for the Taylor, Gooderham and McKinnon families.



1) William Cawthra house. Jarvis St., southwest corner Isabella St. 1952. (TPL)



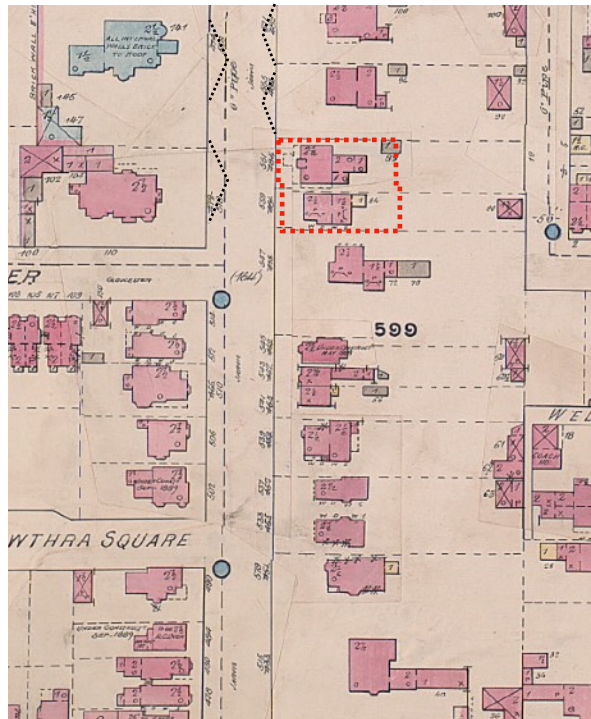
2) James Crowther house. Jarvis St., northwest corner of Gloucester St. 1881. (TPL)



3) William R. Johnston House. 571 Jarvis Street, southeast corner Isabella Street. completed in 1875, and design by Langley, Langley, and Burke(TPL).



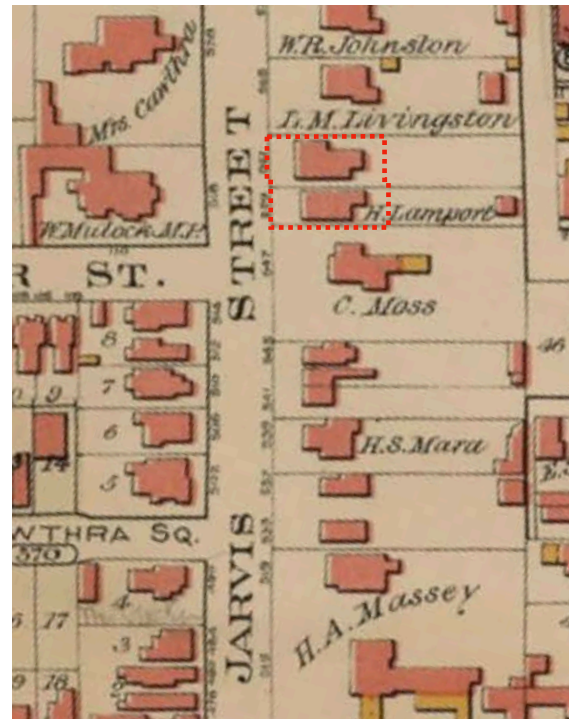
4) 565 Jarvis St. Livingston House (later Woodsworth House). Built in c.1875, demolished in 1963. Built in the likeness of the adjacent 571 Jarvis Street to the north.



Insurance Plan of Toronto, Charles E. Goad, 1889

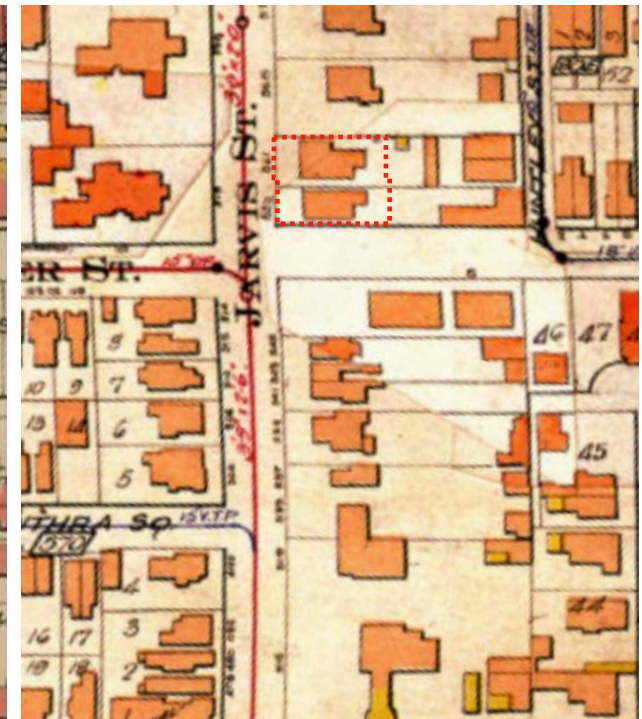
By the end of the 1880s, the lots on Jarvis Street were all developed – 94 Isabella Street (previously numbered 88 Isabella) had been constructed in 1885 and 90-92 Isabella Street (previously numbered 84-86 Isabella) was built in 1888.

On the subject site, at 561 and 559 Jarvis Street, a number of residential structures have been removed and intensified with higher order land uses. The first brick structures were first noted on the subject site in 1884. In 1903 561 Jarvis Street was noted as the residence of Henry Lamport until 1908. Following this, the residence was occupied by Dr. Albert Ham a noted Canadian choir conductor, teacher, composer, textbook author and organist until the apartments were constructed here in 1928.



Insurance Plan of Toronto, Charles E. Goad, 1899

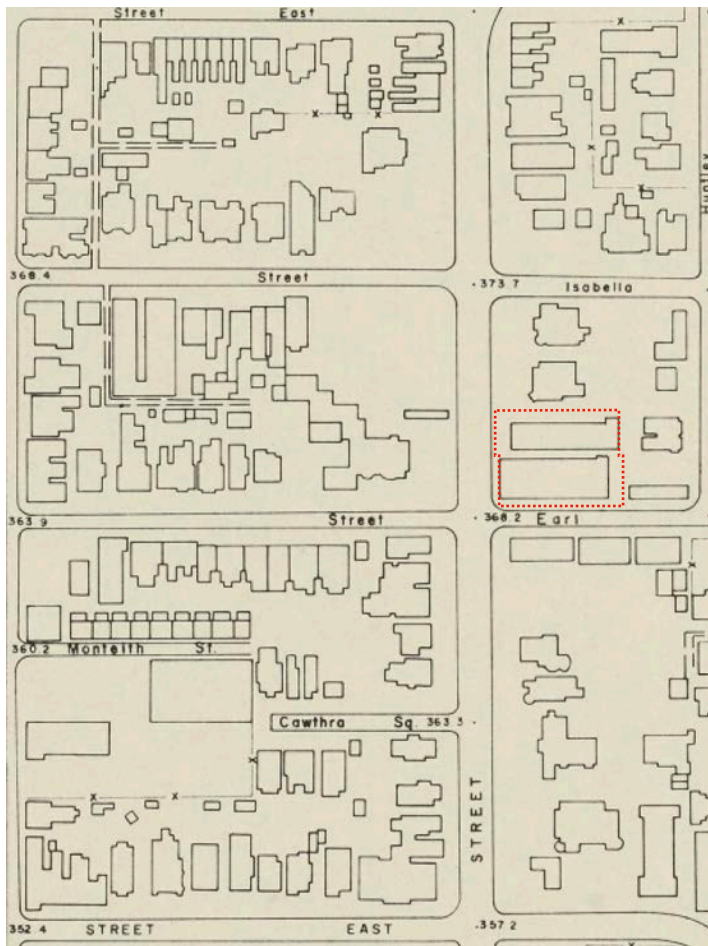
The large three-storey brick house at the corner of Isabella and Jarvis Streets (550 Jarvis Street) were later occupied by St. Mary's Hospital. The large two-and-one-half storey building directly north of that (566 Jarvis Street) eventually became St. Mary's Infant Home. Both buildings were demolished in the 1950s and replaced by the current 11-storey apartment building at 550 Jarvis Street.



Insurance Plan of Toronto, Charles E. Goad, 1914

Earl Street was first opened between Huntley and Sherbourne Streets in 1870 and named Gloucester Street in Plan D74. Shortly after, the street was renamed to Earl Street by By-law 764, and extended from just east of Jarvis Street to Our Lady of Lourdes Parish at Sherbourne.

Originally, continuity between Earl Street and Gloucester Street to the west was interrupted by the Moss estate fronting Jarvis Street. Following its demolition, Earl Street was extended to Jarvis Street in 1914.



City of Toronto Planning Map, 1957-1960

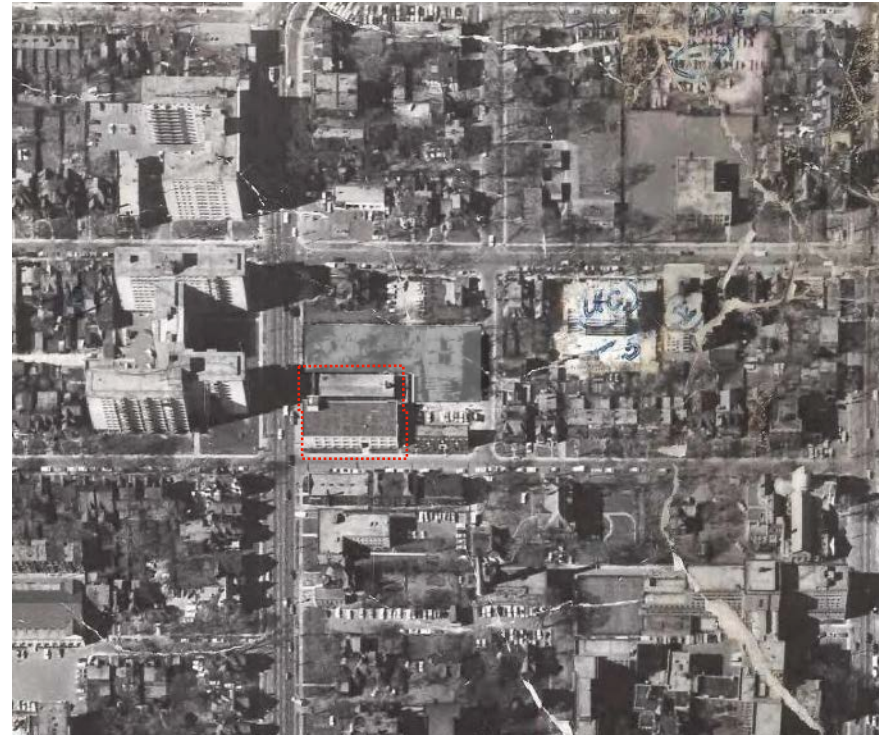
Numerous low-rise apartment buildings were introduced on the block in the first few decades of mid-century – one at the corner of Gloucester Street. The large house that once stood on the corner of Isabella and Jarvis streets (550 Jarvis Street) had been demolished in the 1950s and the neighbouring house at 556 would soon also be demolished, making way for the construction of the 11-storey Massey House apartments.



1953 aerial photograph: A 2-1/2 brick structure is visible at 559 Jarvis Street (now 102-120 Earl Place)



1957 aerial photograph: The Mulock estate is still visible (noted by crescent shaped driveway). The demolition of the Cawthra house on Jarvis St., northwest corner of Gloucester St. is visible in the image, as is the newly constructed commercial building at 559 Jarvis Street.



1963 aerial photograph: All estate houses located on the west side of Jarvis Street are replaced by the 11-storey masonry apartment structures known as the 'Massey Houses' and 100 Gloucester / 105 Isabella (1958)

While there were several improvements to the prestigious tree-lined Jarvis Street roadway in 1889 (for example, 36-foot wide asphalt pavement with stone curbing was laid down together with a six-foot wide flagstone sidewalk on both sides of the street), the character of Jarvis Street began to change in the first three decades of the twentieth century.

Local ratepayers and city council initially succeeded for a short period of time to curtail changes along Jarvis Street - for example, in 1905 a by-law was enacted to prevent “noxious” uses (such as laundries, butcher shops and manufacturing in general) from developing on Jarvis Street. However, the street eventually succumbed to development pressures and within thirty years changed from a high status residential neighbourhood to one of much lower status and different character.

As the city of Toronto grew rapidly in population and area, great pressure was placed on some of the central city neighbourhoods, such as Jarvis Street, primarily through the demand for non-residential space and low-cost residential accommodation. Between 1900 and 1921, Toronto’s population increased from 208,000 to 522,000 as a result of European and rural Canadian immigration. Coinciding with an employment and demographic shift, apartments became well-suited for younger people early in their careers.

With the changes in the social and economic fabric of Toronto following WWI, it is not surprising that, by the end of the second decade of the twentieth century, Jarvis Street was no longer a street of single-family freehold residences. The increasing demand for and decreasing supply of central city land for industrial/commercial uses put pressure on the surrounding residential areas including Jarvis Street. Some of the single-family residences, especially the larger ones, were converted to non-residential uses of an “acceptable” nature, such as schools, philanthropic institutions and health-related facilities.



City of Toronto Archives, Fonds 1244, Item 7097

Jarvis St., looking south from north of Wellesley before street widening, 1943.



Jarvis St., looking south from south of Isabella St. 1956.

Changing character of Jarvis Street: 1912-1950

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

In 1912, City Council passed a By-law banning the construction of new apartment structure on residential streets. Only commercial streets could be used for the construction of apartment housing, connected with Toronto’s morally rigid concerns linked to perceptions of sanitation, and the presence of co-ed buildings with single tenants. As a way to avoid the prevailing laws, developers would typically construct on intersections that fronted onto commercial streets, thereby allowing adaptations to the apartment building typology and form that would extend into adjacent neighbourhoods. This is characteristic of the subject development site, at the corner of Earl and Jarvis Streets.

In addition to the conversion of the existing houses, several purpose-built apartments were erected in the area – these multi-unit dwellings proved popular with the middle-class society persons and still had prestige. Typical of the period were the three-storey Earl Apartments (1918) at 2 Huntley Street designed by Langley and Howland, Architects, the 3-storey Glendale Mansions (1923) at 125 Earl Place, and the Merrill Mansions (1922) by W.H Hunt Architect at 135 Earl Place, which exist in a cluster around Huntley Street and Earl Place.



City of Toronto Archives, Fonds 1128, Series 380, Item 383

541-547 Jarvis Street in the 1950's - notable here is the removal of these structures, including the 3-storey greek revival apartment building dating to the interwar period.



City of Toronto Archives, Ser es 212, 50212_550008_7129

A view of the subject site in 1930 - A 2-1/2 storey residence is visible in the foreground, with the Tudor Revival apartment building (c.1928) at 561 Jarvis Street visible in the background.



1) William Cawthra house. Jarvis St., southwest corner Isabella St. 1952. (TPL)



2) Sir William Mulock house, Jarvis Street, northwest corner of Gloucester Street, Toronto, Ontario. 1945.

By 1972, the only remaining residences on the west side of Jarvis Street between Cawthra Square and Gloucester Street are shown at the top left. In 1958, the 11-storey structure at 100 Gloucester / 105 Isabella was constructed, removing the 1) William Cawthra house at the southwest corner of Jarvis Street, and 2) The William Mulock house at the northwest corner of Gloucester Street.



City of Toronto Archives. Fonds 2032, Series 841, File 49, Item 20



City of Toronto Archives, Series 1465, File 172, Item 20

West side of Jarvis Street between Cawthra Square and Gloucester Street in the Church-Wellesley Village neighbourhood of Toronto. The addresses include 504 to 514 Jarvis Street, and represent the most cohesive remnants of pre-1900 housing along the street (1992, Toronto Archives).

Changing character of Jarvis Street: 1950-present

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

The demographics of downtown Toronto changed considerably throughout the 1960s as the trend of apartment construction accelerated after mid-century. This evolution brought about physical changes to the street because of the construction of higher density buildings and the demolition of some of the original nineteenth century houses. During this time, the wealthy moved north to Rosedale, and many of the mansions were converted to apartments, or to institutional uses. For instance, the Cawthra mansion on the southwest corner of Isabella Street was sold in 1922 to Dr. Barnardo's Homes, an organization for children - later purchased by the Salvation Army before finally being demolished in the 1950's.

A significantly larger number of these homes were demolished in the name of progress and replaced with new buildings, including many in the immediate area of the subject properties. For example the 11-storey Massey House apartments at 550 Jarvis Street was constructed in 1958 following the demolition of the grand 1880s houses at 550 and 556 Jarvis Street (St. Mary's Hospital and Infants Home that occupied these formerly residential buildings moved to Scarborough in the 1950s).

Similarly, the 20-storey Mont-Blanc Apartment building at 10 Huntley Street, was constructed in 1963, removing the adjacent house at 565 Jarvis Street, associated with Laughlin M. Livingston and converted to office use as the NDP party's office for several years.



City of Toronto Archives. Fonds 2032, Series 041, File 40, Item 21

The subject development site at the northeast corner of Earl Place and Jarvis Street in 1972. Around 1954, the three storey commercial building shown above was erected on the northeast corner of Jarvis and Earl Street.

Earl Street:

Earl street was first opened between Huntley and Sherbourne Streets in 1870 and named Gloucester Street by Plan D74. Shortly after, the street was renamed to Earl Street by By-law 764, original extending from just east of Jarvis Street to Our Lady of Lourdes Parish at Sherbourne. Currently Earl Street continues east to Bleecker Street edge of St. Jamestown.

Originally, continuity between Earl Street and Gloucester Street to the west was interrupted by the Moss estate fronting Jarvis Street. Following the demolition of the house, Earl Street was extended to Jarvis Street in 1914. Between 1918 and 1925 the block was intensified with 3-storey purpose-built apartment buildings. A notable typology in the area was the "I" plan, and rectangle plan apartment in various styles, including examples of Craftsman (Merrill and Glendale Mansions, 1922 and 1923), Edwardian (The Earl Apartments, 1918) and the Tudor Revival apartment building featured at the subject development site at 561 Jarvis Street (1925).

In 1951, a gas station was proposed on the northeast corner of Earl and Jarvis Street, and while permitted by City Council, was never constructed. The company that originally purchased the property in 1946 was not permitted to remove the existing structure due to federal rental regulations. With the council decisions, the residence at 559 Jarvis Street was cleared. Around 1954, a three storey commercial building was erected on the northeast corner of Jarvis and Earl Street.

On the southwest corner of Earl and Jarvis Street, eleven new townhouses were constructed on the south side of Earl Street west of Jarvis Street in 1979, removing a 3-storey greek revival apartment building dating to the interwar period.

After 45 years on the northeast corner, the 3-storey commercial structure was removed in 1999 when a building permit was issued for the construction of ten rowhouses and one pair of semi-detached houses on the subject site at 559 Jarvis Street. The following July of 2000, City Council adopted a clause to authorize the westerly portion of Earl Street to be renamed Earl Place, resulting in new lots on part of the subject side from 559 Jarvis Street to the currently used 102-120 Earl Place.



The subject development site at the northeast corner of Earl Place and Jarvis Street in 1972. The three storey commercial building shown above was erected on the northeast corner of Jarvis and Earl Street in 1954 and demolished in 1999. To the south (image below), the 3-storey greek revival apartment building dating to the interwar period was demolished in 1979 to accommodate new townhouses.



City of Toronto Archives, Fonds 2032, Series 841, File 48, Item 22

Apartment construction experienced a slowdown during the First World War, yet accelerated in the 1920s with a peak during the latter portion of the decade, before another decline was experienced as a result of financial crash of 1929. The apartment at 561 Jarvis Street was constructed within the building boom peak just before the Great Depression and in between the World Wars.

Apartment buildings built between the world wars ranged in architectural styles. The earliest style to be adopted was Edwardian (lasting throughout World War I) and later the Craftsman Period Revivals were more favoured throughout the 1920s (and is the style associated with the Biltmore Apartments). Given its modest size and location off a prominent street, the apartments were likely targeted towards the middle-class.

Although the structure contributes in supporting the apartment building character that historically and currently exists along Maitland Street, particularly along the north side closer to Church Street, its location is not within a stronger cluster of other similarly scaled modest apartment buildings, such as what is shown on the north side of Maitland Street and together form a more cohesive ensemble of low-rise buildings that are more valuable by being close to each other.

Typical of the period were the three-storey Earl Apartments (1918) at 2 Huntley Street designed by Langley and Howland, Architects, the 3-storey Glendale Mansions (1923) at 125 Earl Place, and the Merrill Mansions (1922) by W.H Hunt Architect at 135 Earl Place, which exist in a cluster around Huntley Street and Earl Place.



City of Toronto Archives, Fonds 2032, Series 941, File 64, Item 20



City of Toronto Archives, Fonds 2032, Series 841, File 54, Item 19

Top: View looking west from the intersection of Huntley Street and Earl (Street), showing a portion of the subject site. Behind the apartments is the 1960's 20-storey residential rental building at 10 Huntley Street. The bottom image shows the view looking south towards Earl (Street) from Huntley Street, in front of the Mont-Blanc Apartments at 10 Huntley Street. (Toronto Archives, 1972).

561 Jarvis Street:

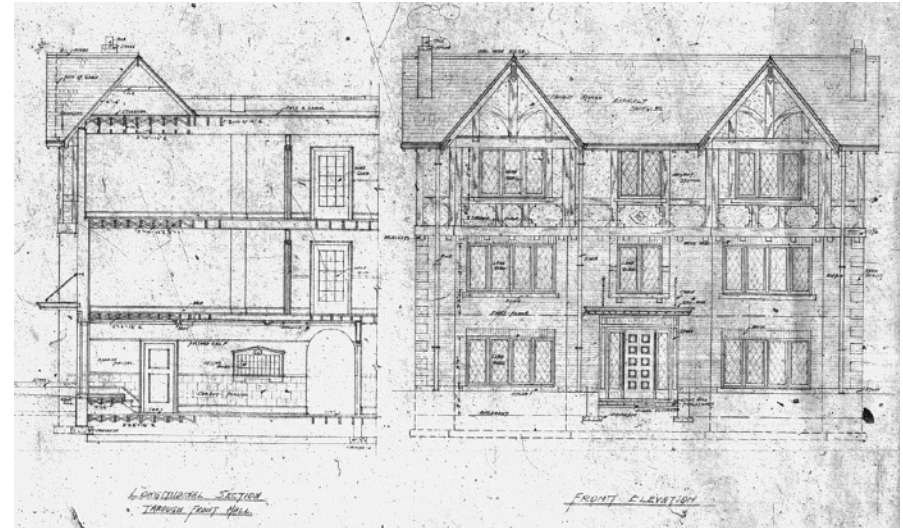
In August 1925 a commission for John W. A Steven, Esq. for a 3-storey apartment building was submitted for building permits, by architect John Gladden Hedges. The permit was granted On October 23, 1928 for a proposed cost of \$50,000. Hedges work was broad, and while this is an example of one of his residential projects, he was largely celebrated for his body of work relating to air terminal constructions on the runway at Hanlan’s Point, and Malton airports. His structures were designed sparingly, given depression era construction - geared to efficiency and well designed passenger, baggage, and air traffic control services. This restraint and emphasis on efficiency has been exhibited in the subject building.

The brick structure at 561 Jarvis Street was designed to contain 30 bachelor apartments in the long and narrow structure, accessed from a double-loaded corridor. The total GFA of 16,350 sq. feet was distributed across 2 1/2 storeys of apartments above ground, and a basement level.

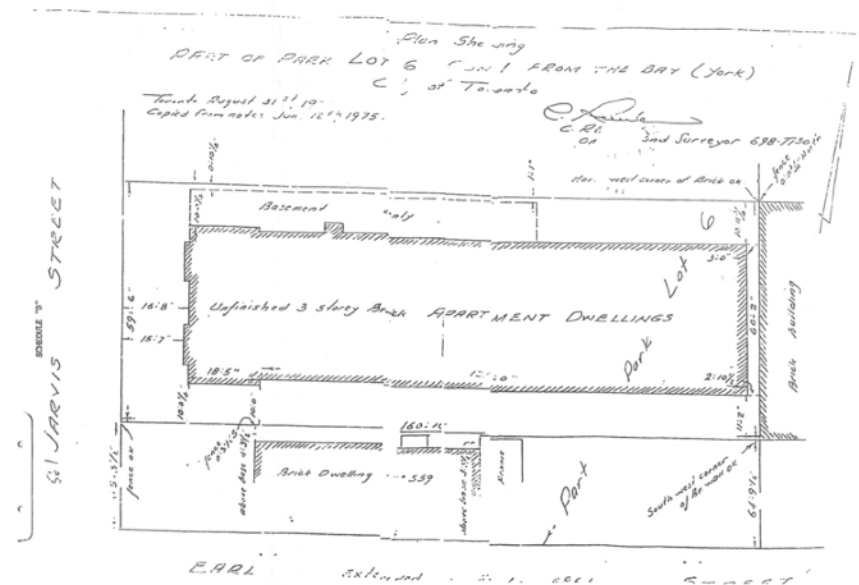
The original design called for an ornamental treatment for the Tudor Revival facade, with a gabled roof and with half-timbering and cement stucco. The exterior masonry faced with rug brick, featuring double hung-windows with leaded glass and stone sills, and obscure glass for all side bathroom windows. The front facade off of Jarvis Street would feature wood brackets below fascia and a main entrance with stone architrave and surrounding side lites, covered above by a canopy supported by a decorative chain.

The north and south elevations were originally proposed with soldier course detailing and quoining, and the lobby interiors featured Spanish plaster walls, with cornice surround, arched openings, wire glass apartment doors, and built-in cabinetry in each unit. All interior and lobby finishes have since been altered or removed. Based on archival drawings, it appears that the north elevation was not built with detailing and quoining that was originally designed.

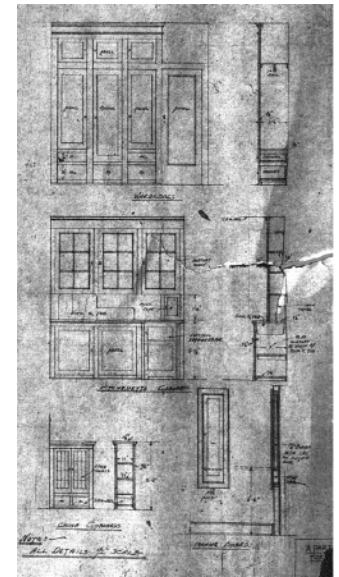
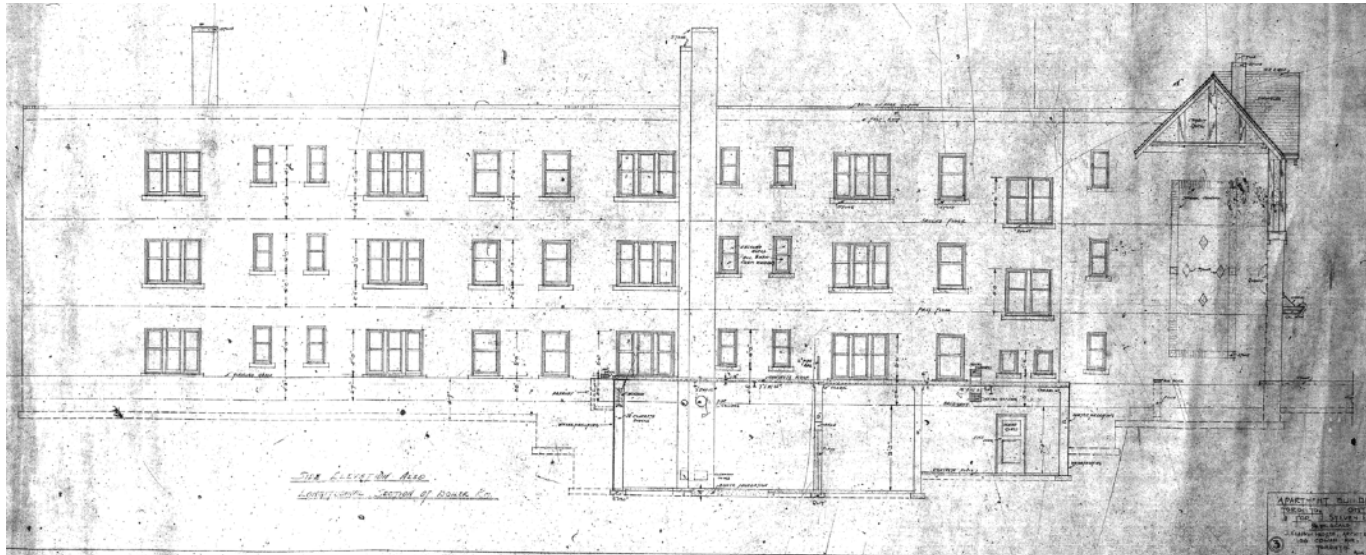
In August of 1980, permits were approved for renovations by Robinson Architect renovate the 3-storey apartment building from 30 suites to 25 suites with three standard bachelor, and 1-bedroom unit types. Whether the original ornamentation proposed for the front elevation was removed at this time is not clear.



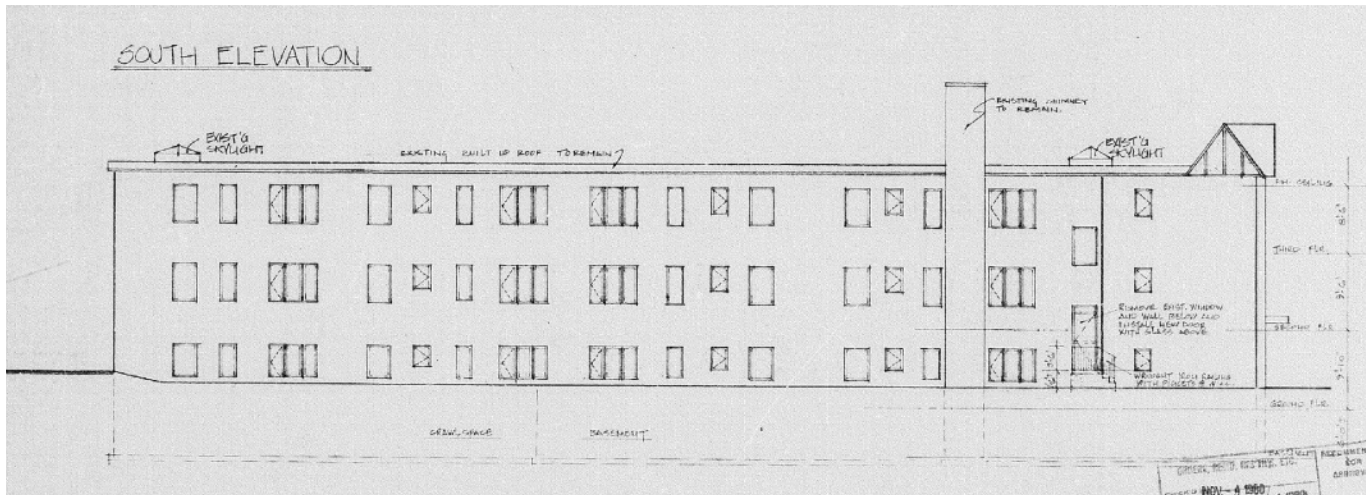
Elevation and interior section of 561 Jarvis Street by John Gladden Hedges (1925).



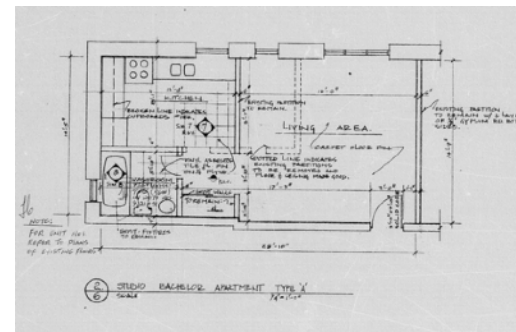
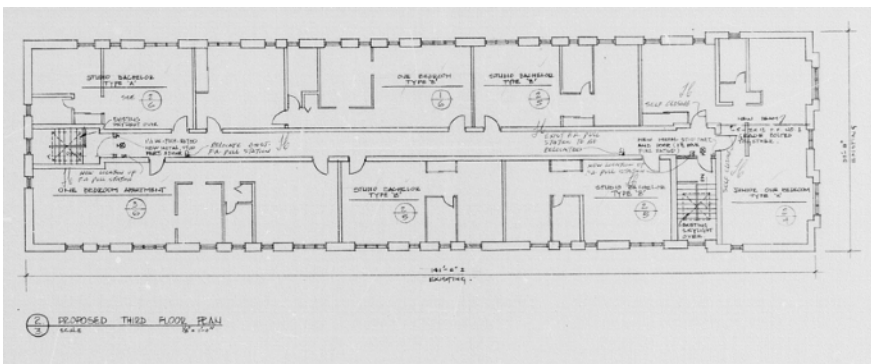
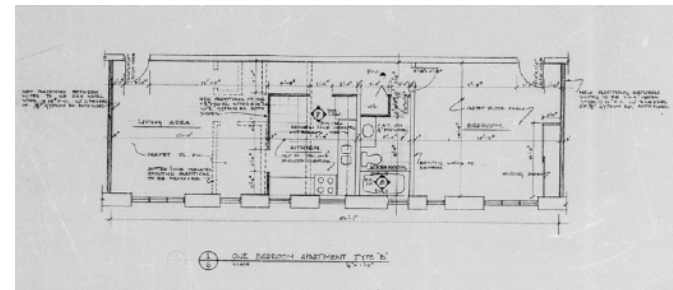
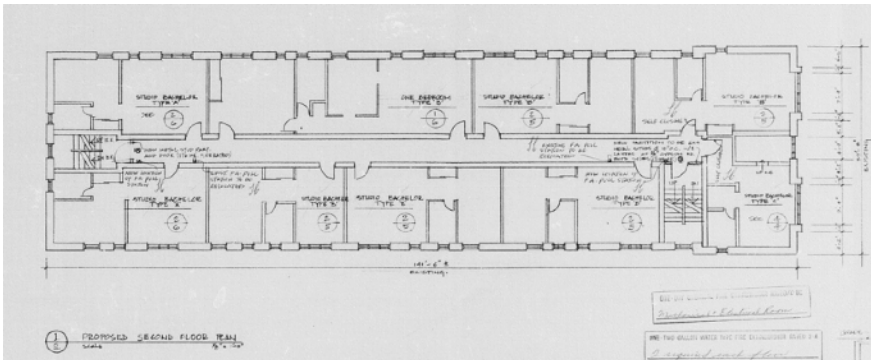
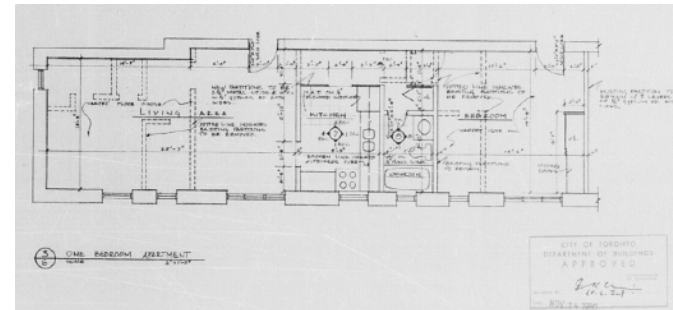
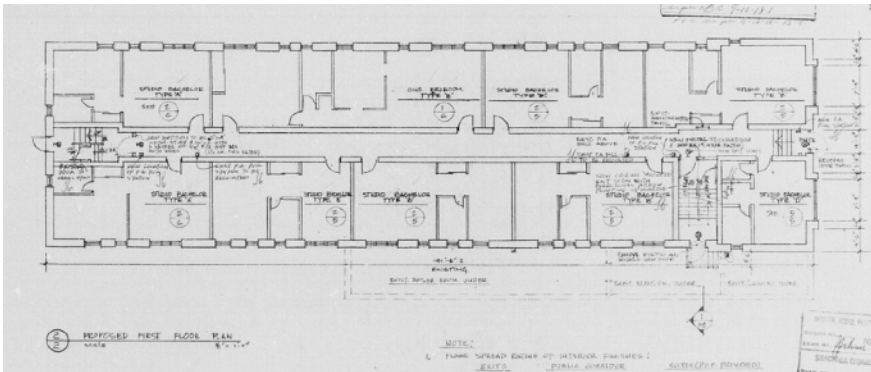
Site plan showing 561 Jarvis Street (1925).



Interior Elevation of 561 Jarvis Street, showing cabinetry details (1925).



South elevation of 561 Jarvis Street, showing repairs and alterations by Robinson Architect (1980).



Alterations to bachelor units by Robinson Architect (1980).

3. HERITAGE STATUS

3.1 Current Status

The subject site includes the following properties.

- 561 Jarvis Street - a 3-storey brick apartment building dating to c1928.

The interior of the building was completely altered in c1980 with expanded bachelor apartments meeting current Building Codes at the time.

- 120-120 Earl Place – a row of 3-1/2-storey townhouses dating to c2000.

The development includes two extant structures. Neither building is listed in the Toronto Heritage Register nor Designated under Part IV or Part V of the Ontario Heritage Act. The proposed development is, however, adjacent to several designated and listed heritage properties, and has been reviewed in this regard.

As part of this report, an evaluation of 561 Jarvis Street under Ontario Regulation 9/06 was conducted. Though none of the properties are listed in the City’s Heritage Register, GBCA concluded that the structure, meets the minimum criteria for determining cultural heritage value. This evaluation is provided on the following pages.

3.2 Adjacencies

‘Adjacency’ in the context of the City of Toronto Official plan is defined as “lands that are directly across from and near to a property on the Heritage register... 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.”

The subject property is adjacent to the following properties:



The Heritage Register’s Interactive Map identifies heritage properties adjacent to the subject site (bounded by a red dashed line). Buildings located on the site include:

- 1- 561 Jarvis Street - 3-storey apartment building (1928)
- 2- 102-120 Earl Place - 10 Freehold townhomes (2000)

Adjacent and nearby Heritage Properties and properties of heritage interest:

- 3- **2 Huntley Street** - Earl Apartments, 1918; Langley and Howland, Architects -Adopted by City Council on September 26, 1994.
- 4- **125 Earl Place (formerly 3 Earl Street)** - Glendale Mansions, 1923. Merrill Corporation. Adopted by City Council on January 16, 1995.
- 5- **135 Earl Place (formerly 5 Earl Street)** - Merrill Mansions, 1922. W.G Hunt, Architect. Adopted by City Council on August 29, 1994.
- 6- **571 Jarvis Street** - Wm. R. Johnston House, 1875, Langley, Langley & Burke. Designated under Part IV of the Ontario Heritage Act by City Council on March 5, 1984.
- 7- **514 Jarvis Street**- Charles. A. Rundle House, 1888-89, E.J. Lennox. Designated under Part IV of the Ontario Heritage Act by City Council on June 20, 1973.

3.3 Evaluation of 561 Jarvis Street for Cultural Heritage Value

Criteria (O.Reg.9/06) for Determining Cultural Heritage Value or Interest:	Assessment of Heritage Value or Interest of 561 Jarvis Street	Meets Criteria:
The property has Design or Physical Value because it,		
i. Rare, unique, representative or early example of a style, type, expression, material or construction method.	The apartment building at 561 Jarvis Street, which dates to 1928, is a representative example of a Period Revival style, particularly Tudor, that is applied to a modest apartment building. The Period Revival style was typically favoured for residential buildings, but also became an ideal choice for architects to provide a more palatable residential character to a building type (apartments) that was perceived as negative in the City at the time.	Yes
ii. Displays a high degree of craftsmanship or artistic merit.	The Period Revival style was typically favoured for residential buildings, but also became an ideal choice for architects to provide a more palatable residential character to a building type (apartments) that was perceived as negative in the City. The masonry structure was designed of rug brick, with half-timbering and cement stucco on its front elevation, all of which are typical construction materials and methods for the time period. While the style is representative of Period Revival, it is not unique or rare for apartment buildings to adopt this style.	No
iii. Demonstrates a high degree of technical or scientific achievement.	The building was erected c1928 but has been altered/modernized (interior and exterior) several times over the course of the twentieth and twenty-first centuries. Many of the original design features including leaded windows, wood brackets, stone architrave and surrounding lites at the main entrance have been removed. Overall, the construction method does not demonstrate a high degree of technical or scientific achievement.	No
The property has Historical or Associative Value because it,		
i. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	The apartments at 561 Jarvis Street are not directly associated with a theme, event, person, organization or institution that is significant to the community, nor does it yield information that contributes to an understanding of a community or culture. It was built as a modest apartment building suited for the middle class.	No
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	The existing building itself has the potential to contribute to an understanding of the residential nature that was concentrated between Jarvis and Huntley Street along Earl Place, but this attribution is minor due to design changes.	No
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	The subject building was designed by architect John Gladden Hedges, who is credited for having built several aviation facilities in the greater Toronto area. The apartment building is not a significant example of his work, although it remains a reflection of his work consistent with more exemplary apartment buildings in the area.	No
The property has Contextual Value because it,		
i. Is important in defining, maintaining, or supporting the character of an area.	Although the structure supports the present and historic character between Jarvis and Huntley Street along Earl Street, its location is not within a stronger cluster of other similarly scaled modest apartment buildings, such as what is visible along Earl Place (and specifically at the intersection of Huntley Street, including 'Earl Apartments' (1918), 'Glendale Mansions' (1923) and 'Merril Mansions'(1922) that form a more cohesive ensemble of low-rise buildings that are more valuable by being close to each other. As such, the contextual value is limited and not significant.	No
ii. Is physically, functionally, visually or historically linked to its surroundings.		No
iii. Is a landmark.	N/A	No

4. CONDITION REVIEW

GBCA conducted a high-level interior and exterior condition review in May 20, 2022. The following observations were noted at the time of our review.

4.1 516 Jarvis Street

Exterior walls

Exterior walls consist largely of polychrome rug bricks laid in common bond, with headers every 5th row. Based on the building's age and the Fire Insurance Plans, this indicates that the building is of multi-wythe brick construction.

The bricks are generally in fair condition. Typical deterioration includes soiling and atmospheric growth and efflorescence below window sills and inappropriate mortar repointing in select locations. Spalled bricks and eroded mortar joints are noticeable along the south elevation. A portion of this elevation is obscured by vegetation overgrowth and vine growth.

Conduits, electrical fixtures, signage, mechanical equipment and piping have been installed at various locations and some bricks have been damaged due to rust expansion of metal fasteners.

Cement and wood elements are part of the main facade and consist of the ornamental treatment of the Tudor Revival facade, with a gabled roof, half-timbering and cement stucco. These elements appear to be in good repair.



Windows and doors

All windows and doors consist of modern (non-original) aluminium units.

The main entrance is covered above by a canopy with decorative chain, which has been altered. Original sidelites have been replaced with marble facing.

Sills and lintels

Sills and lintels generally consist of stone elements on the side elevations, and brick for the front elevation. Sills appear to be of faulty design considering soiling on the brickwork below, indicating a lack of a proper drip edge on the underside of the sill. Sills located on the front elevation appear to have been modified, and show evidence of deterioration.

Roof

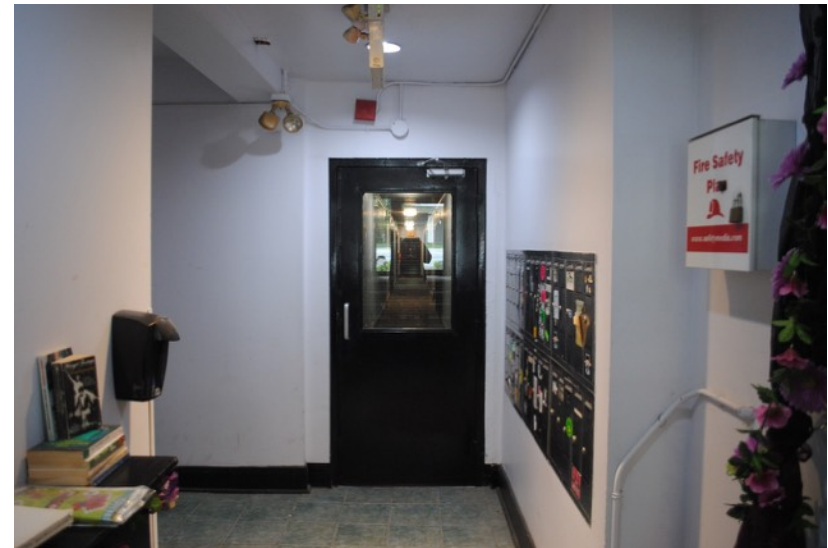
The sloped roof on the 2 1/2 storey portion is clad in asphalt shingles.

Wood dentils and wood brackets below the soffit all appear to be in good condition.



Interiors

Notable alterations have been made to both the lobby entrance, and original finishes have been replaced with ceramic and drywall. No traces of original elements (Spanish plaster walls, with cornice surround, arched openings, wire glass apartment doors, and built-in cabinetry) are visible.



5. DEVELOPMENT PROPOSAL

5.1 Proposed Development Strategy:

The owner is proposing to develop a 1,862.77 sq. m site at 561 Jarvis Street & 102-120 Earl Place to include a 58-storey (plus MPH) residential building with 690 residential units. Designed by Kirkor Architects, the development is conceived to offer lobby and building amenity space at grade and a 58- storey tower containing market-rate residential units above. The 9-storey podium aims to respond to the existing and evolving character of both Jarvis Street and Earl Place with its diversity of heights while adding additional density within an area that is proximal to mass transit.

The current development scenario would require the following:

- 1) In order to prepare the site for construction, all 10 3-storey townhomes (c2000) at 102-120 Earl Place will be removed in addition to the existing apartment at 561 Jarvis Street (c1928).
- 2) The site will assemble two existing properties into one development site (102 - 120 Earl Place and 561 Jarvis Street).
- 3) The construction of a 58-storey residential development, with 3-storeys below grade. The podium level will be set back approx. 7.35-metres from Jarvis Street, and 5.3-metres from Earl Place.

Details of the proposed development and massing will follow on subsequent pages of this HIA .



5.2 Description of Proposed Development:

The 58-storey development is divided into four primary volumes. A 4-storey volume that relates to the low-rise structures along Earl Place, a 9-storey podium facing Jarvis Street with an expressive corner reveal, and a 49-storey residential tower above. The podium breaks down the overall volume through a diversity of heights that appropriately respect the existing and evolving character of the area. A total of 690 residential units will be located within the tower, including 31-rental replacement units. With the exception of the three-storey reveal (of clear glazing), the current podium materiality features a solid-masonry frame of the glazed building envelope.

There will be excavation beneath the existing site to accommodate three-storeys of parking which will be accessed through the shared parking entrance and loading area off of Earl Place. The first excavated level will contain long-term bike storage for a total of 162 e-bikes, and 124 long-term resident bike spaces. The remainder of the below-grade levels will house a total of 8 visitor, 13-accessible and 66-resident vehicular parking spaces.

The ground level frontage along Jarvis Street will be allocated to the building's retail and amenity provisions, while the Earl Place ground floor will be utilized for lobby, resident functions and resident amenities. The proposed development will stitch together the streetwall along Jarvis Street that is currently occupied by a blank face of the townhomes facing Earl Place, the entrance to a service lane, and the generously setback entrance of 561 Jarvis Street.

In accordance with general urban design policies of the City, the provision of a generous sidewalk including tree plantings, has been added along Jarvis Street and Earl Place, which will enhance the public realm.

At this phase, facade articulation and materiality are only preliminary. However, measures have been proposed to give depth and provide compatibility with neighbouring character by introducing a balanced solid to void ratio, particularly at the bottom 9-storeys of the development.

All graphics in this section are by Kirkor Architects, with additional development drawings available under Appendix I.



5.3 Assessment of Design

The proposed design is configured with the intent of providing legible cues to the original scale of buildings in the area. Above the base volume is a reveal that steps back into the tower for one storey to accommodate outdoor terraces. This recess helps to mitigate the difference of scale and form between the varied height of the existing context, and the proposed residential building and the tower. The tower will be consistent with already approved and constructed towers in the immediately vicinity. It will be placed within a context of recent developments between 43-49 storeys in height that were constructed between 2010-2015 to the north of the site.

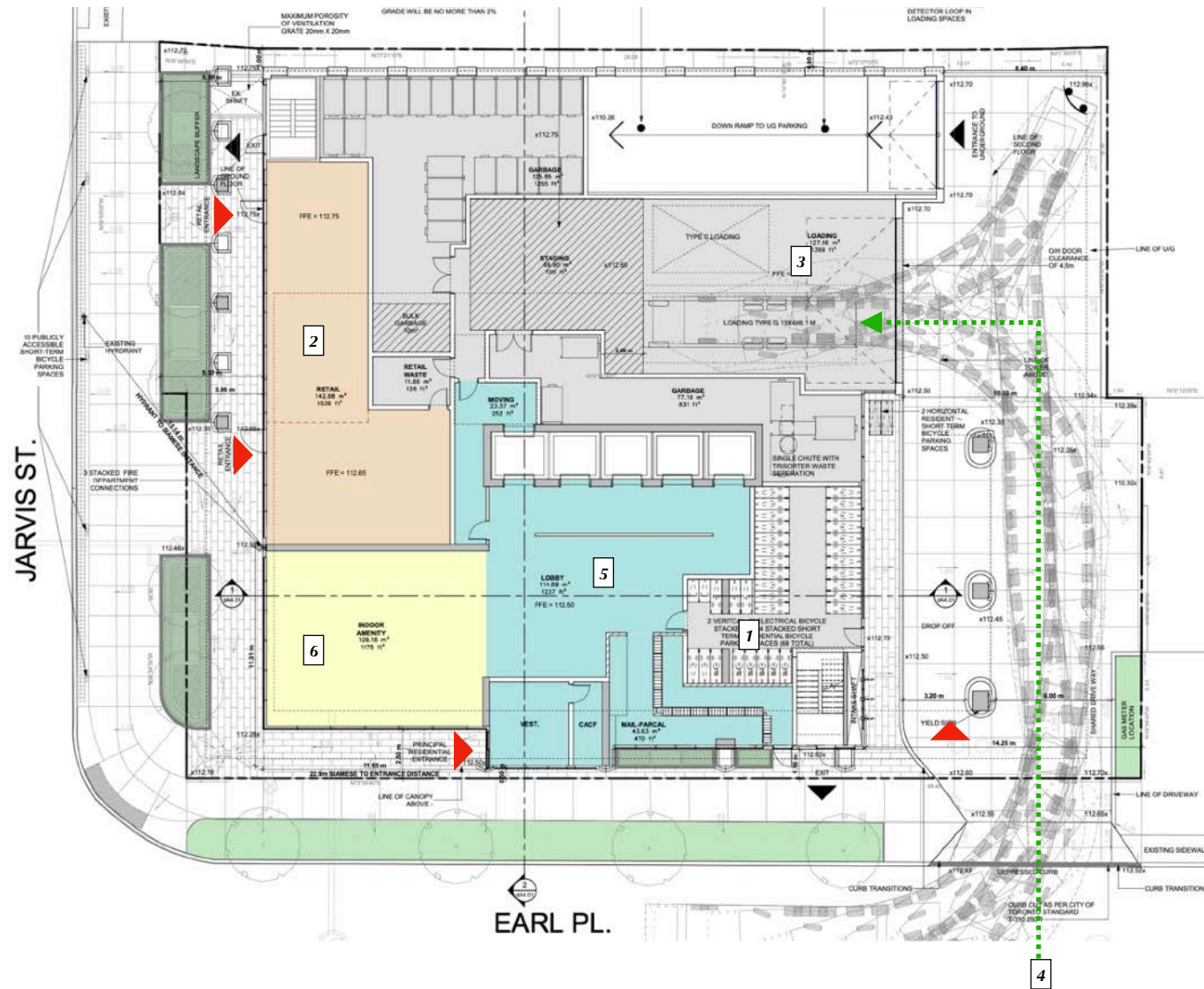
Most of the building mass is consolidated towards Earl Place to accommodate a potential tall-building at the adjacent site to the north. This elevation features triangular shaped balconies, organized visually to stagger back-and-forth.

The proposed massing is configured with the intent of providing legible cues to the established scale along both Earl Place and Jarvis Street. Therefore, the proposed development will match the street level perception of the local context with an immediate height of 5-6 storeys which will fit into its evolving context in an appropriate manner.

Although there are low-rise buildings in the area, the planned character consists of high-rise structures and therefore any notion of transition will need to be considered in light of the planned character and existing approvals.

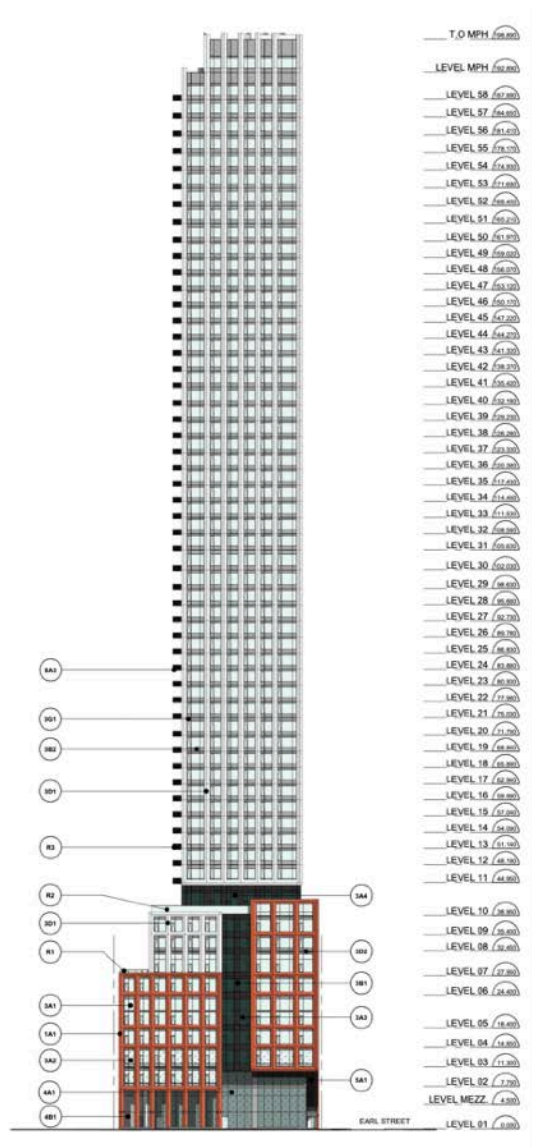
An assessment related to the specific impacts of the development on heritage resources on site is provided in the following section of this report.



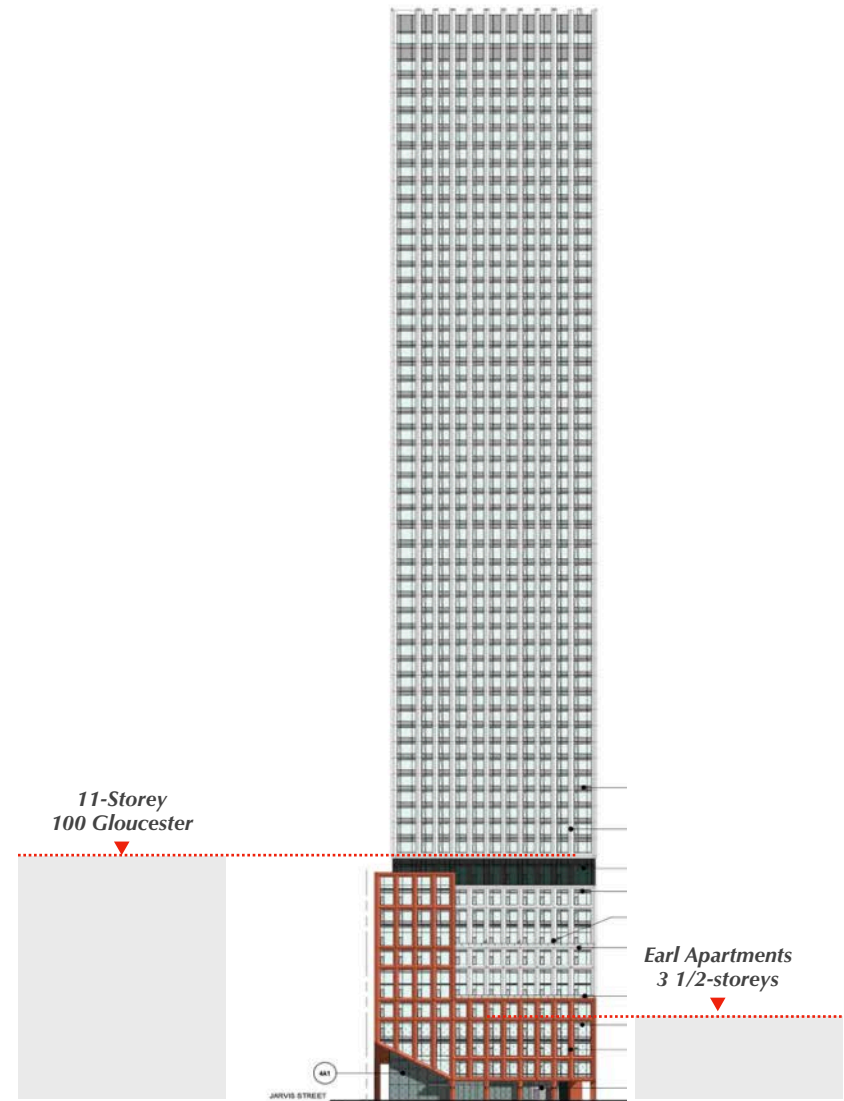


- 1. Entrance Lobby
- 2. Retail
- 3. Service/Loading area
- 4. Loading route
- 5. Lobby
- 6. Indoor Amenity

Proposed ground floor: Kirkor Architects (with annotations by GBCA)



West elevation: The Jarvis Street frontage includes a commercial component, with a glazed residential amenity area at the corner of Earl Place. The massing is not uniform, but appropriately configured to reflect the variety of building heights in the environs (KirkorArchitects.)



South elevation: The Earl Place elevation showing the wider profile of the tower, which will feature lobby entrances to the residential portion of the tower. The adjacent massing of the Earl Apartments is shown to the east, and 100 Gloucester on the west side of Jarvis Street is also shown. (Kirkor Architects.)

6. HERITAGE IMPACT ASSESSMENT

6.1 Impact on Heritage Resources

An assessment of possible effects from the proposed development on the heritage properties is presented on this page and lists possible effects based on the City of Toronto’s Heritage Impact Assessment Terms of Reference (2021). In developing high density buildings that introduce new scale, typology and massing there will inevitably be alterations imposed onto the existing context and nearby heritage resources. Although the proposed development acknowledges the presence of contributing heritage properties on and adjacent to the site, impacts have been identified, and mitigation strategies discussed to limit their effects where possible.

Possible Effect	Assessment
Destruction of any, or part of any, significant heritage attributes or features	The development presents no destruction of heritage attributes or features.
Alteration that is not sympathetic, or is incompatible with the historic fabric and appearance	The new podium level will present an opportunity to recreate a consistent street wall along Jarvis Street, adjacent the contributing heritage properties. Furthermore, the variety in the base massing will help to mediate the difference of scale and form between the 2-storey to 3 storey structures, existing mid-rise residential apartments, and proposed developments to both directly to the west, and north-east of the development site.
Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden	Shadow impacts have been identified on March/September 21 between 12:18am-14:18pm, covering a portion of 571 Jarvis Street - Wm. R. Johnston House, 1875, Langley, Langley & Burke, a property that is Designated under Part IV of the Ontario Heritage Act. The shadows cast will be transitory in nature and will not materially affect the heritage attributes of these properties.
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship	No heritage attributes will be isolated from their context by the new development. The existing adjacent heritage properties will retain their legibility of scale and form along Earl Place, and Jarvis Street.
Direct or indirect obstruction of significant views or vistas within, from or of built and natural features	The proposed development will not materially affect any significant views or vistas in the area.
A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property’s cultural heritage value	The land use currently allows for residential. The existing uses have no associated cultural heritage value, and will not be impacted by the proposed change to commercial/mixed-use at grade. On the contrary, this will help to activate the public realm.
Land disturbances such as a change in grade that alters soils and drainage patterns	Land disturbances as a result of this development will not impact cultural heritage value.

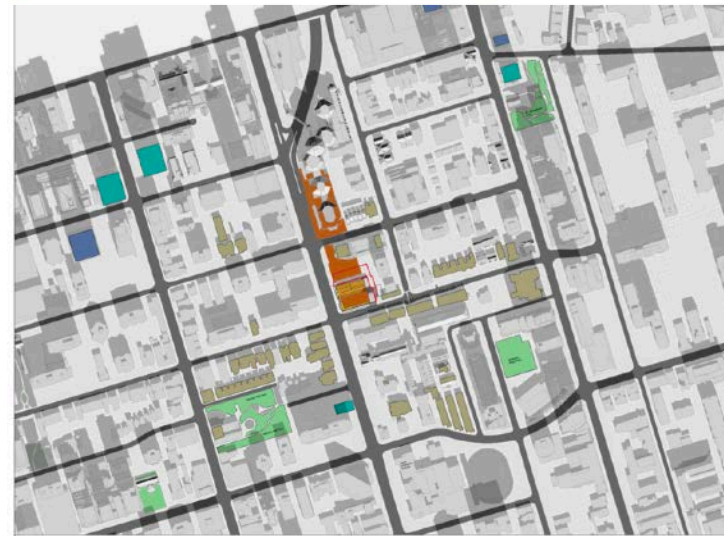
6.2 Shadow Impacts:

To the right is an example for September 21, for the times noted below. In orange are net new shadows arising from the proposed development, and in red are shadow impacts from an as-of-right development.

The most significant shadowing will occur on March/September 21 between 12:18am-14:18pm, covering a portion of 571 Jarvis Street - Johnston House (1875) designed by Langley, Langley & Burke. This property is Designated under Part IV of the Ontario Heritage Act. Heritage attributes of property will not be unduly impacted.

In consideration of the above, the proposed location and massing of the development adequately limits shadow impact on the adjacent buildings. Shadows noted above will be transient, and heritage attributes of affected buildings will not be unduly impacted.

Complete shadow studies have been prepared by Kirkor Architects for the proposed development and are included in Appendix II.



March/ September 21 - 13:18pm



March/ September 21 - 14:18pm

7. POLICY HERITAGE REVIEW AND ASSESSMENT

7.1 Policy Review

In accordance with City of Toronto requirements and standard practice, we have consulted several documents for the purpose of guiding the preparation of this current report. A review of key heritage policies relating to the proposed project is included in this Section.

The assessment of applicable policies, when viewed as a whole in a balanced manner does not reveal any conflicts with the nature of the proposed development. It is our opinion that provincial and municipal interests as they pertain to the conservation of heritage resources, at the time of this HIA, are respected in this development proposal.

Ontario Heritage Act (OHA)

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

A Place to Grow - Growth Plan for the Greater Golden Horseshoe (2020)

This document outlines the policies for the Province of Ontario in terms of the development of this specific region as they arise from the Places to Grow Act of 2005.

The introduction of the 2020 Growth Plan establishes that:

"As the GGH grows and changes, we must continue to value what makes this region unique to ensure the sustained prosperity of Ontario, its people, and future generations. While growth is an important part of vibrant, diversified urban and rural communities and economies, the magnitude of growth that is expected over the coming decades for the GGH presents several challenges"

Amongst these challenges it is noted that:

"urban sprawl can degrade the region's air quality; water resources; natural heritage resources, such as rivers, lakes, woodlands, and wetlands; and cultural heritage resources."

A major goal responding to this, is established in section 1.2.1 of the Guiding Principles, which suggest to:

"Prioritize intensification and higher densities to make efficient use of land and infrastructure and support transit viability."

With regard to Heritage Resources, Under section 4 "Protecting What Is Valuable" it is noted that:

"Accommodating growth can put pressure on these resources through development and site alteration. It is necessary to plan in a way that protects and maximizes the benefits of these resources that make our communities unique and attractive places to live."

Cultural Heritage Resources are covered under section 4.2.7 Cultural Heritage Resources, which encourages:

1. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.
2. Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources.
3. Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision making.

Under Section 4.2.9, entitled "A Culture of Conservation", 4.2.9.1 states :

"Municipalities will develop and implement official plan policies and other strategies in support of the following conservation objectives:"

followed by paragraph d) which recommends:

"Integrated waste management, including.. promotion of building conservation and adaptive reuse, as well as the reuse and recycling of construction materials"

The impact of these above statements is the acceptance that intensification will occur and that strategies to encourage density, adaptive reuse of buildings/materials and the conservation of cultural heritage are to be considered.

This HIA has reviewed heritage considerations as they apply to this Plan in a balanced manner that acknowledges, and includes other applicable policies.

Ontario Provincial Policy Statement (PPS) - 2020

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

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

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

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

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

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

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

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

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

City of Toronto Official Plan (February 2019)

The City’s Official Plan includes a directive for the process of listing heritage sites across the municipality, in accordance with the PPS and the OHA.

The wording in the Official Plan has been strengthened with the Official Plan Amendment 199 (OPA 199), enacted by by-law 468-2013. Its provisions are applicable to this development and support the application of heritage issues in a manner that balances those issues with other provisions of the Official Plan in accordance with the intent of the Provincial Policy Statement, and Growth Plan.

Part 3.1.5 - Heritage Conservation in the Official Plan lists a total of 52 policies that pertain to heritage conservation city-wide. The proposed development is evaluated against these policies.

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

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

The development site does not contain any properties on the City’s Heritage Register. It is our opinion that, based on the required balance among various policies applicable to the site, the proposed development strategy will ensure that the historical and associative value with the surrounding community of varied uses and densities are conserved.

Policy 5 states that *“Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property’s cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work.”*

The development site does not contain any properties on the City’s Heritage Register. This current HIA satisfies this policy and the assessment of any impacts is described further in this report.

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

The development site does not contain any properties on the City’s Heritage Register. An undertaking will be made in accordance with City approvals to fully record the property prior to development as is typical for approvals of this kind.

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

These policies are not relevant to the present application.

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

These policies are not relevant to the present application.

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

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

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

The subject site is not included on the heritage register and is not included in a Heritage Conservation District. The potential heritage value relating to the subject property has been considered and evaluated through this HIA.

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

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

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

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

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

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

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

This HIA has evaluated the development proposal and assessed strategies to conserve the cultural heritage value of adjacent buildings and mitigating impacts on their heritage attributes.

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

The subject site is not included on the heritage register and is not included in a Heritage Conservation District.

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

The subject site does not contain any properties on the Heritage Register. As such there is no basis for a HEA and these policies do not apply to the development.

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

As there are no heritage properties located on the subject development site, these policies are not applicable to the development.

Policies 30 to 33 deal with Heritage Conservation Districts.

The development site is not included in any designated Heritage Conservation District these policies are not applicable to this development.

Policies 34 to 42 deal with archaeological resources.

This policy is not applicable to this development.

Policies 43 deal with cultural heritage landscapes.

This policy is not applicable to this development.

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

This policy is not applicable to this development.

Policies 47 to 52 deal with Heritage Places of Worship.

These policies are not relevant to this application.

8. CONSERVATION STRATEGY

A variety of options are typically available for the mitigation of change to historic sites. These range from full restoration to simple commemoration of what previously existed.

The overarching term for protecting historic places in Canada is *Conservation*, which is described in the *Standards and Guidelines for the Conservation of Historic Places in Canada* (the *Standards and Guidelines*) as all actions or processes aimed at safeguarding the character-defining elements of an historic place to retain its heritage value and extend its physical life. There are three primary treatment types for conservation projects: **preservation, restoration and rehabilitation**. Definitions for all treatment types are derived from the *Standards and Guidelines*.

Preservation involves the protection, maintenance and stabilization of the existing form, material and integrity of a historic place or of an individual component, while its heritage value is protected.

Rehabilitation is the sensitive adaptation of an historic place or of an individual component for a continuing or compatible contemporary use, while protecting its heritage value. In this instance, there are no heritage buildings on the site.

Restoration is the revealing, recovering or representing the state of a historic place or of an individual component as it appeared at a particular period in its history, as accurately as possible, while its heritage value is protected.

The current development proposal does not involve any conservation, as the site does not include heritage properties.

9. CONCLUSION

Heritage issues related to this development are primarily geared towards adjacencies to listed heritage properties to the north and south of the subject site. The assessment of applicable policies, when viewed as a whole in a balanced manner does not reveal any conflicts arising from the nature of the proposed development. It is our opinion that provincial and municipal interests as they pertain to the conservation of heritage resources, at the time of this HIA, are respected in this development proposal.

As part of this evaluation, a review under Ontario Regulation 9/06 was conducted for 561 Jarvis Street, and it was found to meet a minimal number of criteria used to determine heritage value. Although the structure supports the present and historic character between Jarvis and Huntley Street along Earl Street, its location is not within a stronger cluster of other similarly scaled modest apartment buildings, such as what is visible along Earl Place (and specifically at the intersection of Huntley Street, including 'Earl Apartments' (1918), 'Glendale Mansions' (1923) and 'Merril Mansions'(1922) that form a more cohesive ensemble of low-rise buildings that are more valuable by being close to each other. As such, the contextual value is limited and not significant.

The proposed development at 561 Jarvis Street & 102-120 Earl Place will be clearly of its own time and place, and will introduce setbacks and transitions to respond to the addition of 58-storeys into a commercial area that has a diverse range of heights and uses. The podium responds to the established heights in the area and will recreate a consistent street wall along Jarvis Street.

Shadows have been identified on ton March/September 21 between 12:18am-14:18pm, covering a portion of 571 Jarvis Street - Wm. R. Johnston House (1875), designed by Langley, Langley & Burke. This property is Designated under Part IV of the Ontario Heritage Act. Considering the existing and emerging context of high-rises in this area, additional shadows arising from this development will have only transitory impacts on contributing properties in the immediate area.

In our view, and in light of consideration of mitigating strategies to reduce impacts to adjacent heritage properties, this proposal balances demands for *intensification* with respect for *heritage adjacencies* in a manner that allows both objectives to be appreciated as a part of a complex and changing urban environment.

10. CLOSURE

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

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