110-114 MAITLAND STREET

Toronto, ON

HERITAGE IMPACT ASSESSMENT

Issued: June 13, 2025

ERA

CONTENTS

1	REQUIRED CONTENTS CHECKLIST	IV
2	STATEMENT OF PROFESSIONAL QUALIFICATIONS	1
3	EXECUTIVE SUMMARY	2
4	PROPERTY OWNERS	3
5	OWNERS' REPRESENTATIVE OR AGENT	3
6	LOCATION PLAN	4
7	DESCRIPTION OF SITE AND HERITAGE CONTEXT	6
8	HISTORIC PHOTOGRAPHS	16
9	CURRENT PHOTOGRAPHS	17
10	DESCRIPTION OF SURROUNDING NEIGHBOURHOOD	21
11	DESCRIPTION OF ADJACENT HERITAGE PROPERTIES	27
12	DESCRIPTION OF PROPOSED DEVELOPMENT	37
13	DEMOLITION	40
14	CONSERVATION STRATEGY	40

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15 ENGINEERING CONSIDERATIONS 41

16 IMPACT ASSESSMENT 42

17 MITIGATION MEASURES 46

18 STATEMENT OF PROFESSIONAL OPINION 48

APPENDICES

APPENDIX I: HIA TERMS OF REFERENCE AND REQUIRED CONTENTS CHECKLIST

APPENDIX II: CONDITION ASSESSMENT, 110 MAITLAND STREET

APPENDIX III: 9/06 EVALUATION, 110 MAITLAND STREET

APPENDIX IV: DESIGNATION BY-LAWS (ADJACENT HERITAGE)

APPENDIX V: REVIEW OF KEY HERITAGE POLICIES

APPENDIX VI: ARCHITECTURAL DRAWINGS (DIAMOND SCHMITT ARCHITECTS INC)

APPENDIX VII: SHADOW STUDY (DIAMOND SCHMITT ARCHITECTS INC)

Project # 24-229-01
Prepared by GS/SH/HC/ET/TN

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 I. Where any required field has not been checked, or for further information, please consult the corresponding section of the report.

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 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).

Graeme Stewart OAA, MRAIC, RPP, MCIP, CAHP is a registered architect and planner and is a Principal at ERA. He has been involved in numerous urban design, cultural planning, conservation and architecture projects with particular focus on neighbourhood design and regional sustainability. Graeme was a key initiator of the Tower Renewal Partnership, an initiative in low-carbon retrofit and community reinvestment examining the future of Canada's modern tower neighbourhoods.

Sharon Hong MScPl, RPP, MCIP is an Associate with the heritage planning team at ERA. She holds a Master of Science in Planning from the University of Toronto and has over 10 years of experience working in both the public and private sectors in heritage, urban design, and community planning.

Hallie Church, BURPl, Dip. Heritage Conservation is a Project Manager with the heritage planning team at ERA. She holds a Bachelor of Urban and Regional Planning from Toronto Metropolitan University, as well as a diploma in Heritage Conservation from the Willowbank School of Restoration Arts.

Erin Tito, M.Pl is a member of the heritage planning team at ERA Architects and contributes to projects in the development realm across the City of Toronto. She holds a Masters in Urban and Regional Planning from Toronto Metropolitan University.

Thompson Nguyen is an Intern Architect and Carleton University Master of Architecture alumnus. His award-winning master's thesis reimagined ancestral altars for queer and diasporic Asian communities in Toronto. At ERA, Thompson leverages his BIM and sustainable design expertise by contributing to housing retrofits, heritage conservation, and adaptive reuse projects.

3 EXECUTIVE SUMMARY

Background

This Heritage Impact Assessment ("HIA") has been prepared by ERA Architects Inc. ("ERA") on behalf of Minto (110 Maitland) LP to support an application for Official Plan Amendment ("OPA") and Zoning By-law Amendment ("ZBA") approvals.

The Subject Site currently comprises the properties municipally known as 110–114 Maitland Street and 440 Jarvis Street. It is anticipated that, following the necessary approvals, the 440 Jarvis Street parcel will be severed. The proposed Development Site, referred to in this HIA as the "Site," consists of 110 and 114 Maitland Street. This HIA evaluates the potential impact of the proposed redevelopment at 110–114 Maitland Street on adjacent heritage properties. As such, the scope of this assessment pertains specifically to the Development Site, rather than the broader Subject Site.

The Site currently contains a vacant, three-storey walk-up apartment building constructed in 1929 (110 Maitland Street) and a five-storey brick building constructed c. 1988-1989 (114 Maitland Street) which houses the SickKids Centre for Community Mental Health.

Heritage Status

The Site is not listed on the City of Toronto's Heritage Register, nor is it designated under Part IV of the *Ontario Heritage Act* ("*OHA*").

The HIA evaluates potential impacts on the adjacent heritage properties to the north at 95 Wellesley Street East and to the southwest at 99-113 Maitland Street. These properties are designated under Part IV of the OHA.

An evaluation of the potential cultural heritage value for 110 Maitland Street under Ontario Regulation 9/06 was undertaken as part of this report. This evaluation, contained within Appendix III, finds that 110 Maitland Street does not carry sufficient value to satisfy the criteria under Ontario Regulation 9/06.

Proposed Development

The proposed development, as shown in the architectural drawings prepared by Diamond Schmitt Architects Inc. dated June 13, 2025 (Appendix VI), involves the removal and replacement of the two existing buildings on the Site with a multi-storey mixed-use building. Levels three and four of the podium will provide purpose-built space for the SickKids Centre for Community Mental Health, while residential and amenity space will be located at levels five and above. A landscaped space is proposed for the eastern side of the Site.

Impact and Mitigation

The proposed development will conserve the cultural heritage value of the adjacent properties. While the proposed development introduces increased height to the Site, design strategies have been incorporated to mitigate potential impacts on adjacent heritage properties. These include an appropriate podium height and the incorporation of setbacks for both the podium and tower.

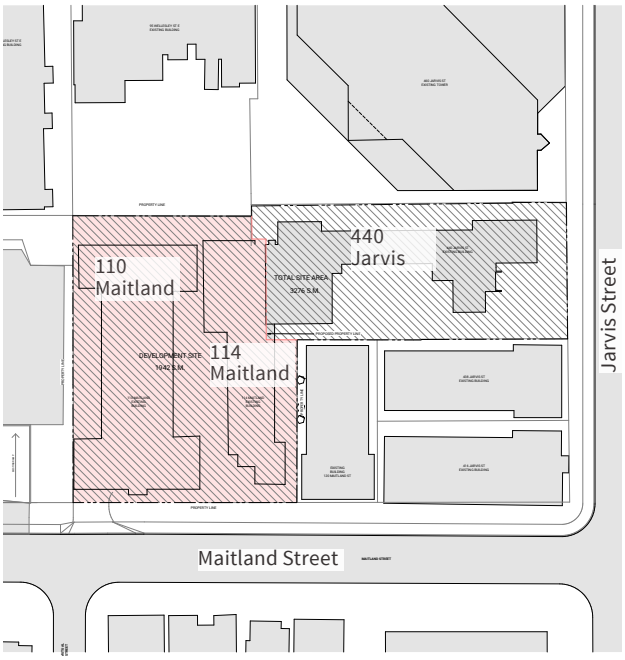
Statement of Professional Opinion

This report concludes that the proposed development conserves the cultural heritage value of the adjacent heritage properties while introducing new residential units, including rental replacement units, and maintaining and enhancing essential healthcare services for both the local community and the broader city. The proposal also revitalizes a site that currently includes a vacant building.

The introduction of a high-rise building on the Site is consistent with the emerging development

activity and evolving context of the neighbourhood. Potential impacts on the adjacent heritage properties resulting from the introduction of increased building height on the Site are mitigated through measures such as podium height and the use of setbacks.

ERA finds the proposal complies with all relevant municipal and provincial policies and meets the recognized professional standards and best practices in the field of heritage conservation in Canada.



Plan showing the broader Subject Site and the proposed Development Site (Source: Diamond Schmitt Architects Inc., annotated by ERA).

Subject Site

Development Site (the "Site")

4 PROPERTY OWNERS

Minto (110 Maitland) LP
4101 Yonge Street, Suite 600
Toronto, ON M2P 1N6

Sick Kids Centre for Community Mental Health
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5 OWNERS' REPRESENTATIVE OR AGENT

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6 LOCATION PLAN

The Subject Site currently comprises the properties municipally known as 110–114 Maitland Street and 440 Jarvis Street. It is anticipated that, following the necessary approvals, the 440 Jarvis Street parcel will be severed. The proposed Development Site, referred to in this HIA as the "Site," consists of 110 and 114 Maitland Street. This HIA evaluates the potential impact of the proposed redevelopment at 110–114 Maitland Street on adjacent heritage properties. As such, the scope of this assessment pertains specifically to the Development Site, rather than the broader Subject Site.



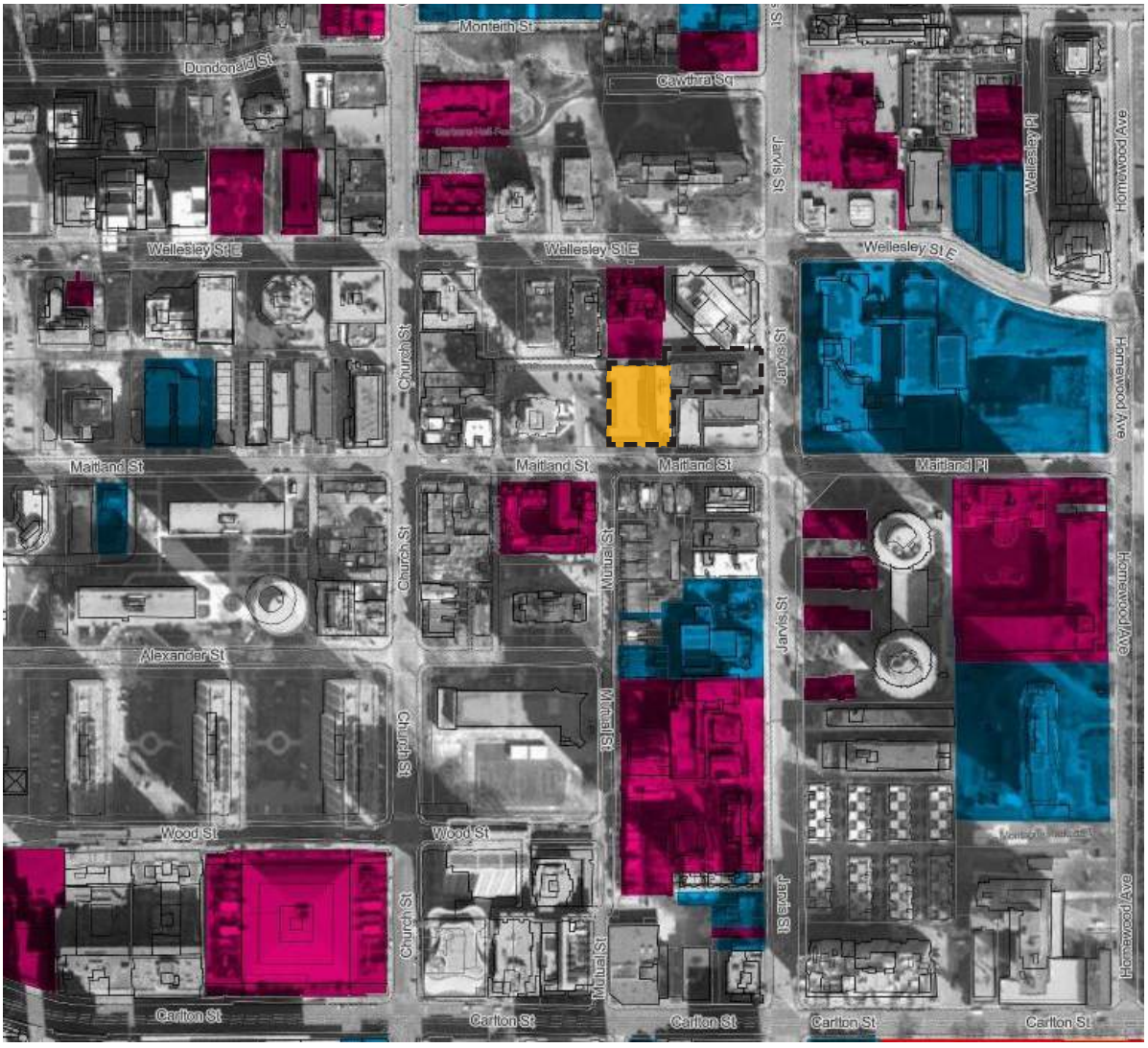
Property data map showing the Site and surrounding heritage context (City of Toronto Open Data; annotated by ERA).

Listed

Part IV

Subject Site

Development Site (the "Site")



Aerial imagery showing the Site and surrounding heritage context (City of Toronto Open Data; annotated by ERA).

Listed

Part IV

Subject Site

Development Site (the "Site")

7 DESCRIPTION OF SITE AND HERITAGE CONTEXT

7.1 Description of Properties

The proposed development is located at 110 Maitland Street and 114 Maitland Street in the City of Toronto (the "Site"). ERA visited the Site for a visual inspection on February 4, 2025.

The Site comprises two properties: a three-storey walk-up apartment building constructed from 1928-1929 at 110 Maitland Street and a five-storey brick commercial building constructed c. 1990-1992 at 114 Maitland Street. The buildings are located on the north side of Maitland Street, between Mutual Street and Jarvis Street. The Site contains both residential and non-residential uses and is predominantly characterized by its low-rise red brick buildings, with trees and soft landscaping along the west and south elevations.

The Site is bounded by adjacent heritage property 95 Wellesley Street East to the north, a high-rise condominium tower (100 Maitland Street) and landscaped space to the west, Maitland Street to the south and a three-storey walk-up apartment building (120 Maitland Street) to the east. The City of Toronto's Map of Archaeological Potential identifies the Site as having no archaeological potential.

110 Maitland Street

The building at 110 Maitland Street was designed by Toronto architect Herbert Charles Roberts (1888-1949). It was constructed from 1928-1929 with Revival Style architectural references. The building has an I-shaped plan, with a central wing connecting symmetrical north and south wings. Its principal elevation, facing south, is composed of red wire brick on the second and third storeys and a decorative concrete stone base at the first storey. Openings along the principal façade are distributed across nine bays, with the main entry at the central bay. Two gables rise at the third and seventh window bays, framing the main entry.



South (primary) elevation of 110 Maitland Street (Source: ERA, April 7, 2025).

The overall condition of the building is fair. Refer to the Condition Assessment in Appendix II for a more detailed overview regarding the existing physical conditions of 110 Maitland Street. The building has been vacant since 2015, according to the rent rolls.

114 Maitland Street

114 Maitland Street is a five-storey red brick building which is currently home to the SickKids Centre for Community Mental Health. It was designed as an addition to the C.M. Hincks Treatment Centre at 440 Jarvis Street and was constructed from c. 1988-1989. The architectural firm, Shore Tilbe Henschel Irwin Peters, designed spaces for therapy and social work offices, research areas, and seminar rooms for teaching purposes. The building is generally rectangular in plan, with a three-storey projection at the northwest portion of the building. A drive aisle at the west edge of the 114 Maitland Street property leads to vehicular parking stalls on the ground floor. The building features concrete string courses at each floor, and accents of glass blocks on all four elevations. An awning over the front entrance and decorative caps at the top of the two brick projections on the south elevation are made of metal.



View looking northeast of the south (primary) elevation of 114 Maitland Street (Source: ERA, February 2025).



South (primary) elevation of 114 Maitland Street (Source: ERA, February 2025).

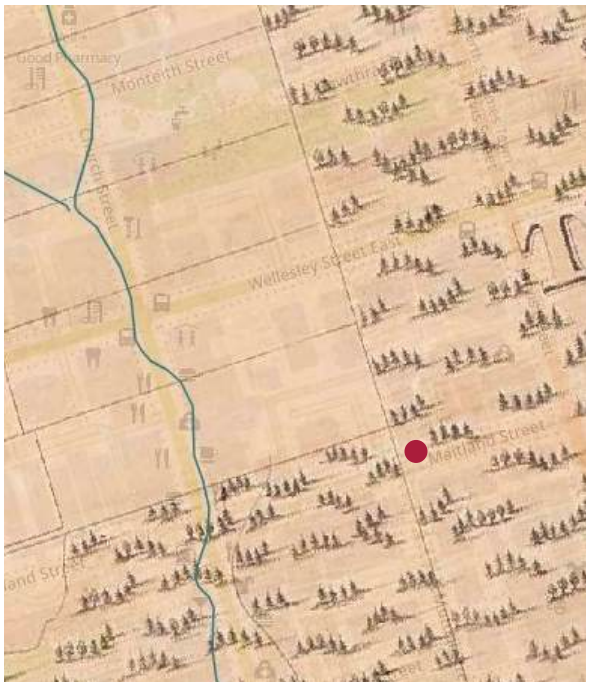
7.2 Historical Context and Site History

Traditional Indigenous Territory

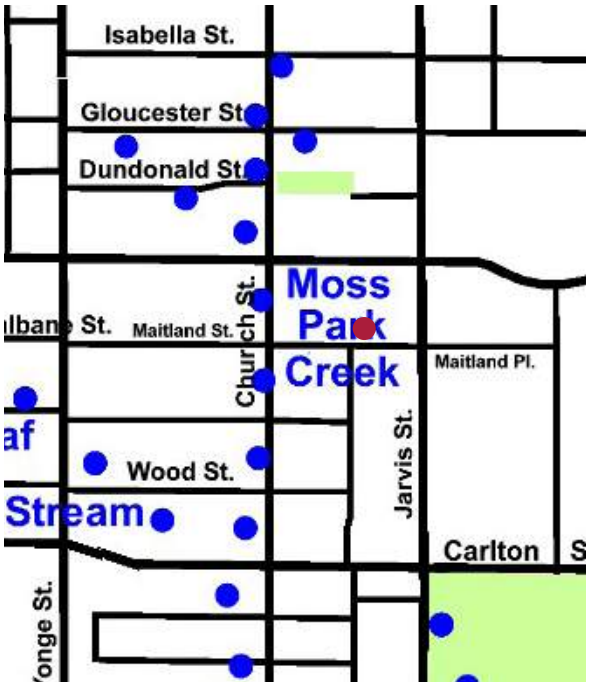
The area which comprises the City of Toronto has been occupied by Indigenous Peoples for thousands of years. The Great Lakes area, particularly around Toronto, offered a rich natural environment that supported Indigenous lifeways and incubated cultural practices, all of which sustained communities for millennia.

The Don River, located east of the Site, originated from a glacial deposit north of Toronto known as the Oak Ridges Moraine. Terminating at Lake Ontario, the Don River watershed has been a site of importance to Indigenous Peoples as both a transportation route and a place of permanent and seasonal settlement. In close proximity to the Site, the (now lost) Moss Park Creek was a tributary that began near Isabella and Church Streets and flowed down Church Street then over to Moss Park to join Taddle Creek near Queen and Sherbourne Streets. The creek was reportedly wide enough for a single canoe. Moss Park Creek was buried directly underneath Church Street in the 1850s.

Also in the vicinity of the Site were the Sandhill Burials, a sacred burial site of the Mississaugas (and potentially the Haudenosaunee and Wyandot), located near Yonge Street between Wellesley Street and Bloor Street. Many of the burials occurred pre-1790s. The final burial at Sandhill occurred during the War of 1812 for an Indigenous soldier who died defending Toronto.



Location of Moss Park Creek overlaid on 1842 Cane Map, with Site in red (Sources: LostRivers.ca, City of Toronto).



Location of Moss Park Creek in relation to the Site (in red) (Source: LostRivers.ca. Annotated by ERA).

1790s to 1870s

In 1793, Lieutenant-Governor John Graves Simcoe established the Town of York as the capital of Upper Canada and directed the surveying of three key roads: Dundas Street west to the Thames River, Kingston Road east to Kingston, and Yonge Street north to Penetanguishine. Yonge Street quickly became a vital trade route connecting the lower and upper Great Lakes. Land north of the town site was divided into 100-acre Park Lots, which Simcoe granted to government associates. The Site was located in Park Lot 6, initially granted to D.W. Smith in 1793. After a series of lot swaps, William Jarvis took over Lot 6 in 1811.

Park Lot 6 remained undeveloped until 1824, when William Jarvis' eldest son and heir, Colonel Samuel Jarvis, built a house on the land, named Hazelburn. Due to financial difficulties in the 1840s, Samuel Jarvis sold Hazelburn and the land holdings and created Jarvis Street, which bisected Park Lot 6. In the following decades, Jarvis Street became one of Toronto's grandest and most affluent residential streets. Between 1878 and 1881, streetcar tracks were laid along Sherbourne Street, transforming it into a key streetcar corridor.



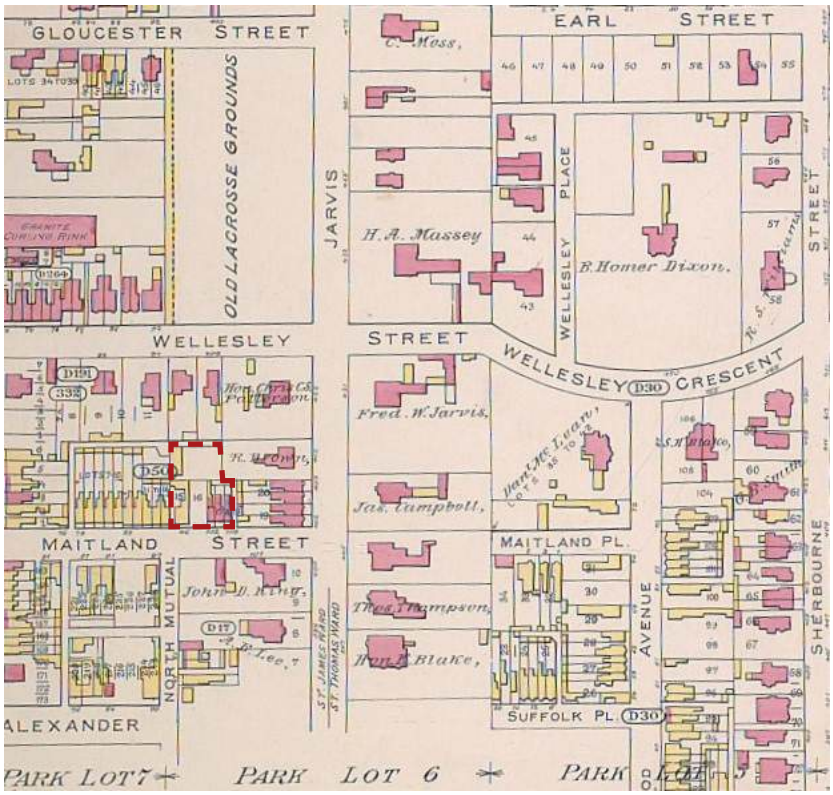
Aerial photograph showing the evolution of the Town of York (Source: City of Toronto. Annotated by ERA).

1880s-1900s

By the 1880s, prominent families built mansions along Sherbourne and Jarvis Streets. Throughout the area, lots tended to be generously sized with large homes set back from the streets. This residential streetscape was interspersed with institutions, such as churches, schools, and open public spaces that supported the city's elite. These places included Jarvis Collegiate, Allan Gardens, and the Jarvis Street Lacrosse grounds.

The City of Toronto annexed several nearby suburbs in the 1880s, including Yorkville (1883), Riverdale (1884), and Rosedale (1887). New transportation infrastructure, such as bridges over the Don Valley, made these areas increasingly attractive and accessible to wealthy homeowners. At this time, industrialization and economic growth in Toronto led to rapidly increasing land values in the urban core. Roughcast worker housing was constructed in the area by the 1880s and intensified by the 1910s. In 1880, the Site contained a wooden house with private grounds, and three brick houses.

In the early 1900s, Jarvis Street was considered to have declined, with many of the owners of the mansions moving farther from the core to upscale areas such as Rosedale, the Annex, and Forest Hill.



1884 Goad's Fire Insurance Plan with Site in dashed red, and the large estates along Jarvis Street (Source: Toronto Public Library, annotated by ERA).

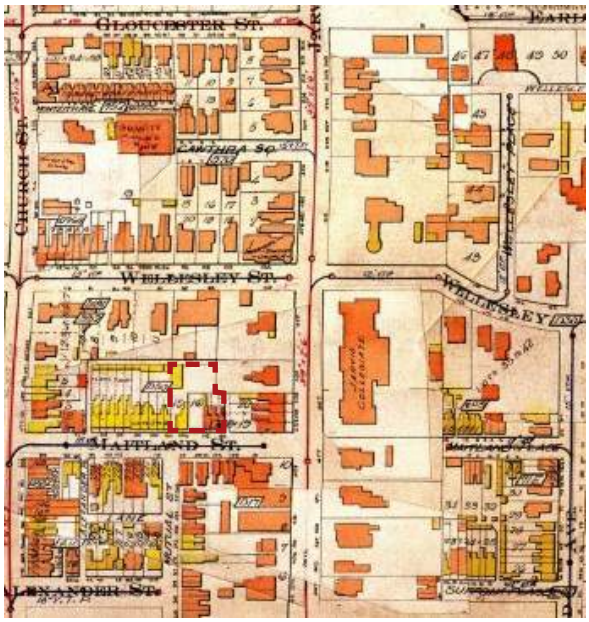
1910s-1940s

Between 1901 and 1921, Toronto's population doubled, due to high birthrates, migration from more rural parts of Canada, and immigration. This demographic shift, coupled with an increase in land values in Toronto, led to an influx of apartment buildings. Due to the area's location on the edge of the growing downtown and Toronto's business district, it became a convenient location for their construction.

In 1912, City Council passed a law banning apartment construction on any non-commercial street. However, the City frequently provided exemptions, particularly in the areas on the periphery of the downtown built-up area, in the neighbourhoods that have come to be known as Church-Wellesley Village, Upper Jarvis and Cabbagetown. Opponents either considered these neighbourhoods sufficiently far away from wealthier suburbs that the impact of apartments would be minimal, or felt that, in those areas, morality, health, and safety were lost causes.

Apartment building construction experienced a decline in Toronto after 1914, due to both the apartment ban and the First World War (1914-1918). In the 1920s, construction resurged, and it became clear that the city had accepted the form.

New residents of the area surrounding the Site held white-collar occupations, and what had once been a street dominated by elite families was now overwhelmingly the home of young, single individuals at the beginnings of their careers. By 1920, Jarvis Street took on a distinct urban character, transitioning from grand single-family residences to higher density housing that was affordable for the new population.



1924 Goad's Fire Insurance Plan with Site in dashed red (Source: Toronto Public Library, annotated by ERA).



1947 aerial view of increased density in the neighbourhood, with Site in dashed red (Source: City of Toronto).

The former mansions and large single-family homes along Jarvis Street were converted to multi-residential units, boarding houses or rooming houses, or torn down and replaced with apartment buildings. Institutions such as the Red Cross and Salvation Army also began to buy up the properties, using Jarvis Street as a base to serve the growing number of vulnerable individuals and families in the downtown core.

A second apartment building boom peaked in 1928, and then sharply declined with the start of the Great Depression in 1929. Between 1924 and 1928, the wooden house on the Site was demolished. From 1928-1929, the current building at 110 Maitland Street, a three-storey apartment building named the Crystal Gardens, was constructed. It contained approximately 35 apartments. Notable residents of the Crystal Gardens included Allan Fleming and his wife Nancy (née Chisholm), who resided there during the early 1950s. Allan Fleming (1929-1977) was a prominent Canadian graphic designer, known for designing the Canadian National Railway, Ontario Science Centre, and Ontario Hydro logos.

In 1929, the four brick buildings to the east of the Site, fronting on Jarvis Street, were demolished and replaced with an apartment complex called Jarvis Court Apartments, similarly intensifying the residential uses of the area. In 1932, no new building permits were issued.

1950s-present

The decade following the Second World War saw major developments in the area. The City of Toronto's 1949 Official Plan was followed by the City's first zoning by-law (1952). In the 1950s, the City of Toronto announced major zoning amendments for the downtown core. These amendments were part of a larger urban renewal scheme that saw the development of densely populated high-rise communities, catalyzed by the under-construction Yonge subway line. At this time, houses in the Upper Jarvis neighbourhood continued to provide a wide range of people with affordable, flexible housing options.



1977 aerial showing extent of mid-century apartment development in the vicinity (Source: City of Toronto, annotated by ERA).

In 1965, the three brick houses on the east side of the Site were demolished. From approximately 1978 to 1988, this portion of the Site functioned as a parking lot.

In 1988, construction began on the current building at 114 Maitland Street, a five-storey commercial building which was built as an addition to the C.M. Hincks Treatment Centre at 440 Jarvis Street. The C.M. Hincks Treatment Centre provided mental health services for children and their families. In 1998, the C.M. Hincks Treatment Centre, and the Dellcrest Children's Centre, amalgamated to form The Hincks-Dellcrest Centre (HDC), a leading edge, non-profit children's mental health centre offering a comprehensive range of innovative mental health services for children, youth and their families. Between 2000 and 2017, the HDC occupied 114 Maitland Street and 440 Jarvis Street. In 2017, HDC integrated with the Hospital for Sick Children (SickKids) to form the SickKids Centre for Community Mental Health. The organization continues to operate at the 114 Maitland Street and 440 Jarvis Street locations.

Jarvis Street has historically maintained affordable housing in addition to many necessary services to support the surrounding communities. Grassroots community groups have established networks, programs, and events to celebrate and promote the neighbourhood's diversity and its sense of community. Affordable housing and social infrastructure are important and defining characteristics of the neighbourhood and reflect the legacy of the area's evolution over time. Some of the services historically and currently provided in the area around the Site include:

- Elizabeth Fry Toronto: incorporated as a non-profit dedicated to prison reform in 1952, operating from a small office on Jarvis Street, the organization now provides counselling, support programs, and transitional housing at 215 Wellesley Street East;
- SHOUT Clinic: in 1994, the organization purchased a designated Part IV heritage property known as Samuel R. Briggs House (1872) at 467 Jarvis Street. SHOUT Clinic began to provide medical, mental health and support services for marginalized and homeless, transitional aged youth. The clinic operated there until relocating in 2018;
- Casey House: the HIV/AIDS hospital opened in 1988 at nearby 9 Huntley Street. In 2000, Casey House acquired the William R. Johnston House (1875) at 571 Jarvis Street, which from 1941 to 1970 was home to the National Council of the Young Women's Christian Association (YWCA). In 2017, following renovations and additions to the building, Casey House expanded to offer a growing mix of inpatient, outpatient and community-based services;
- Mary Sheffield House: the Victorian mansion at 512 Jarvis Street formerly known as the Gallows House is now a transitional shelter serving vulnerable women over 55; and
- Turning Point Youth Services and others: in the 1940s, the heritage building at 95 Wellesley Street East became the headquarters for the Canadian Red Cross. Now it houses a number of youth service agencies.

The architect of the Crystal Gardens at 110 Maitland Street was Herbert Charles Roberts (1888-1949). Roberts was born in Cornwall, England, on January 21, 1888, and studied at Harleigh College in Cornwall.

Architect, 110 Maitland Street

He emigrated to Canada in 1909 and attended Toronto Technical School. Roberts joined the Ontario Association of Architects in 1912. By 1931, he had designed over 200 buildings ranging from houses to factories and warehouses, specializing in apartment buildings. He is best known for the Art Deco design of the Mayfair Mansions Apartments on Avenue Road in Toronto (1931). Roberts was active in the Church-Wellesley Village neighbourhood during the 1920s and 1930s. Aside from the Crystal Gardens, Roberts designed the following buildings in the area: the Biltmore Apartments (1927-1928) at 33 Maitland Street; the Palamar Apartments (1928) at 214 Wellesley Street East; and the Carlton Court Apartments (1929) at 88-92 Carlton Street. Most of Roberts' buildings were in the Art Deco and/or Revival styles of architecture.

Selected Works by Herbert Charles Roberts



The Crystal Gardens, 110 Maitland Street (1929)
Heritage Status: None
(Source: ERA, 2025)



The Sylvania Apartments, 26 Balmoral Avenue (1928)
Heritage Status: None
(Source: Google Streetview, 2024)



The Biltmore Apartments, 33 Maitland Street (1929)
Heritage Status: Part IV, designated November 9, 2023
(Source: ERA, 2025)



The Mayfair Mansions, 394-398 Avenue Road (1931)
Heritage Status: Listed, October 29, 1984
(Source: Apartments.com).

7.3 On-Site Heritage Status

110 Maitland Street and 114 Maitland Street are neither listed on the City's Heritage Register under Section 27 of the OHA nor designated under Part IV, Section 29 of the OHA. However, as the existing building at 110 Maitland Street, constructed in 1929, is over 40 years old, a CHER is strongly encouraged by the City of Toronto's Terms of Reference. An evaluation of the existing building under Ontario Regulation 9/06 ("O. Reg. 9/06") "Criteria For Determining Cultural Heritage Value or Interest" was undertaken and can be found in Appendix III.

In ERA's opinion, the property at 110 Maitland Street does not possess sufficient cultural heritage value to meet the threshold required by any of the nine criteria outlined in O. Reg. 9/06.

7.4 Adjacent Heritage Status

The Site is considered *adjacent* to two Part IV designated properties:

- 95 Wellesley Street East, known as H. D. Warren House, was designated under Part IV of the OHA by By-law 201-1988 on March 8, 1988.
- 99-113 Maitland Street, known as the National Ballet School, comprises several buildings. 99-101 Maitland Street was constructed in 1888 as semi-detached houses, 103 and 105 Maitland Street were built in 1871-1872, and 113 Maitland Street was constructed in 1871. 111 Maitland Street was constructed in 1911 as the Society of Friends Meeting House. The properties were designated under Part IV of the OHA by By-law 688-2001, enacted by City Council on August 13, 2001. This by-law amended previous By-law 507-1978 to include all of the buildings on the property.

8 HISTORIC PHOTOGRAPHS



1972 photo looking north from Mutual Street to 110 Maitland Street (Source: City of Toronto Archives).

Archival photos of 114 Maitland Street could not be located.

9 CURRENT PHOTOGRAPHS

110 Maitland Street



South (principal) elevation of 110 Maitland Street (Source: ERA, February 4, 2025).



West elevation of 110 Maitland Street (Source: ERA, February 4, 2025).



Partial north (rear) elevation of 110 Maitland Street (Source: ERA, February 4, 2025).



Partial east elevation of 110 Maitland Street, looking south (Source: ERA, February 4, 2025).

114 Maitland Street



South (principal) elevation of 114 Maitland Street (Source: ERA, February 4, 2025).



Partial east elevation of 114 Maitland Street, looking north (Source: ERA, February 4, 2025).



View looking north at 114 Maitland Street, which features a drive aisle and vehicular parking at grade (Source: ERA, February 4, 2025).



Partial west elevation of 114 Maitland Street, looking northeast (Source: ERA, February 4, 2025).



North (rear) elevation of 114 Maitland Street (Source: ERA, February 4, 2025).

10 DESCRIPTION OF SURROUNDING NEIGHBOURHOOD

The Site is located on the north side of Maitland Street between Mutual Street and Jarvis Street in the Church-Wellesley Village neighbourhood of Toronto, which is colloquially known as "The Village" or Toronto's "Gay Village." It is located one block south of the boundary of the Upper Jarvis neighbourhood.

The following uses immediately surround the Site:

• To the north is the adjacent heritage property at 95 Wellesley Street East;

• To the west is an 18-storey apartment building at 100 Maitland Street, known as the Village Apartments;

• To the south, across Maitland Street, is a row of low-rise semi-detached house-form buildings; and

• To the east is 440 Jarvis Street (which with 110-114 Maitland Street comprises the Subject Site), and a three-storey apartment building that forms part of the Jarvis Court Apartments complex.

The neighbourhood's form reflects patterns of development over major eras of Toronto's evolution. Some of these changes include the adaptation of large and stately residential buildings for institutional or community uses (such as the National Ballet School and Casey House) and the construction of low- and high-rise apartment buildings to support residential density and affordable housing (such as Wellesley-Jarvis Place, a Toronto Community Housing (TCHC) housing tower built in 1992, and the Marquis Apartments at the corner of Maitland and Jarvis Streets, built in 1997). As a result of the differing eras of development, setback depth, architectural style, building form, scale, and massing along the street vary.

Pre-War Walk-up Apartment Buildings

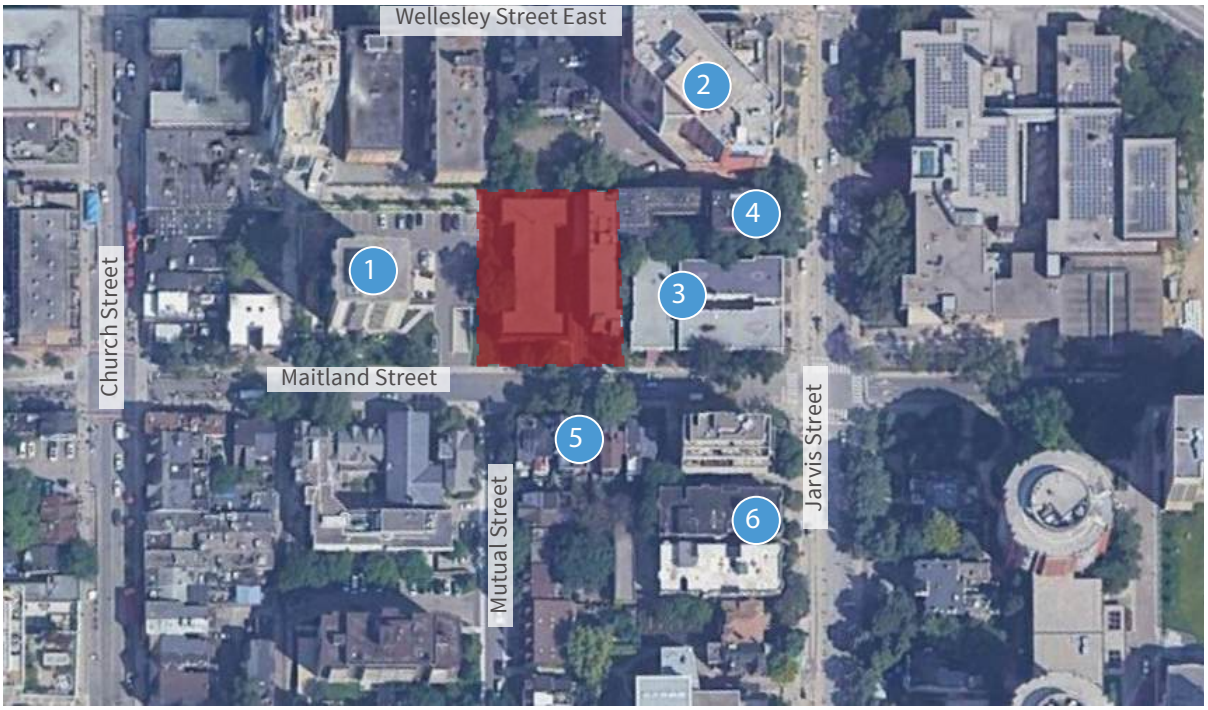
The neighbourhood features a high concentration of pre-war walk-up apartment buildings, which were built between 1911 and 1929 and vary in architectural styles and scales. On Maitland Street, between Yonge and Jarvis Streets, there are five post-war apartment buildings. Two were designed by Herbert Charles Roberts and built in 1929: 110 Maitland Street and the Biltmore Apartments at 33 Maitland Street. To the east of the Site, the Jarvis Court Apartments complex (120 Maitland Street, 432-438 Jarvis Street) comprises three Art Deco buildings from 1928-1929.

Community Services

The evolution of the Site and its surroundings has included intensification of residential uses and services uses. The surrounding area continues to provide affordable housing and accompanying service uses, as it has historically, including:

- Wellesley-Jarvis Place, at 460 Jarvis Street, comprises a tower with TCHC affordable housing units, and employment and social services on the ground floor;
- The adjacent heritage property at 95 Wellesley Street East houses youth service agencies;
- 440 Jarvis Street and the addition at 114 Maitland Street house the SickKids Centre for Community Mental Health;
- At 571 Jarvis Street, Casey House provides health services for people with HIV/AIDS; and
- 512 Jarvis Street, built as a Victorian mansion, is now a shelter for women experiencing homelessness.

Surrounding Context Map



Aerial image showing the Site (shaded red) and surrounding context (Google Earth; annotated by ERA).



100 Maitland St., the Village Apartments (constructed 1965) (ERA, 2025).



460 Jarvis St., Toronto Community Housing and services (ERA, 2025).



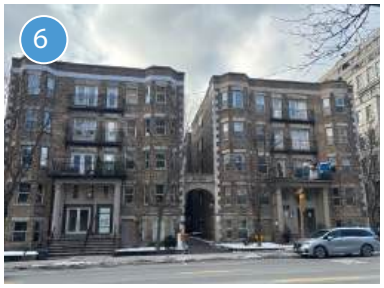
Jarvis Court Apartments complex (constructed 1928-1929) (ERA, 2025).



SickKids Centre for Community Mental Health at 440 Jarvis St. (ERA, 2025).



Low-rise mostly residential uses at 115-129 Maitland Street (ERA, 2025).



412-414 Jarvis, Wellsboro Mansions (constructed 1912) (ERA, 2025).



View looking south from the Site to the adjacent Part IV designated properties at 111 and 113 Maitland Street (Source: ERA, February 2025).



View looking northwest at 100, 110-114, and 120 Maitland St., showing the mix of scale and form that characterizes Maitland St. between Church and Jarvis Streets. There is a range of building types, including walk-up apartment buildings, towers, and low-rise houses. (Source: ERA, February 2025).



View looking southwest toward 115-135 Maitland Street, on the south side of the street. Several properties in the immediate vicinity of the Site have landscaped front yard setbacks with trees, shrubs, and flowers (Source: ERA, 2025).



View looking west along Maitland Street from the Jarvis Court Apartments building at 432 Jarvis Street toward the Site. The north side of Maitland Street also features soft landscaped front yard setbacks (Source: ERA, 2025).

Historic Photograph of Surrounding Context



1972 photo looking west at Maitland Street from Jarvis Street (Source: City of Toronto Archives).

11 DESCRIPTION OF ADJACENT HERITAGE PROPERTIES

As defined by the City of Toronto Official Plan, the Site is considered *adjacent* to 95 Wellesley Street East and the properties at 99-113 Maitland Street.

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... 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.*

City Of Toronto Official Plan (2024)



Property data map showing the Site and adjacent heritage properties (Source: City of Toronto / ERA).

Adjacent Part IV Property

Site

95 Wellesley Street East

95 Wellesley Street East, known as H. D. Warren House, is located to the north of the Site. The property (comprising a Tudor-style building) was designated under Part IV of the OHA by By-law 201-1988 on March 8, 1988.

The property's Reasons for Designation are listed below and the full designation by-law is included in Appendix IV of this report.

Reasons for Designation

The property at 95 Wellesley Street East is designated on architectural and historical grounds. Originally this property was two houses, the Charles Bedford House, built in 1874, and the William Lawrence House, built in 1877. In 1893, Harry D. Warren, a prominent Toronto businessman purchased the William Lawrence House. By 1908 Warren also acquired the Belford House, when he made extensive alterations and additions following the designs of architects, Symons and Rae, which converted the two dwellings into a single residence. In 1938, it became the national headquarters for the Canadian Red Cross. The front facade, roofline and form of the building are of particular importance on the exterior. The entrance lobby, the main central stairway to the second floor, the east room, formerly the ballroom, the connecting hallways on both floors are significant interior spaces. Woodwork and fireplace mantels are also significant features. The Warren House is a prominent and important house-form building representing the earlier residential character of the Wellesley Street East neighbourhood.



North (primary) elevation of 95 Wellesley Street East (Source: ERA, February 2025).



West elevation of 95 Wellesley Street East
(Source: ERA, February 2025).



East elevation of 95 Wellesley Street East
(Source: ERA, February 2025).



South (rear) elevation of 95 Wellesley Street East, viewed from rear yard of 110 Maitland Street
(Source: ERA, February 2025).

99-113 Maitland Street

The Site is also *adjacent* to the heritage property at 99-113 Maitland Street, known as the National Ballet School. 99-101 Maitland Street was constructed in 1888 as semi-detached houses, 103 and 105 Maitland Street date to 1871-1872, and 113 Maitland Street was constructed in 1871. 111 Maitland Street was constructed in 1911 as the Society of Friends Meeting House. The properties were designated under Part IV of the OHA by By-law 688-2001, enacted by City Council on August 13, 2001. This by-law amended previous By-law 507-1978 to include all of the buildings on the property. The buildings were designated for architectural reasons. The properties were purchased by the National Ballet School in 1959.

A brief description of the buildings follows, and the full designation by-law is included in Appendix IV of this report.

Building Descriptions

99-101 Maitland Street

The William J. Hill Houses at 99-101 Maitland Street are designed in the Queen Anne Revival style. The houses include features typical of the style including carved bargeboard gables brackets and braces with sunburst motifs, bay windows and round arched porches.



North (primary) elevation of 99-101 Maitland Street (Source: ERA, April 2025).

The west wall of 99 Maitland Street faces Alexander Place (a laneway) and features a 2½-storey bay window at the south end and flat-headed window openings in the first and second floors. There are no openings on the east wall of 101 Maitland Street.

The houses are extended by a two-storey rear (south) addition with brick detailing. The south wall is concealed by the 1978 addition for the National Ballet School that is not included in the Reasons for Designation.



West elevation of 99 Maitland Street (Source: ERA, April 2025).

103 Maitland Street

The Patrick McBrine House (1872) at 103 Maitland Street is designed in the Romanesque Revival style. Rising 2½-storeys above a stone base, it features brick construction and its principal façade contains two bays. The main entrance features a single wood door with a flat transom with stained glass, as well as a single segmental-headed window with brick voussoirs, a floriated sandstone keystone and stone sill. A pair of round-arched window openings lights the attic level. The west wall is clad with stucco, while the east wall abuts the neighbouring house at 105 Maitland Street. The rear (south) wall joins the 1978 addition.



North elevation of 103 Maitland Street (Source: ERA, April 2025).

105 Maitland Street

The Patrick McBrine House (1871) at 105 Maitland Street displays features of the Gothic Revival style. At 1½-storeys in height, the structure is covered by a gambrel roof with a gable on the north face, a brick chimney at the east end, and a gabled dormer on the north slope. The gable on the north façade features bargeboard and a king post with a tie beam. Rising from a stone base, the principal (north) façade is clad with brick. A single wood door is placed in a wood surround with a segmental-headed transom. In the west (right) bay, a pair of segmental-headed window openings are found in the first floor, while a pair of round-arched window openings mark the half-storey. The east wall is clad with stucco, while the west wall abuts the neighbouring building at 103 Maitland Street. The 1978 addition conceals the rear (south) wall.



North elevation of 105 Maitland Street (Source: ERA, April 2025).

111 Maitland Street

The Society of Friends Meeting House at 111 Maitland Street was built in 1911 and designed by Toronto architect John A. Mackenzie. It features Classical detailing with Beaux Arts styling. Rising one extended storey above a base with openings, the building features brick construction. Low-pitched gable roofs with extended eaves, modillion blocks, and triangular pediments cover the T-shaped plan. The principal (north) façade has a temple front with four monumental Doric columns. The entrance and the flanking window openings are organized by stone piers. Large round-headed window openings with multi-paned windows are set in brick surrounds with stone keystones, corbel stops and sills. The west and part of the rear (south) walls abut the 1978 addition.



North elevation of 111 Maitland Street (Source: ERA, February 2025).

113 Maitland Street

The Alexander Crombie House at 113 Maitland Street was designed in the Gothic Revival style. It features a cross-gable roof and bargeboard with a king post. The brick cladding is disguised by stucco finishes. On the first floor, a round-arched entrance porch is placed beside a single-storey bay window. The door opening features a wood surround with a panelled door beneath a carved cornice. On the east elevation facing Mutual Street, two flat-headed window openings are placed in the second floor and the half-storey. 113 Maitland Street is the closest portion of the National Ballet School to the Site.



North elevation of 113 Maitland St. (Source: ERA, Feb 2025).



East elevation of 113 Maitland St. (Source: ERA, Feb 2025).



South (rear) elevation of 99-113 Maitland Street (Source: ERA, February 2025).

Historic Photographs of Adjacent Heritage Properties



1972 photograph looking southwest at the corner of Maitland Street and Mutual Street, with 113 Maitland Street at the centre, and a partial view of 111 Maitland Street (Source: City of Toronto Archives).

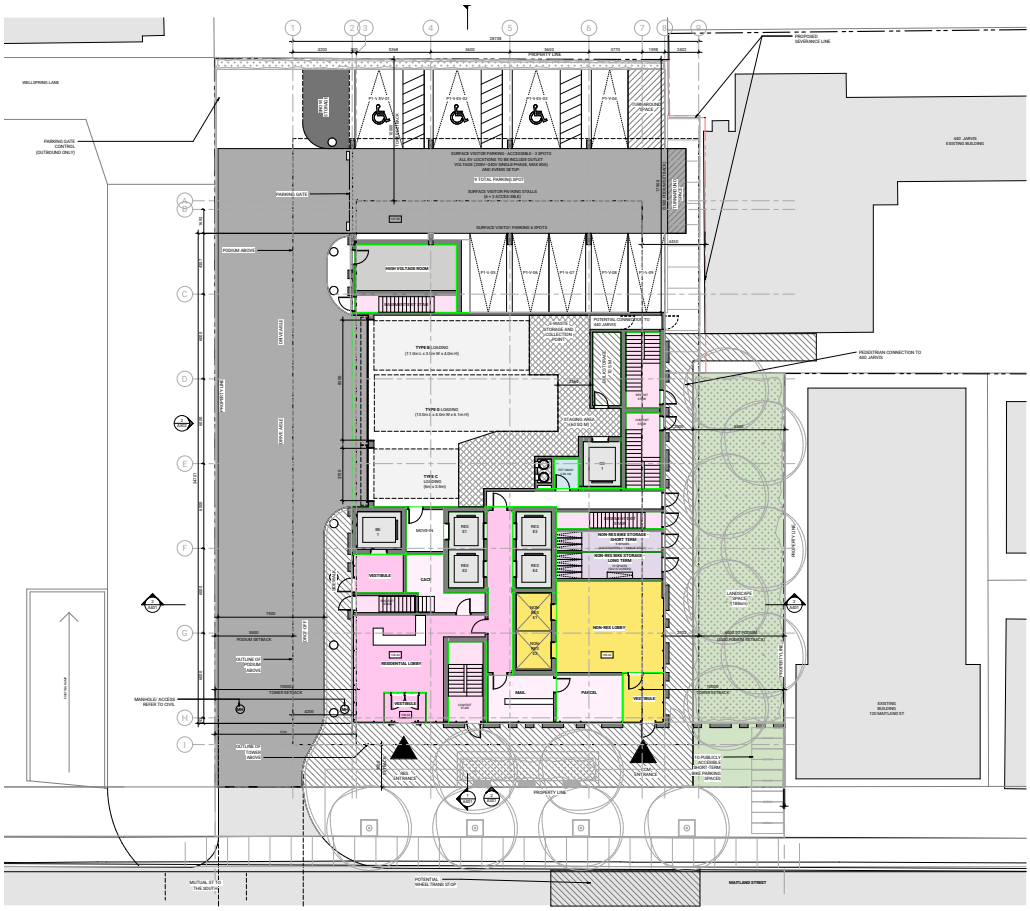
12 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development will remove the two existing buildings on the Site and replace them with a 57-storey mixed-use building and a landscaped space on the east side of the Site, abutting 120 Maitland Street. At grade, the proposed development features double-height residential and non-residential lobbies, with separate entrances accessed from the south elevation.

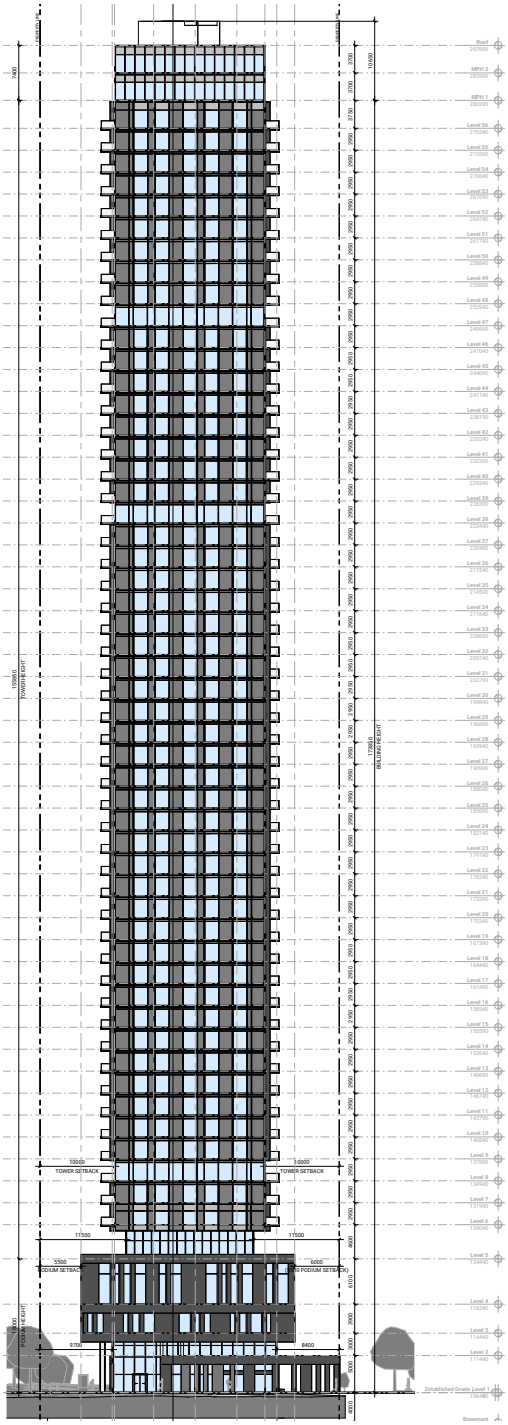
Levels three and four of the podium comprise purpose-built space for the SickKids Centre for Community Mental Health. While the program is subject to change, the space may be used for training, administration, and therapy consultations. The collar floor above the podium (level five) will provide amenity space.

Levels six through 56 of the proposed tower will accomodate residential units, including approximately 35 rental replacement units, with additional amenity space located on level eight. Above level 56 is a rooftop mechanical penthouse that includes amenity space. Vehicular access will be provided via a drive aisle along the west edge of the Site, accessible from Maitland Street.

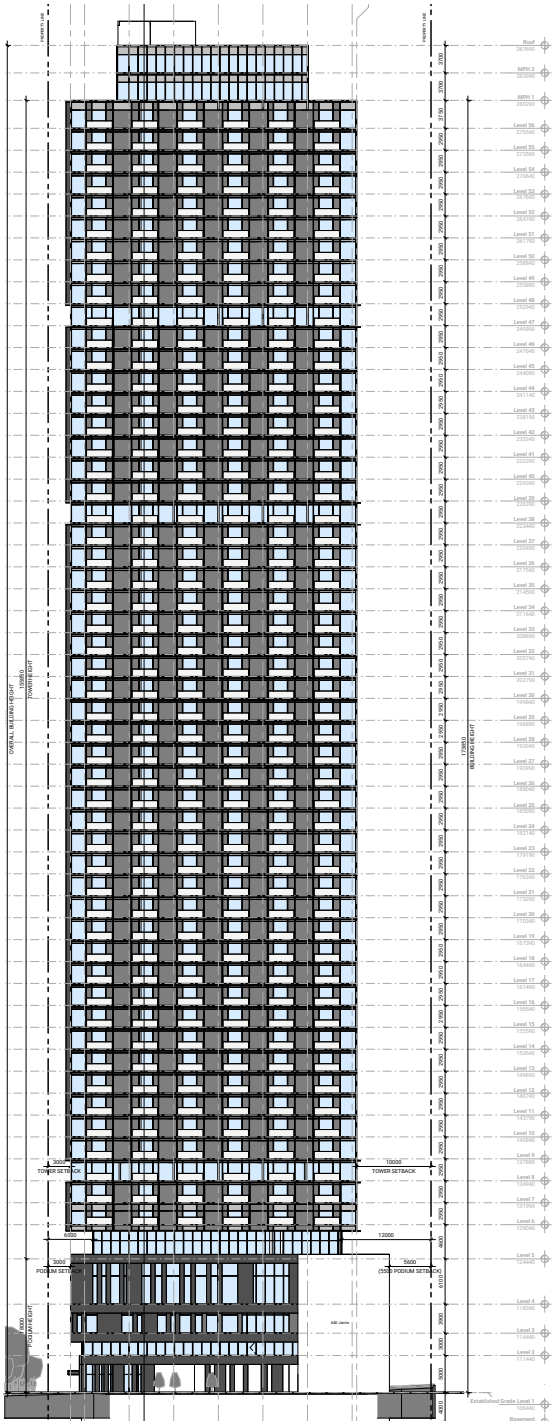
The architectural drawing set prepared by Diamond Schmitt Architects Inc. and dated June 13, 2025 is provided in Appendix VI.



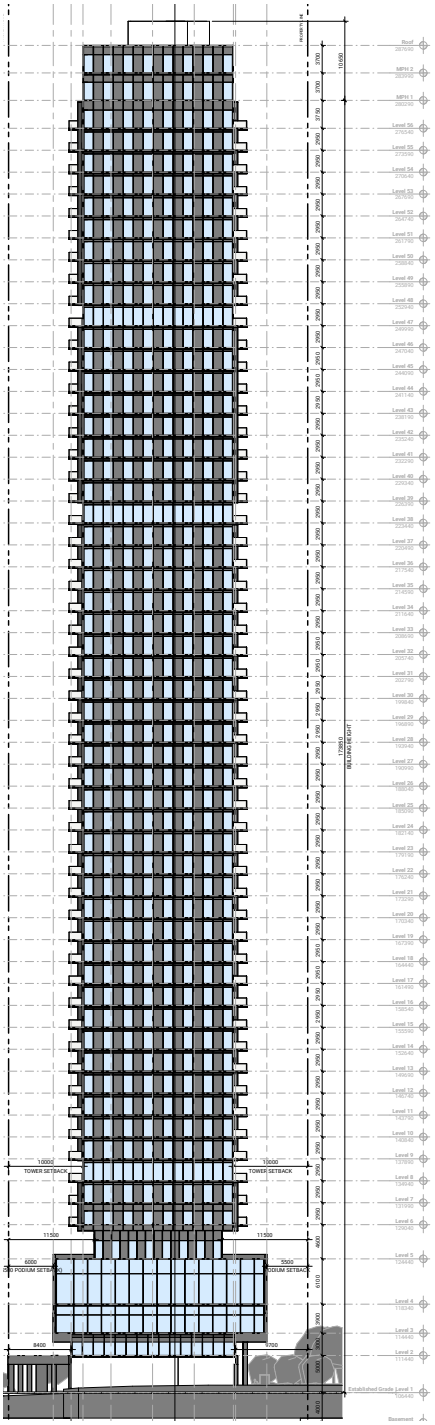
Proposed ground floor plan (Source: Diamond Schmitt Architects Inc., 2025).



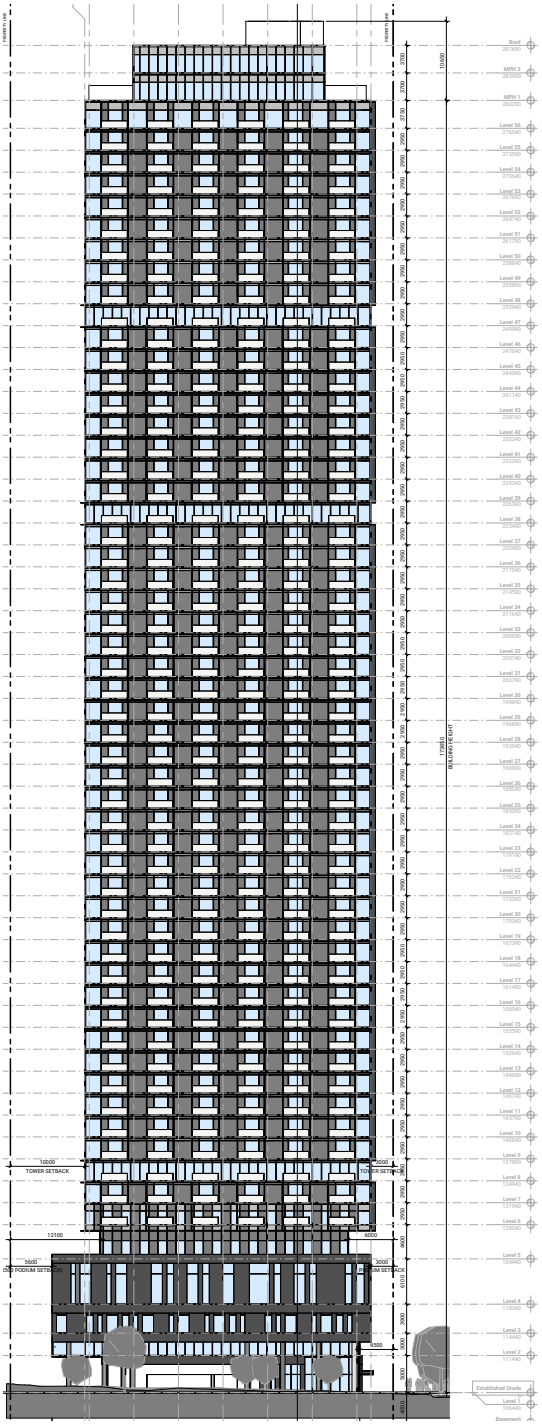
Proposed south elevation
(Source: Diamond Schmitt Architects Inc., 2025).



Proposed east elevation
(Source: Diamond Schmitt Architects Inc., 2025).



Proposed north elevation
(Source: Diamond Schmitt Architects Inc., 2025).



Proposed west elevation
(Source: Diamond Schmitt Architects Inc., 2025).

13 DEMOLITION

There are currently no buildings on the Site with heritage status.

14 CONSERVATION STRATEGY

There are no recognized heritage resources on the Site. The conservation strategy is to ensure the design of the proposed development limits impacts on the adjacent heritage properties.

15 ENGINEERING CONSIDERATIONS

There are currently no recognized heritage buildings on the Site. Engineering considerations are not required for the purposes of this report.

16 IMPACT ASSESSMENT

16.1 On-Site Cultural Heritage Resources

There are no existing heritage resources on the Site. 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 OHA.

16.2 Adjacent Cultural Heritage Resources

This section evaluates the potential impact of the proposed development on the cultural heritage value of the adjacent Part IV properties located at 95 Wellesley Street East and 99-113 Maitland Street.



The Site and its adjacent heritage properties (Source: Toronto Property Data Map, annotated by ERA).

Integrity

Attributes from Designation By-law	Impact
95 Wellesley Street East: *The front facade, roofline and form of the building are of particular importance on the exterior. The entrance lobby, the main central stairway to the second floor, the east room, formerly the ballroom, the connecting hallways on both floors are significant interior spaces.*	The "front facade" of this heritage property is the north facade, which fronts on Wellesley Street East. Neither this principal facade nor the interior features described in the by-law will be impacted by the proposed development to the south. A small lane and the heritage property's large backyard separate 95 Wellesley Street East from the proposed development, which will feature a landscape buffer on the north property line as well. In addition, the heritage property already exists within a high-rise context, immediately west of the 15-storey building at 460 Jarvis Street.

Attributes from Designation By-law	Impact
99-113 Maitland Street: The buildings which comprise the Part IV heritage property are varied in style and each include many architectural details described in By-law 688-2001 as reasons for designation, or heritage attributes. See Appendix IV for the by-law.	As the Site has no direct physical connection or contextual association with these heritage resources, the proposed development will not impact their integrity. In addition, the heritage properties already exist within a high-rise context, immediately south of the 18-storey building at 100 Maitland Street. The buildings will continue to possess all elements necessary to express their cultural heritage value.

Visual Impacts

The proposed development will alter the scale of the surrounding context of the adjacent Part IV designated properties by removing the low-rise buildings on the Site and replacing them with a high-rise tower with an appropriately scaled podium height. The building's cladding is contextually appropriate to the surrounding buildings, and landscaping reflects the context of the streetscape and the character of Maitland Street.

The Site exists in an evolving urban setting with a heterogeneous streetscape condition comprising a number of late 20th and early 21st century multi-storey buildings along the north and south sides of Maitland Street and along Jarvis Street. The scale of the proposed development is in-keeping with the overall scale of the neighbourhood.



View looking west along Maitland Street toward the adjacent heritage property at 95-113 Maitland Street (Source: Diamond Schmitt Architects Inc., 2025).

Shadow Impacts

ERA has reviewed the shadow study prepared by Diamond Schmitt Architects Inc. dated June 13, 2025 (Appendix VII). The proposed development casts new net shadows on the adjacent heritage property at 95 Wellesley Street East on March 21 and September 21 from 11:18 am to 1:18 pm, on December 21 from 9:18 am to 12:18 pm, and on June 21 from 12:18 pm to 1:18 pm. However, ERA finds that there is minimal impact between existing and as-of-right shadows on the adjacent heritage resource and those created by the proposed development, and that no shadow-sensitive attributes of the heritage property will be impacted.

16.3 Policy Analysis

The proposed development conserves the heritage value of the adjacent heritage properties in accordance with the Provincial Planning Statement (particularly s.4.6.3) and City of Toronto Official Plan (s.3.1.6), as outlined in the review of key heritage policies in Appendix V.

The proposed development will not impact the integrity (i.e. wholeness or intactness) of the heritage properties' cultural heritage value or attributes (Toronto Official Plan, s.3.1.6.5).

16.4 Response to Standards and Guidelines

The existing buildings on the Site are not considered to be a historic place as defined by the Standards and Guidelines for the Conservation of Historic Places in Canada.

Through the design considerations and mitigation measures described in this report, the proposed development does not significantly impact the cultural heritage value of the adjacent heritage properties.

17 MITIGATION MEASURES

The proposed development incorporates several design measures and considerations intended to mitigate the potential impacts on the adjacent Part IV designated properties at 95 Wellesley Street East and 99-113 Maitland Street.

Podium Design and Materiality

The proposed podium design draws on the materiality and horizontal datums, found in nearby buildings including 440 Jarvis Street to the east and the walk-up apartment building at 84 Maitland Street to the west. Materials and cladding have been selected to reflect the surrounding context, including the use of brick, to ensure visual continuity and compatibility with the established character of the streetscape.

Massing Distribution and Setbacks

Level five of the proposed building is a collar floor, set back on all sides. The collar floor divides the building into two distinct volumes, to visually reduce its mass and mitigate potential visual impacts on the adjacent heritage properties. This strategy also articulates a podium base to the high-rise tower that is consistent with lower scale buildings when viewed from the public realm.

Additionally, the podium levels above the ground floor are set back approximately 5.5 metres from the north and west property lines, and the tower portion of the building is set back approximately 10 metres from the north and west property lines, providing appropriate visual separation from the adjacent heritage properties.

Landscaping

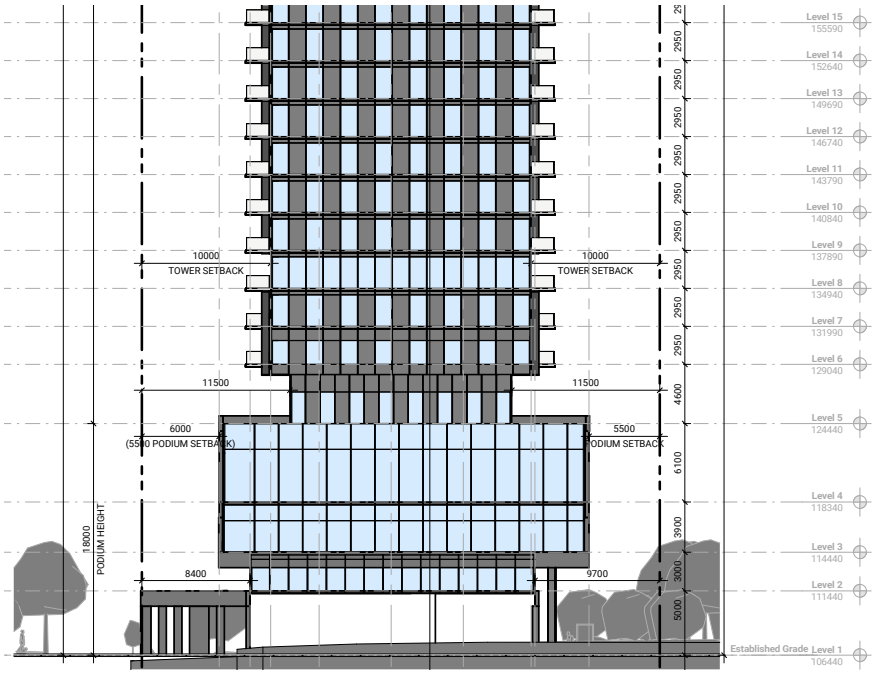
The surrounding context of Maitland Street includes the use of trees, shrubs, and other soft landscaping along the public realm to provide privacy and a border for the residential properties. The proposed landscaping on the south edge of the Site is in-keeping with the consistent landscaping along the residential street.

Intensification of Residential Uses and Service Uses

The Site is located in an area which has historically provided residential uses and service uses, both of which have evolved and intensified over time. The property at 110 Maitland Street has been vacant since 2015, according to the rent rolls, and the proposed development would return residential uses to the Site, including approximately 35 rental replacement units. The proposed development would also continue to provide social services, in an upgraded facility that is purpose-built for the needs of the SickKids Centre for Community Mental Health.



Partial west elevation showing setbacks from north and south property lines, and landscaped buffer on the north portion of the Site (Source: Diamond Schmitt Architects Inc., 2025).



Partial north elevation showing setbacks from east and west property lines (Source: Diamond Schmitt Architects Inc., 2025).



Rendering looking north from Maitland Street toward the south elevation of the proposed development (Source: Diamond Schmitt Architects Inc., 2025).



Rendering looking northwest from Maitland Street toward the south and east elevations of the proposed development (Source: Diamond Schmitt Architects Inc., 2025).

18 STATEMENT OF PROFESSIONAL OPINION

The Subject Site currently comprises the properties municipally known as 110–114 Maitland Street and 440 Jarvis Street. It is anticipated that, following the necessary approvals, the 440 Jarvis Street parcel will be severed. The proposed Development Site, referred to in this HIA as the "Site," consists of 110 and 114 Maitland Street.

This HIA evaluates the potential impact of the proposed redevelopment at 110–114 Maitland Street on adjacent heritage properties. The report concludes that the proposed development conserves the cultural heritage value and integrity of the adjacent heritage properties while introducing new density to a downtown site.

While the proposal removes and replaces the existing buildings on the Site, neither building is currently a recognized heritage resource. Further, a preliminary evaluation of the existing building at 110 Maitland Street under O.Reg. 9/06 found that it does not possess significant cultural heritage value that merits conservation.

The proposal is an appropriate contemporary contribution to its Maitland Street and Jarvis Street context, which is defined by its varied, evolved architectural character reflecting historical waves of development in the area.

The proposed development accommodates intensification of the Site, maintaining and enhancing existing service uses while providing new residential units in the location of a building that had been vacant since 2015. Any potential impacts on the adjacent heritage resources resulting from the introduction of increased building height on the Site are mitigated through measures including an appropriate podium height and building setbacks.

ERA finds the proposal meets the recognized professional standards and best practices in the field of heritage conservation in Canada. The proposal conforms to applicable heritage policies and guidelines in the City of Toronto's Official Plan and the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada.

APPENDIX I: REQUIRED CONTENTS CHECKLIST

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 Park 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.

Note: an Evaluation under O. Reg. 9/06 for 110 Maitland Street can be found in Appendix III, and information about the Site's history can be found in Section 7

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.

Note: no recognized heritage properties are proposed for demolition or removal

☐ 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.

APPENDIX II: CONDITION ASSESSMENT

110 MAITLAND STREET

1 CONDITION ASSESSMENT OF 110 MAITLAND STREET



Principal (South) Elevation of 110 Maitland Street. (ERA, 2025).

BUILDING DESCRIPTION

This visual building condition assessment was carried out on February 4, 2025. The review was conducted from grade, and the interior was not reviewed. The operability of the doors and windows was not checked. The condition of the roof was observed from grade. The weather was sunny, with a temperature of -4°C.

110 Maitland Street is a three-storey apartment building, dating from the late 1920s. The massing is composed of an elongated H-shaped plan, with a central wing running north-south, connecting symmetrical north and south wings. Its principal facade, facing south, is composed of red wire brick on the second and third storeys and a stone base at the first storey. The red wire brick returns at the east and west elevations up to the north end of the south wing, where the remaining elevations are composed of a smooth, red brick. The bricks use an English garden bond pattern, with five stretcher courses between each header courses. Openings along the principal façade are distributed across 9 bays, with the main entry at the central bay. Most windows and doors were boarded up and appear to be non-original metal frames. Windows along each building elevation have either an original or replacement precast concrete sill. Inset within the masonry openings at the window jambs and heads are white brick mouldings which appear to be non-original. At the south elevation, the head of each window opening is formed by a stretcher course with a bookended decorative stone block. On the south wing, there is an original metal-clad decorative

DEFINITION OF TERMS

The building components were graded using the following assessment system:

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

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

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

Defective: *Not functioning as intended; significant deterioration and major distress observed.*



Satelite View of 110 Maitland Street. Decorative roof extent visible at south wing. (Retrieved from Google Earth, 2025).

pitched roof built out above a flat roof (as seen on satellite photos). Along the principal façade, two gables rise at the third and seventh window bay, framing the main entry. The decorative pitched roof is about 1 metre in depth and wraps beyond the west and east returns of the south wing. The decorative roof protrudes outwards from the face of brick by about half a metre, finished with a non-original metal soffit. Non-original gutters and downspouts are affixed to the face of building, connected to the eaves of the decorative roof. At the central and north wing of the building, a prefinished metal parapet wraps around the building's flat roof beyond.

The overall condition of the building is fair, with various components ranging in good to fair to poor condition. Various miscellaneous components such as metal stairs, electrical wires, pipes, and equipment are mounted across the building elevations on or through face brick.



Depth of the decorative roof, seen wrapping along the south wing. (ERA, 2025).

South Elevation

Stone Masonry: The stonework on the first storey of the south elevation is composed of five courses of Indiana limestone with a grey, cast-stone cornice course forming the header of the window openings. In general, the stone masonry is in fair to poor condition, with staining and organic growth found across the bottom to courses close to grade. Environmental staining was also observed at the top two courses. Missing mortar is found across the elevation, particularly at the header course, base, and areas where water damage is present. Cracked masonry units were found in several locations across the elevation, most commonly above each of the larger window openings.



Condition of front yard. (ERA, 2025).

Brick Masonry: The brick masonry is in good condition, with a few areas where repointing repairs with unmatched mortars were present. Surface mounting to the face brick was observed, including electrical wiring, downspouts, exterior lighting fixtures and connections to entrance canopy.

Metals - Entrance Canopy: The metal clad entrance canopy appears to be original in form and is in fair condition. The fascia of the canopy has sheet metal in a horizontal zigzag profile wrapping along its three sides, with water staining observed. At the soffit, missing light fixtures (pot lights) do not appear to be original. On the west side of the canopy, a bent metal scupper is integrated along the top of the canopy, where pooling of water at grade was observed. Its iron hangers anchor to the brick façade appear to be original and are in good to fair condition.



Entrance doors and metal canopy, note missing light fixtures in soffit. (ERA, 2025).

Roofing: The decorative pitched roof cladding material appeared to be in good condition up to the ridgeline, but showed poor conditions where the cladding met the eaves line. Non-original prefinished metal gutters lined the eaves along the south elevation, connecting to a single downspout affixed to the building face. The downspout runs down the masonry wall, bending around protrusions and stopping above grade, where water damage to the masonry is present. Pooling of water at the location of the downspout was observed.

Several recent repairs were observed at the roof line where the decorative roof cladding connections to the eaves and soffit were warped or failing. Along the eaves line, openings where the metal roof cladding wraps around the eaves were seen, and patching of wire mesh was applied to prevent wildlife from entering the roof. Wire mesh patching was also seen at the soffit, particularly in areas where the soffit at the decorative gable transition from the flat soffit. Patching with sheet metal of various sizes and unmatched colours was also affixed to these areas at the sloped and flat soffit.

Openings: Windows and doors have been boarded up along the ground floor. Windows on the second and third storeys have been boarded from the interior. Windows range in three sizes: narrow sash windows, medium sash or fixed windows, and larger sliding windows. Windows appear to be in good condition, with some glass panes missing but frames intact.

Concrete Sills: Precast concrete sills were present at each window on the south elevation and appeared to be in good condition, with some units showing hairline cracks. About half of the sills appeared to be original, while several seemed to be newer replacement units.

Miscellaneous: Electrical wires, conduits, and security equipment are affixed to the face of building along the elevation. Non-original exterior lights are installed at the outer ends of the entrance canopy, with a conduit pipe running across. Two wall sconce light fixtures located on the east and west sides of this elevation appear to be original and are in good to fair condition.

Surroundings: The site was in fair condition. Paving and grading at the main entry were stable with no signs of erosion. Around the building, water pooling was present immediately adjacent to the building, and garbage, including organic and non organic debris, was present along the south building edge. At the side of the building where the chainlink fence was located, there were cracks in the concrete and patches.



Typical condition of stone at first storey - soiling at top and bottom courses, missing mortars and cracking at window openings. (ERA, 2025).



Typical condition of face brick and concrete sills at south elevation. Note visible differences between replacement concrete sills and original precast sills. (ERA, 2025).



Condition of soffit repairs and wire mesh patching at gable roof. (ERA, 2025).



Sheet metal and wire mesh repairs at soffit. Note broken downspout. (ERA, 2025).



Condition of stone around openings. Spalling units, missing mortar joints at base and cornice course. (ERA, 2025).



Water damage of stone units at downspout on south elevation. (ERA, 2025).



Debris and garbage were scattered along the edge of the south elevation. (ERA, 2025).



Canopy scupper and original metal connection and anchor to masonry wall. (ERA, 2025).



Overall east elevation, looking south. Note depth of decorative roof and the defective one storey addition observed. (ERA, 2025).

East Elevation

General: The east elevation is in fair condition. It is composed of red wire brick (similar to the principal facade) at the southeast corner and a reddish-brown smooth faced brick at the rest of the elevation. The H-shaped plan can be read on the side elevations, with the central wing forming the primary mass of the building, forming a deeper side yard along the east lot line. At the return wall where the red wire brick ends and the smooth brick is toothed in, there is a one storey shed-like structure that appears to be burned and is defective. Along the east wall, numerous punch windows of either narrow or large widths divide the elevation, presumably serving each dwelling unit. The windows appear to be non-original, metal framed windows, similar to the rest of the building. Each window has a precast concrete sill, with most of the original units present on this elevation. Unlike the south elevation, there is no decorative header course above the windows which is also typical to the west and north elevations. The depth of the decorative pitched roof can be seen from the southeast return wall, with a downspout installed along the return wall. A continuous prefinished metal parapet runs along the entirety of the elevation. Various electrical wires, conduits, light fixtures and metal downspouts are affixed to the face brick, some of which cause damage to the building and site.

Stone Masonry: The stone masonry at the base of the ground floor at the southeast corner returns to the east elevation. Similar environmental staining and soiling are present at the top course and base of the stone, which is in fair to poor condition.



Piping and conduits run through the face brick the southeast corner. (ERA, 2025).



Downspout connection causing water damage to brick masonry. (ERA, 2025).



Burnt-down addition to rear of south wing. (ERA, 2025).

Brick Masonry: The brick along the east elevation is in fair to poor condition. Organic growth is present on most of the east wall near grade. There are missing mortar joints in approximately 10% of the wall. North of the stone masonry returns, there is mortar missing from the bricks near a demolished portion of a fence wall. Various pipes and conduits are seen running through the walls at the southeast corner. The downspout connecting to the gutter of the decorative pitched roof is affixed to the southeast return wall, causing considerable water damage to the face brick. Efflorescence seen at various areas below window sills, at grade, and near the downspout at the southeast return wall. Numerous areas show repointing repairs with non-matching mortar colour and composition. At the northeast corner, connecting to the north elevation, there is graffiti and environmental staining up to 8 feet above grade.

Metals: The prefinished metal parapet along the entire elevation is in good condition.

Roofing: The roof cladding of the decorative pitched roof was in fair to poor condition. At the top of the hip line the metal roof shows evidence of rusting. The gutter below the decorative portion appears to be bent and damaged along the east side of the soffit. A single downspout connecting to the soffit and gutter of the decorative roof is in poor condition. It appears to be leaking water along its vertical run at various connection points. Water and ice build up is seen at these connection areas, damaging the brick wall it is mounted on.

Openings: The east elevation windows are in fair to poor condition. Windows have been boarded up from the interior of the building. There are several windows with cracked or missing glass panes. Most windows at grade are broken, with missing sash frames and lites.

Miscellaneous: Electrical wiring and pipes running through the brick was observed.

Surroundings: The site appears to be in good to fair condition with no signs of erosion.





Above: Two photos of window and masonry conditions at first, second and third storeys. Efflorescene present below window sills. (ERA, 2025).

North Elevation

General: The north elevation is in fair condition. It is similar in width and height to the south elevation, with a flat roof. It is divided into 9 window bays, similar in proportion to those on the south elevation. It is composed of the reddish-brown, smooth face brick seen on the east and west elevations. There is no stone masonry base. All windows



Right: Graffiti at northeast corner of the building. (ERA, 2025).



Overall North Elevation. Electrical boxes mounted above the second storey windows, with wires connected to it. (ERA, 2025).



Environmental soiling and organic growth at the northeast corner. (ERA, 2025).

have been boarded up. Precast concrete sills are present at each windowsill. The level of grade appears to be higher at the north end, with grade meeting the height of the windowsill.

Brick Masonry: The brick masonry is in fair to poor condition. Several areas of mismatched mortar colour and cementitious composition are seen across the elevation, due to repointing repairs. Organic growth is present across the entire elevation, most concentrated about a foot and a half above grade level.

Concrete sills: Precast concrete sills are in fair to poor condition. Sills at grade are in poor to defective condition as they are considerably water damaged with organic growth present. Most precast sills above grade are original, with 3 to 4 sills recently replaced. Soiling, staining, and organic growth are present on most sills above grade.

Metals: Prefinished metal parapet seen from grade is in good condition, similar to the east elevation.

Roofing: The flat roof was not observable from grade.

Openings: Windows are in poor condition, with several cracked panes.

Miscellaneous: Electrical conduits, wiring, light fixtures, and equipment are mounted on the face brick. Wiring is more dense at the top of the wall under the parapet line, connecting down to an electrical box mounted between the second and third storey on the east side. A steel angle mounted at the third storey below the parapet line on the west side shows rust damage and staining, affecting the brick below and concrete sill of the window below.

Surroundings: Grade may be settling closer to the building, causing water damage to the base of the wall.



Rust staining onto face brick and window sill from metal anchors support roof equipment. (ERA, 2025).



Photos of brick repointing where unmatched mortars were used. Typical across the building. (ERA, 2025).



Overall West Elevation from adjacent parking lot. (ERA, 2025).



West Elevation looking south (ERA, 2025).

West Elevation

General: The west elevation is in generally good to fair condition. It is similar to the east elevation in brick composition, massing, and dimension. It is distinguished by a chimney in the middle of the elevation, built up in masonry by a couple of metres above the parapet line. Metal stairs and landings with access doors and ladder to the roof are present adjacent to the chimney. The depth of the decorative pitched roof can be seen at the southwest return wall, with a wall-mounted downspout connection to the gutter. A similar arrangement of punch windows is distributed across the elevation. Windows have precast concrete sills and brick moulding present. Electrical wires, light fixtures, and electrical equipment are mounted at various locations in similar fashion to the rest of the building elevations.

Stone Masonry: Similar to the east elevation, the stone on the first storey of the south elevation returns to the southwest corner. It is in good to fair condition, with similar staining observed on the top cornice course and bottom two courses.

Brick Masonry: Brick masonry units are in good to fair condition. Similar to the east elevation, where a fence was previously attached to the face of brick, mortar is missing at the depth and height of the fence post. Organic soiling is present at grade in a few locations on the walls, particularly where grade comes up to the windowsill line at the northwest side, and where there is water damage at the downspout at the southwest return wall. Efflorescence is present in more than half of the bricks, particularly under the sills at the second and third storey windows. Mismatched mortar colour and cementitious composition from repairs were observed. The top brick courses of the chimney have



Stone and brick masonry condition at southwest corner. (ERA, 2025).



Instances of anchors and connections through face brick across the entire west side. (ERA, 2025).

missing mortar joints, signs of efflorescence and some spalling brick units. There are several locations where metal fixings, anchors, nails, connectors are present in mortar joints and at face brick.

Metals: The prefinished metal parapet is in good condition, similar to the rest of the building.

The metal stairs and landings are in fair to poor condition, with anchors to the exterior walls intact. Signs of rust staining are present around the landing anchors. Most connections of railings, mid rails, and rail posts to the stair stringers are present. The bottom landing's top rail is bent and rusted. There is one missing step at the middle flight. A mechanical exhaust riser is below the bottom flight of stairs, and appears to be functioning. The metal ladder and stairs were not accessed during this visit.

Roofing: The depth of the decorative roof is visible at the southwest return wall, similar to the east side of the building. The roof cladding is in fair condition, with some rusting at the hip edge and along the hip of the roof. Wire mesh patch repairs are present at the bottom of the hip edge, similar to the repairs on the south elevation. A downspout connects to the gutter of the decorative roof, stopping a foot above grade. Where the downspout ends, water damage to the brick is evident. Overall, the soffit and gutter appear to be in good condition.

Openings: Windows at grade have been completely boarded up from the exterior, and windows at second and third storeys are boarded from the interior. A couple of windows at the second and third storey are cracked with missing lites and window frames.

Three metal doors were observed: two at the landings of the metal stairs, and one at the northwest return wall with a concrete step.

Doors at the metal stair are in fair to poor condition. Both doors were sealed for access and safety. Jambs and heads of these door openings were in poor condition, particularly where metal anchors to the stair landings were present.

The door at the northwest return wall is in good condition, with pull hardware and hinges present. The door panel and frame was in good condition.

Miscellaneous: Wall-mounted electrical and security equipment (and metal supports) are concentrated at the northwest end of the building at the third storey. Conduits and wiring were fed locally to the fixtures / units, either by conduit at mid building height or by a run of wires fed from the run along the parapet line.



Typical toothing in of brick textures at the southwest return wall. (ERA, 2025).



Decorative roof at the southwest return wall, with downspout connection. (ERA, 2025).



Downspout cut above grade, causing water damage to masonry units. (ERA, 2025).

Surroundings: Signs of moss growth were present in areas close to the building. A concrete step at the steel door on the northwest return of the building is cracked.

Concrete pathways from the sidewalk to the west fence door are cracked with some asphalt patch repairs. A mature tree is located in the property.



Steel door on the northwest return wall in fair condition. Concrete step is cracked. (ERA, 2025).



Metal stairs connecting to two metal doors on the west elevation. Ladder along chimney. (ERA, 2025).



Condition of masonry at grade. Openings at grade show organic growth along sills and wall base, as well as efflorescence. (ERA, 2025).



Condition of concrete and landscape around the southwest corner (ERA, 2025).



Electrical equipment, and its structural supports, wall mounted at the northwest corner of the building. (ERA, 2025).

APPENDIX III: 9/06 EVALUATION

110 MAITLAND STREET

EVALUATION UNDER O. REG. 9/06: 110 MAITLAND STREET

Criteria Relating to Design or Physical Value

CRITERION	Y/N	COMMENTS
1) The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	N	110 Maitland Street is a modest example of a pre-war walk-up apartment building with Revival Style architectural references, constructed of red brick masonry with stone accents. It is not considered to be a rare, unique, representative or early example of a style, type, expression, material or construction method.
2) The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	N	While the building at 110 Maitland Street displays some thoughtful detailing, given its modest design, the property does not display a high degree of craftsmanship or artistic merit.
3) The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	N	Given the modest and simple design of the building at 110 Maitland Street, no evidence was found to demonstrate a high degree of technical or scientific achievement.

Criteria Relating to Historical or Associative Value

CRITERION	Y/N	COMMENTS
4) The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	N	As a walk-up apartment building, a housing type that emerged in early 20th-century Toronto to accommodate the growing population, this building played a key role in the development of the surrounding area by providing affordable rental units. However, research reveals no direct connections to any significant theme, event, person, activity, or organization that is significant to a community.
5) The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	N	Research has not demonstrated that the property at 110 Maitland Street has the potential to yield information contributing to the understanding of a community or culture. Additionally, the property is not identified on the City of Toronto's archaeological potential map. *Note: ERA has not undertaken a community engagement process. However, the property has been flagged as a building of interest at the Toronto and East York Community Preservation Panel, as a potential real estate opportunity for critical City-building initiatives by City Council, and as a building at risk by the Architectural Conservancy of Ontario.*

Criteria Relating to Historical or Associative Value

CRITERION	Y/N	COMMENTS
6) The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	The building at 110 Maitland Street was designed by architect Herbert Charles Roberts, known for his work on many apartment buildings in Toronto. The building is a modest example of his work and does not figure prominently within his broader portfolio. Roberts' more notable works are located nearby and throughout the city. See page 12 for a visual comparison of selected works by Roberts.

Criteria Relating to Contextual Value

CRITERION	Y/N	COMMENTS
7) The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	N	While walk-up apartment buildings played a key role in the development of the surrounding area by providing affordable rental units, the building at 110 Maitland Street, with its modest design, does not play an important role in defining, maintaining, or supporting the character of the area.
8) The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	N	While the visual character of the property at 110 Maitland Street aligns generally with the surrounding area, which includes other modest apartment buildings and a cluster of low-rise apartment buildings and townhouses on the north side of Maitland Street to the west of Church Street, 110 Maitland Street is located to the east of this cluster. As a result, it is not significantly physically, functionally, visually, or historically connected to these neighboring structures.
9) The property has contextual value because it is a landmark.	N	Given the form, scale and modest design, of the building at 110 Maitland Street, along with its location mid-block on a residential street, the property is not considered to be a local or regional landmark.

Based on the above, in ERA's opinion, the property at 110 Maitland Street does not possess sufficient cultural heritage value to meet the threshold required by any of the nine criteria outlined in O. Reg. 9/06.

APPENDIX IV: DESIGNATION BY-LAWS (ADJACENT HERITAGE)

ONTARIO HERITAGE TRUST

An agency of the Government of Ontario

FIDUCIE DU PATRIMOINE ONTARIEN

Un organisme du gouvernement de l'Ontario

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IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1980, CHAPTER 337 AND 95 WELLESLEY
STREET EAST, CITY OF TORONTO, PROVINCE OF
ONTARIO

NOTICE OF PASSING OF BY-LAW

To: Jarvis Wellesley Holdings Limited
256 Jarvis Street
Toronto, Ontario
M5J 2J4

Ontario Heritage Foundation

Take notice that the Council of the Corporation of the City of Toronto has passed By-law No. 201-88 to designate the above-mentioned property.

Dated at Toronto this 8th day of March, 1988.

Roy V. Henderson
City Clerk

No. 201-88. A BY-LAW

To designate that part of the property at 460 Jarvis Street, known as 95 Wellesley Street East, of architectural and historical value or interest.

(Passed February 22, 1988.)

Whereas by Clause 3 of Neighbourhoods Committee Report No. 5 adopted by Council on February 22, 1988, authority was granted to designate that part of the property at 460 Jarvis Street, known as 95 Wellesley Street East 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 at that part of the property at 460 Jarvis Street, known as 95 Wellesley Street East 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 in Schedule "A" hereto at that part of the property at 460 Jarvis Street, known as 95 Wellesley Street East.

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.

ROY V. HENDERSON
City Clerk.

Council Chamber,
Toronto, February 22, 1988.
(L.S.)

SCHEDULE "A"

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

FIRSTLY:

Part of Park Lot 6 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 southerly limit of Wellesley Street, now Wellesley Street East, according to Plan D191 registered in the Land Registry Office for the Registry Division of Toronto (No. 63), has a bearing of North 74 degrees East and relating all bearings herein thereto;

Commencing at a point in the southerly limit of Wellesley Street East where it is intersected by the line between Park lots 6 and 7 in Concession 1 From the Bay in the original Township of York, on March 18, 1892, defined by a fence line;

Thence North 74 degrees East along the southerly limit of Wellesley Street East 16.99 metres to a fence line;

Thence South 15 degrees 50 minutes and 00 seconds East along the last mentioned line, 45.72 metres to the northerly limit of a brick stable;

Thence South 74 degrees West along the said limit of stable and along a fence line to the west thereof 16.86 metres to the fence line forming the limit between the said Park lots 6 and 7;

Thence North 16 degrees West along the last mentioned line 45.72 metres to the point of commencement.

The said land being most recently described in Instrument 2852P.

SECONDLY:

Part of Park Lot 6 in Concession 1 From the Bay in the original Township of York, the boundaries of the said land being described as follows:

Commencing at a point in the southerly limit of Wellesley Street, now Wellesley Street East, distant 56.61 metres measured westerly thereon from the westerly limit of Jarvis Street and being in the westerly limit of lands in 1903 owned and occupied by one John Taylor;

Thence westerly still along the said limit of Wellesley Street East 15.14 metres more or less to the easterly boundary of the lands hereinbefore Firstly described;

Thence southerly along the said easterly boundary and the southerly production thereof 52.42 metres to the northerly limit of lands now used as a lane 4.11 metres in width and being a continuation of a certain lane according to Plan D50 registered in the Land Registry Office for the Registry Division of Toronto (No. 63);

Thence easterly along the said northerly limit being parallel to the said southerly limit of Wellesley Street East 15.4 metres;

Thence northerly to and along the said westerly boundary of the lands owned and occupied by the said John Taylor in 1903 a distance of 52.42 metres more or less to the place of beginning.

Together with a Right-of-way over the said lands used as a lane, being a strip of land 4.11 metres in width, the northerly limit of which is in the easterly prolongation of the northerly limit of the said lane according to Plan D50 in the rear of Lots 7 to 14 of the said plan and extending from the easterly limit of the hereinbefore described land westerly to the limit between Park lots 6 and 7 in Concession 1 From the Bay in the original Township of York.

The south west corner of Jarvis Street and Wellesley Street East as confirmed under the Boundaries Act by Plan BA-1284 registered on June 7, 1978 as CT298725.

The said land being most recently described in Instrument 18942T.

THIRDLY

Part of Park Lot 6 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 southerly limit of Wellesley Street, now Wellesley Street East, according to Plan D191 registered in the Land Registry Office for the Registry Division of Toronto (No. 63), has a bearing of North 74 degrees East and relating all bearings herein thereto;

Commencing at a point in the limit between Park lots 6 and 7 in Concession 1 From the Bay in the original Township of York, on September 23, 1903, defined by a fence line, the said point being distant 45.72 metres measured southerly along the said limit from the southerly limit of Wellesley Street East.

Thence easterly and parallel to the said limit of Wellesley Street East 16.86 metres more or less to the south-easterly angle of lands described in Instrument 2852P;

Thence South 15 degrees and 50 minutes East along the westerly limit of the rear premises of the dwelling house known in 1903 as number 99 Wellesley Street East, 6.71 metres to the northerly limit of lands now used as a lane, 4.11 metres in width and being a continuation of a lane according to Plan D50 registered in the said Land Registry Office;

Thence westerly along the said northerly limit 16.66 metres to the said limit between Park lots 6 and 7 defined as aforesaid;

Thence northerly along the last mentioned limit 6.71 metres to the point of commencement.

Together with a Right-of-way at all times in common with all others entitled thereto, over, along and upon the said lands used as a lane, being a strip of land 4.11 metres in width, the northerly limit of which is in the easterly prolongation of the northerly limit of the said lane according to Plan D50 in the rear of Lots 7 to 14 of the said plan and extending from the easterly limit of the hereinbefore described land westerly to the limit between the said Park lots 6 and 7.

The said land being most recently described in Instrument 12849P.

SCHEDULE "B"

Reasons for the designation of that part of the property at 460 Jarvis Street, known as 95 Wellesley Street East (H. D. Warren House)

The property at 95 Wellesley Street East is designated on architectural and historical grounds. Originally this property was two houses, the Charles Bedford House, built in 1874, and the William Lawrence House, built in 1877. In 1893, Harry D. Warren, a prominent Toronto businessman purchased the William Lawrence House. By 1908 Warren also acquired the Belford House, when he made extensive alterations and additions following the designs of architects, Symons and Rae, which converted the two dwellings into a single residence. In 1938, it became the national headquarters for the Canadian Red Cross. The front facade, roofline and form of the building are of particular importance on the exterior. The entrance lobby, the main central stairway to the second floor, the east room, formerly the ballroom, the connecting hallways on both floors are significant interior spaces. Woodwork and fireplace mantels are also significant features. The Warren House is a prominent and important house-form building representing the earlier residential character of the Wellesley Street East neighbourhood.

Authority: Toronto East York Community Council Report No. 6, Clause No. 45,
as adopted by City of Toronto Council on July 24, 25 and 26, 2001
Enacted by Council: July 26, 2001

CITY OF TORONTO

BY-LAW No. 688-2001

To amend former City of Toronto By-law No. 507-78 to designate the property at 99-113 Maitland Street (National Ballet School) as being of architectural and historical value or interest.

WHEREAS, on July 17, 1978, the Council of the former City of Toronto passed By-law No. 507-78, being "A By-law to designate the Property at No. 111 Maitland Street of architectural value"; and

WHEREAS the Council of the City of Toronto has granted authority to amend By-law No. 507-78 to expand the property designated under the By-law so that all of the property at 99-113 Maitland Street (National Ballet School) is designated as being of architectural and historical value or interest; and

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

WHEREAS the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 99-113 Maitland Street and upon the Ontario Heritage Foundation, Notice of Intention to designate the property and has caused the Notice of Intention to be published in a newspaper having a general circulation in the municipality as required by the *Ontario Heritage Act*; and

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

WHEREAS no notice of objection to the proposed designation was served upon the Clerk of the municipality; and

WHEREAS the City Surveyor advises that 101, 103, 105, 111 and 113 Maitland Street are entrance addresses for premises 99 Maitland Street;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. By-law No. 507-78 of the former City of Toronto, being "A By-law to designate the Property at No. 111 Maitland Street of architectural value", is amended by:

A. Deleting the words "No. 111 Maitland Street" from the title and replacing them with "99-113 Maitland Street", and deleting the word "value" from the title and replacing it with "and historical value or interest".

B. Deleting section 1 in its entirety and replacing it with the following:

"1. The property at 99-113 Maitland Street, more particularly described in Schedule "A" and shown on Schedule "C" attached to this by-law, is designated as being of architectural and historical value or interest".

C. Deleting Schedule "A" and replacing it with the schedule attached as Schedule "A" to this by-law.

D. Deleting Schedule "B" and replacing it with the schedule attached as Schedule "B" to this by-law.

E. Adding as Schedule "C" the schedule attached as Schedule "C" 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 "A" 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 99-113 Maitland Street and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto as required by the *Ontario Heritage Act*.

ENACTED AND PASSED this 26th day of July, A.D. 2001.

CASE OOTES,
Deputy Mayor

JEFFREY A. ABRAMS,
Acting City Clerk

(Corporate Seal)

Subject: By-law: Designation of premises 99 Maitland Street (National Ballet School) under Part IV of the Ontario Heritage Act
(Ward 27 –Toronto Centre-Rosedale)
File: M41-H1

SCHEDULE "A"

In the City of Toronto and Province of Ontario, being composed of Lots 221, 222, 223, 224, 225, 226, 227 and 228 on the south side of Maitland Street on Plan 34 registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64).

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2001-042 dated July 10, 2001, as set out in Schedule "C".

SCHEDULE "B"
HERITAGE PROPERTY REPORT

1.1 INTRODUCTION

This report is the "Long Statement of Reasons for Designation" for the designation of the properties at 99-113 Maitland Street (National Ballet School) under Part IV of the *Ontario Heritage Act*. It contains the Heritage Property Profile, as well as sections on the Historical Occupancy, Architectural Description and Significance of the properties. The introduction, below, forms the "Short Statement of Reasons for Designation", intended for publication.

The properties at 99-101, 103, 105, 111 and 113 Maitland Street are recommended for designation for architectural reasons. The semi-detached houses at 99-101 Maitland Street were constructed in 1888 for William J. Hill. Patrick McBrine commissioned the detached houses at 103 and 105 Mitland Street, dating to 1872 and 1871, respectively. The detached house at 113 Maitland Street was completed in 1871 for Alexander Crombie, a partner in Ridout, Aikenhead and Crombie, hardware merchants. In 1911, architect J. A. McKenzie designed the Society of Friends Meeting House at 111 Maitland Street. Founded in 1959 for the training of professional dancers, the National Ballet School acquired the Meeting House and houses for office, academic and residential uses.

The William J. Hill Houses at 99-101 Maitland Street are designed in the Queen Anne Revival style. Rising 2½ stories from a stone base with window openings, the semi-detached houses feature brick construction with brick, stone and wood trim. Cross-gabled roofs have three dormers on the north and west slopes and two tall brick chimneys on the west end. On the principal (north) facades, the houses are designed as mirror images with raised central entrances flanked by bay windows. Open round-arched porches have flat roofs supported on brick piers. Inside the porches, single panelled doors incorporate glass inserts and flat transoms (the glass has been removed from the transom at 99 Maitland Street). A pair of segmental-headed window openings surmounts the porches. Gables with carved bargeboard, brackets and braces with sunburst motifs protect the 2½-storey bay windows. In the first floor, the bay windows have flat-headed window openings, flat transoms with stained glass, and stone lintels. The first and second stories are separated by brick corbelling and band courses. The segmental-headed window openings in the second storey have brick voussoirs linked by string courses that extend across the façade. In the half-storey, single round-arched window openings display brick voussoirs and string courses. All of the windows have stone sills. The west wall of 99 Maitland Street faces Alexander Place and features a 2½-storey bay window at the south end and flat-headed window openings in the first and second floors. There are no openings on the east wall of 101 Maitland Street. The houses are extended by a two-storey rear (south) addition with brick detailing. The south wall is concealed by the 1978 addition for the National Ballet School that is <u>not</u> included in the Reasons for Designation.

The Patrick McBrine House at 103 Maitland Street is designed in the Romanesque Revival style. Rising 2½-stories above a stone base with a window opening, the house features brick construction and brick and stone trim beneath a cross-gable roof. The principal (north) façade is organized into two bays. The main entrance is elevated in the west (right) bay where a single wood door with glass inserts is flanked by sidelights (now altered) and surmounted by a flat transom with stained glass. A gabled overdoor supported on wood brackets protects the entry. A single segmental-headed

window opening with brick voussoirs, a floriated sandstone keystone, and a stone sill is placed above the entrance. In the east (left) bay, a two-storey bay window has a flat roof. In each storey, the bay window displays segmental-headed window openings with brick voussoirs and stone sills. Corbelled brick panels are placed beneath the first-floor openings, and floriated sandstone panels separate the first and second stories. A pair of round-arched window openings lights the attic level. The west wall is clad with stucco, while the east wall abuts the neighbouring house at 105 Maitland Street. The rear (south) wall joins the 1978 addition.

The Patrick McBrine House at 105 Maitland Street displays features of the Gothic Revival style. Rising 1½-stories, the structure is covered by a gambrel roof with a gable on the north face, a tall brick chimney at the east end, and a gabled dormer on the north slope. The gable on the north façade features bargeboard and a king post with a tie beam. Rising from a stone base with window openings, the principal (north) façade is clad with brick. The main entrance is elevated in the east (left) bay. A single wood door is placed in a wood surround with a segmental-headed transom. In the west (right) bay, a pair of segmental-headed window openings are found in the first floor, while a pair of round-arched window openings mark the half-storey. The latter openings have stone stills and brick voussoirs. The east wall is clad with stucco, while the west wall abuts the neighbouring building at 103 Maitland Street. The 1978 addition conceals the rear (south) wall.

The Society of Friends Meeting House at 111 Maitland Street displays Classical detailing inspired by Beaux-Arts styling. Rising one extended storey above a base with openings, the building features brick construction. Brick is applied for the window surrounds, while stone is used for the band course, cornice and the detailing on the entrance, window openings and roofs. Low-pitched gable roofs with extended eaves, modillion blocks, and triangular pediments cover the T-shaped plan. Each pediment contains a single segmental-headed window opening with a stone keystone and sill. The principal (north) façade has a temple front with four monumental Doric columns. Steps lead to the central entrance where a stone doorcase with a bracketed entablature contains double wood doors and a fanlight. The entrance and the flanking window openings are organized by stone piers. Large round-headed window openings with multi-paned windows are set in brick surrounds with stone keystones, corbel stops and sills. The pattern and detailing of the window openings continues on the remaining elevations where they are separated by brick pilasters. The west and part of the rear (south) walls abut the 1978 addition.

The Alexander Crombie House at 113 Maitland Street is designed in the Gothic Revival style. A cross-gable roof covers the 2½-storey ell-shaped plan. A tall brick chimney and a dormer mark the west end of the roof. The gable on the north face retains its carved bargeboard with a king post. The principal (north) façade is clad with brick, while the remaining walls have stucco finishes. The north wall is organized into two bays. In the first floor, a round-arched entrance porch is placed beside a single-storey bay window. The door opening features a wood surround with a panelled door (converted to a window) with inserts, sidelights and a fanlight beneath a carved cornice. The bay window is similarly detailed, with round-arched windows with transoms, pilasters, and a decorated cornice. In the second storey, a segmental-arched window opening is placed in the east (left) bay, while a pair of round-arched window openings is positioned above the bay window. A single round-arched window opening marks the half-storey. The window openings display stone sills and brick voussoirs. The remaining walls are clad with stucco. There are no openings on the west wall. On the east elevation facing Mutual Street, two flat-headed window openings are placed in the

second floor and the half-storey. The rear (south) wall displays a flat-headed window opening in the attic level. The south wall is extended by two additions. A 1½-storey gable-roofed wing has an entrance in the first floor beneath an oriel window with a tent roof. A shed-roofed addition is placed on the east side of the wing and extends along the east wall of the house.

The properties at 99-101, 103, 105 and 113 Maitland Street comprise a group of house form buildings on the south side of Maitland Street between Alexander Place and Mutual Street. With the former Society of Friends Meeting House at 111 Maitland Street, the buildings form the nucleus of the National Ballet School's facilities on Maitland Street east of Church Street.

1.2 HERITAGE PROPERTY PROFILE

NATIONAL BALLET SCHOOL, MAITLAND STREET

ADDRESS:	99-113 Maitland Street (south side of Maitland Street, between Alexander Place and Mutual Street)
WARD:	27 (Toronto Centre-Rosedale)
NEIGHBOURHOOD/COMMUNITY:	Church Street Neighbourhood
HISTORICAL NAME:	99-101: William J. Hill Houses; 103: Patrick McBrine House (1872); 105: Patrick McBrine House (1871); 111: Society of Friends Meeting House; 113: Alexander Crombie House
CONSTRUCTION DATE:	99-101: 1888; 103: 1872; 105: 1871; 111: 1911; 113: 1871
ORIGINAL OWNER:	99-101: William J. Hill; 103 & 105: Patrick McBrine; 111: Society of Friends; 113: Alexander Crombie
ORIGINAL USE:	99-101: residential (semi-detached houses); 103, 105 and 113: residential (detached houses); 111: religious (meeting house)
CURRENT USE: *	Educational (National Ballet School offices, classrooms and residences) (* *this does not refer to permitted use(s) defined by the Zoning By-law)*
ARCHITECT/BUILDER/CRAFTSMAN:	111: J. A. MacKenzie, architect
ARCHITECTURAL STYLE:	99-101: Queen Anne Revival; 103: Romanesque Revival; 105: Gothic Revival; 111: Classical; 113: Gothic Revival
DESIGN/CONSTRUCTION:	Brick construction with brick and stone trim
ALTERATIONS:	Various (described below)
HERITAGE CATEGORY:	Category C (Neighbourhood Heritage Properties)
RECORDER:	Kathryn Anderson, Heritage Preservation Services:
REPORT DATE:	February 2001

2.0 HISTORICAL OCCUPANCY AND SIGNFICANCE:

2.1 CHURCH STREET NEIGHBOURHOOD

Following the establishment of the Town of York in 1793, Lieutenant-Governor John Graves Simcoe divided the lands north of the townsite and east of the Don River into a series of park lots. The allotments were awarded to political and military officials as the location of country estates.

Park lot 7, west of present-day Jarvis Street, was awarded to Captain John McGill. After serving with Simcoe and the Queen's York Rangers, McGill relocated to York where he was appointed to various positions, including the Commissary General and the Receiver General of Upper Canada. McGill commissioned a house named "McGill Cottage" on his park lot. Following McGill's death in 1834, his holdings were inherited by his nephew, Peter McCutcheon, under the condition that he change his surname to McGill.

Peter McCutcheon McGill began dispersing the McGill lands in 1836, establishing one of the first subdivisions in York. New streets were opened, including Mutual Street along the border of park lots 6 and 7. According to Toronto Architecture: A City Guide, by the mid-19th century, "these thoroughfares (Church, Jarvis and Sherbourne) and their side streets began to borrow from the expansive catalogue of evocative Victorian styles: Gothic manor houses, Italianate villas, Second empire palaces, Queen Anne cottages, and Romanesque abbeys. Often houses were an eclectic mix of several styles. They were by no means all architect-designed; by mid (19th) century, many Toronto housewrights were making use of American and British pattern books to guide and inspire them" (McHugh, 151).

2.2 NATIONAL BALLET SCHOOL PROPERTIES

Maitland Street, named for Sir Peregrine Maitland, Lieutenant-Governor of Upper Canada from 1818 to 1928, was opened for development between Church and Jarvis Streets in 1870. The house form buildings at 103, 105 and 113 Maitland Street were completed in the early 1870s in the first phase of building along the street. Patrick McBrine (sometimes spelled McBride), who developed but never lived in the houses at 103 and 105 Maitland Street, owned large tracts of land in the vicinity. Alexander Crombie owned and occupied the property at 113 Maitland Street from 1871 until 1897. Crombie was a partner in the firm of Ridout, Aikenhead and Crombie. The business originated in 1830 as Ridout Brothers Hardware before T. E. Aikenhead and Alexander Crombie joined the enterprise. In the 1890s, the company was renamed Aikenhead Hardware and remained a fixture in Toronto for another century. The semi-detached houses at 99-103 Maitland Street were constructed in 1888 on the site of a detached house formerly owned by Patrick McBrine.

In 1911, the Society of Friends Meeting House was built on a previously undeveloped "garden lot" belonging to Alexander Crombie. The Society of Friends, or Quakers, are a Christian community originally identified by "a distinctive faith and form of worship, and by special marriage customs, dress, forms of speech and "testimonies" against slavery, capital punishment and war" (Newlands, 1792). The Quakers relocated to the Miller Lash House at 60 Lowther Avenue.

In 1959, the National Ballet School acquired the former Society of Friends Meeting House at 111 Maitland Street as its training centre, using the neighbouring house at 105 Maitland Street as offices. The adjoining houses at 99-101, 103 and 113 Maitland Street were incorporated into the facility for academic and residential purposes. In 1978, an underground concourse joined the historical buildings to an addition containing new studios and a girls' residence.

The National Ballet School was founded in 1959 by Celia Franca, artistic director of the National Ballet of Canada, with Betty Oliphant as its founding principal. The school was established as a residential and day facility to provide academic and dance training for young students. In 1961, the school received its own charter as an independent institution.

The William J. Hill Houses at 99-101 Maitland Street are used as a boys' residence. The Patrick McBrine Houses at 103 and 105 Maitland Street serve as offices and classrooms. The former Society of Friends Meeting House at 113 Maitland Street contains two dance studios on the main floor, with the school library and staff lounge in the basement. The Alexander Crombie House, 113 Maitland Street, has classrooms and offices.

3.0 ARCHITECTURAL DESCRIPTION AND SIGNIFICANCE:

3.1 ARCHITECTURAL STYLE

The house form buildings at 99-101, 103, 105 and 113 Maitland Street display elements of the prevailing architectural styles at the end of the 19th century. The earliest houses at 105 and 113 Maitland Street display the detailing identified with the Gothic Revival style, particularly the wood trim found in the gable ends that was inspired by medieval architecture. At 103 Maitland Street, the house incorporates the round-arched motifs and sandstone trim applied in the Romanesque Revival style. The last houses completed in the group, at 99-101 Maitland Street, blend the varied forms and materials found in the Queen Anne Revival style.

The Society of Friends Meeting House features Classical detailing inspired by Beaux Arts styling. At the turn of the 20th century, architects rebelling against the decorated architecture of the Victoria era introduced Beaux-Arts Classicism. The movement was inspired by the training of North American architects at the Ecole des Beaux Arts in Paris and the appearance of the hallmarks of the style – monumental scale, rational planning and Classical references-- in the exhibition buildings at the Chicago Exposition of 1893.

3.2 ARCHITECT/BUILDER/CRAFTSMAN

No architects, builders or craftsmen have been identified for the house form buildings at 99-101, 103, 105 and 113 Maitland Street. The Society of Friends Meeting House at 111 Maitland Street was designed by Toronto architect John A. MacKenzie. In Toronto, MacKenzie prepared the plans for the Lumsden Building at 113 Yonge Street (1908), noted for its unique concrete detailing. The latter property is designated under the *Ontario Heritage Act*.

3.3 ARCHITECTURAL CHARACTER: DESIGN AND CONSTRUCTION

The interior areas of the buildings at 99-101, 103, 105, 111 and 113 Maitland Street are not included in the Reasons for Designation.

3.3.1 WILLIAM J. HILL HOUSES, 99-101 MAITLAND STREET:

The William J. Hill Houses at 99-101 Maitland Street are designed in the Queen Anne Revival style. Rising 2½ stories from a stone base with window openings, the semi-detached houses feature brick construction with brick, stone and wood trim. Cross-gabled roofs have three dormers on the north and west slopes and two tall brick chimneys on the west end. On the principal (north) facades, the houses are designed as mirror images with raised central entrances flanked by bay windows. Open round-arched porches have flat roofs supported on brick piers. Inside the porches, single panelled doors incorporate glass inserts and flat transoms (the glass has been removed from the transom at 99 Maitland Street). A pair of segmental-headed window openings surmounts the porches. These openings, and the others throughout, retain the original wood sash windows. Gables with carved bargeboard, brackets and braces with sunburst motifs protect the 2½-storey bay windows. In the first floor, the bay windows have flat-headed window openings, flat transoms with stained glass, and stone lintels. The first and second stories are separated by brick corbelling and band courses. The segmental-headed window openings in the second storey have brick voussoirs linked by string courses that extend across the façade. In the half-storey, single round-arched window openings display brick voussoirs and string courses. All of the windows have stone sills. The west wall of 99 Maitland Street faces Alexander Place and features a 2½-storey bay window at the south end and flat-headed window openings in the first and second floors. There are no openings on the east wall of 101 Maitland Street. The houses are extended by a two-storey rear (south) addition with brick detailing. The south wall is concealed by the 1978 addition for the National Ballet School that is not included in the Reasons for Designation.

3.3.2 PATRICK MCBRINE HOUSE (1872), 103 MAITLAND STREET

The Patrick McBrine House at 103 Maitland Street is designed in the Romanesque Revival style. Rising 2½-stories above a stone base with a window opening, the house features brick construction and brick and stone trim beneath a cross-gable roof. The principal (north) façade is organized into two bays. The main entrance is elevated in the west (right) bay where a single wood door with glass inserts is flanked by sidelights (now altered) and surmounted by a flat transom with stained glass. A gabled overdoor supported on wood brackets protects the entry. A single segmental-headed window opening with brick voussoirs, a floriated sandstone keystone, and a stone sill is placed above the entrance. In the east (left) bay, a two-storey bay window has a flat roof. In each storey, the bay window displays segmental-headed window openings with brick voussoirs and stone sills. Corbelled brick panels are placed beneath the first-floor openings, and floriated sandstone panels separate the first and second stories. A pair of round-arched window openings lights the attic level. The west wall is clad with stucco, while the east wall abuts the neighbouring house at 105 Maitland Street. The rear (south) wall joins the 1978 addition.

3.3.3 PATRICK MCBRINE HOUSE (1871), 105 MAITLAND STREET

The Patrick McBrine House at 105 Maitland Street displays features of the Gothic Revival style. Rising 1½-stories, the structure is covered by a gambrel roof with a gable on the north face, a tall brick chimney at the east end, and a gabled dormer on the north slope. The gable on the north façade features bargeboard and a king post with a tie beam. Rising from a stone base with window openings, the principal (north) façade is clad with brick. The main entrance is elevated in the east (left) bay. A single wood door is placed in a wood surround with a segmental-headed transom. In the west (right) bay, a pair of segmental-headed window openings are found in the first floor, while a pair of round-arched window openings mark the half-storey. The latter openings have stone stills and brick voussoirs. The east wall is clad with stucco, while the west wall abuts the neighbouring building at 103 Maitland Street. The 1978 addition conceals the rear (south) wall. Alterations to the building involved the application of stucco on some exterior walls and the removal of interior features.

3.3.4 SOCIETY OF FRIENDS MEETING HOUSE, 111 MAITLAND STREET

The Society of Friends Meeting House at 111 Maitland Street displays Classical detailing inspired by Beaux-Arts styling. Rising one extended storey above a base with openings, the building features brick construction. Brick is applied for the window surrounds, while stone is used for the band course, cornice and the detailing on the entrance, window openings and roofs. Low-pitched gable roofs with extended eaves, modillion blocks, and triangular pediments cover the T-shaped plan. Each pediment contains a single segmental-headed window opening with a stone keystone and sill. The principal (north) façade has a temple front with four monumental Doric columns. Steps lead to the central entrance where a stone doorcase with a bracketed entablature contains double wood doors and a fanlight. The entrance and the flanking window openings are organized by stone piers. Large round-headed window openings with multi-paned windows are set in brick surrounds with stone keystones, corbel stops and sills. The pattern and detailing of the window openings continues on the remaining elevations where they are separated by brick pilasters. The west and part of the rear (south) walls abut the 1978 addition.

3.3.5 ALEXANDER CROMBIE HOUSE, 113 MAITLAND STREET

The Alexander Crombie House at 113 Maitland Street is designed in the Gothic Revival style. A cross-gable roof covers the 2½-storey ell-shaped plan. A tall brick chimney and a dormer mark the west end of the roof. The gable on the north face retains its carved bargeboard with a king post. The brick cladding is disguised by stucco finishes. The north principal (north) facade is organized into two bays. In the first floor, a round-arched entrance porch is placed beside a single-storey bay window. The door opening features a wood surround with a panelled door (converted to a window) with inserts, sidelights and a fanlight beneath a carved cornice. The bay window is similarly detailed, with round-arched windows with transoms, pilasters, and a decorated cornice. In the second storey, a segmental-arched window opening is placed in the east (left) bay, while a pair of round-arched window openings is positioned above the bay window. A single round-arched window opening marks the half-storey. The window openings display stone sills and brick voussoirs. There are no openings on the west wall. On the east elevation facing Mutual Street, two flat-headed window openings are placed in the second floor and the half-storey. The rear (south) wall displays

a flat-headed window opening in the attic level. The south wall is extended by two additions. A 1½-storey gable-roofed wing has an entrance in the first floor beneath an oriel window with a tent roof. A shed-roofed addition is placed on the east side of the wing and extends along the east wall of the house.

3.4 ARCHITECTURAL SIGNIFICANCE

The house form buildings at 99-101, 103, 105 and 113 Maitland Street are good examples of late 19th century residential architecture. At 111 Maitland Street, the Society of Friends Meeting House is a well-designed early 20th century building with Classical features reflecting Beaux-Arts inspired styling.

4.0 CONTEXT

4.1 CONTEXT AND SETTING

The properties at 99-113 Maitland Street fill the short block on the south side of Maitland Street from Alexander Place (a laneway) to Mutual Street. Contextually, the buildings are part of the residential neighbourhood located between the Church Street commercial blocks and the mansions that lined Jarvis Street in the later 19th century.

To the southeast, the National Ballet School's Jarvis Street complex consists of a pair of semi-detached houses (1891) at 305-307 and 309-311 Mutual Street, the semi-detached houses (1863) at 406 Jarvis Street, and Ivy House (former Jennie Irish House, 1900) at 404 Jarvis Street. The latter properties are included on the City of Toronto Inventory of Heritage Properties.

4.2 CONTEXTUAL SIGNIFICANCE

The properties at 99-113 Maitland Street are contextually important in retaining the late 19th century residential character of the street while anchoring the Society of Friends Meeting House, a landmark in the block.

5.0 SUMMARY

The properties at 99-101, 103, 105, and 113 Maitland Street are architecturally significant as good examples of late 19th century residential buildings that flank the Society of Friends Meeting House, a well-designed religious structure.

6.0 SOURCES

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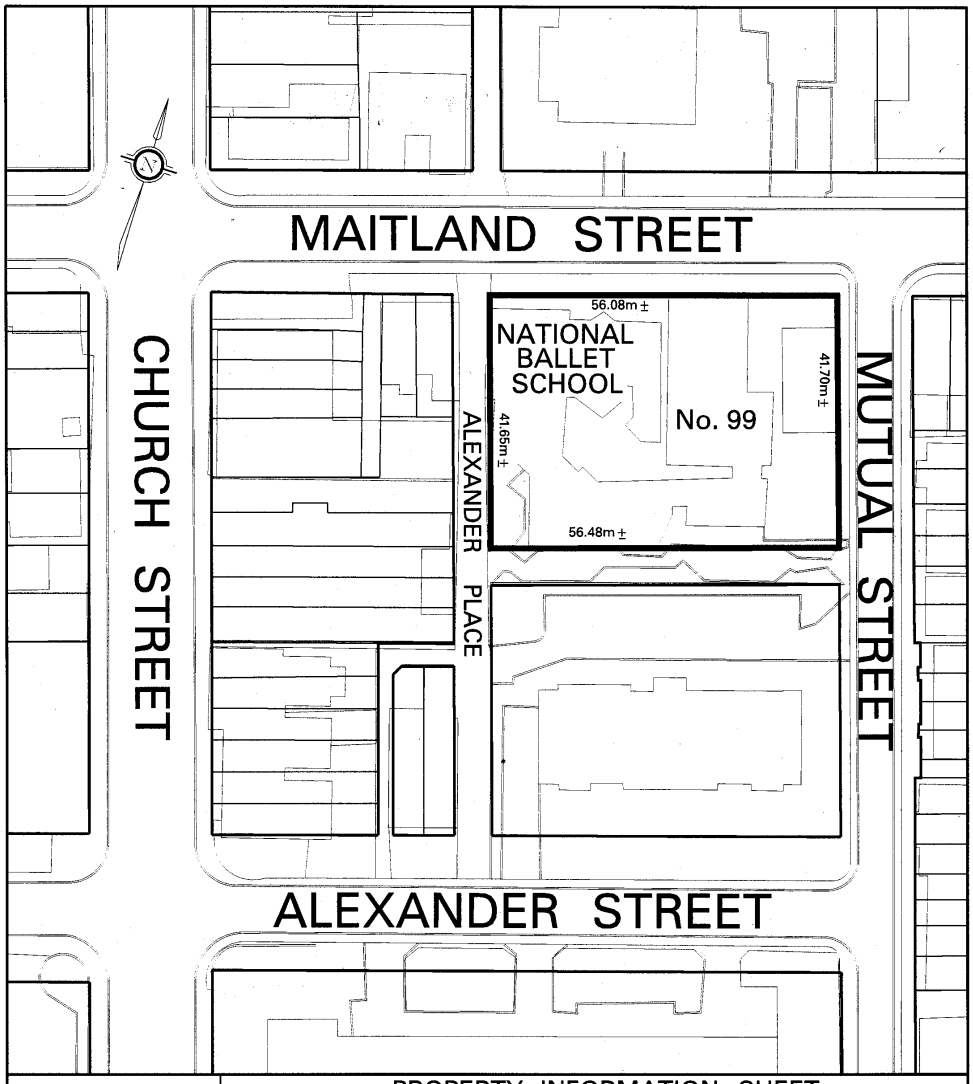
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Toronto Illustrated 1893. Reprint. Toronto: Toronto Branch, Ontario Genealogical Society, 1992.

SCHEDULE "C"



TORONTO

WORKS & EMERGENCY SERVICES
TECHNICAL SERVICES DIVISION
SURVEY & MAPPING

NOTE:
THIS SKETCH IS NOT A PLAN OF SURVEY AND HAS BEEN COMPILED FROM SURVEY NOTES AND OFFICE RECORDS, IT SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK

PROPERTY INFORMATION SHEET

No. 99 MAITLAND STREET
(NATIONAL BALLET SCHOOL),
LAND DESIGNATED AS BEING OF
ARCHITECTURAL AND HISTORICAL
VALUE AND INTEREST

(NOT TO SCALE)

WARD 27 TORONTO CENTRE-ROSEDALE

DATE: JULY 10, 2001

SKETCH No. PS-2001-042

APPENDIX V: REVIEW OF KEY HERITAGE POLICIES

Policy Review

The following policy documents and guidelines were reviewed as part of this HIA:

- Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada;
- The *Ontario Heritage Act* (R.S.O. 1990);
- Provincial Planning Statement, 2024;
- City of Toronto Official Plan (the "Official Plan"), consolidated 2024;
- Downtown Secondary Plan; and
- Tall Buildings Design Guidelines, 2013.

Provincial Planning Statement

The Provincial Planning Statement (PPS) is a streamlined province-wide land use planning policy framework that replaced both the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) on October 20, 2024. The PPS provides policy direction on matters of provincial interest related to land use planning and development.

Policy 4.6.1 states: *Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.*

Policy 4.6.3 states: *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

Section 3.1.6 of the Official Plan contains policies relating to development on or adjacent to heritage properties. The following policies from Section 3.1.6 are relevant to the redevelopment of the Site:

(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. 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.*

(23) *Heritage Impact Assessment will evaluate the impact of a proposed alteration to a property on the Heritage Register, and/or to properties adjacent to a property on the Heritage Register, 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.*

Downtown Secondary Plan (OPA 406)

On July 27, 2018, Toronto City Council adopted the Downtown Plan as Official Plan Amendment No. 406. It was submitted for Ministerial review on August 9, 2018. On June 5, 2019, OPA 406 received approval with amendments from the Minister of Municipal Affairs and Housing. The following policies are relevant to the proposed development:

3.3: *New buildings will fit within their existing and planned context, conserve heritage attributes, expand and improve the public realm, as a community benefit, create a comfortable microclimate, provide compatibility between differing scales of development and include indoor and outdoor amenities for both residents and workers, as provided for by this Plan.*

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.*

9.24.3: *Development may be required to incorporate transition in scale to achieve built form compatibility when it is adjacent to a property designated under Part IV of the Ontario Heritage Act or a Heritage Conservation District.*

City-wide Tall Buildings Design Guidelines

The Tall Building Design Guidelines provide a unified set of performance measures for the evaluation of tall building development proposals to ensure they fit within their context and minimize their local impacts. The Guidelines were adopted by City Council in 2013.

Section 1.6 states:

c) *When a tall building is adjacent to a lower-scale heritage property:*

- *design new base buildings to respect the urban grain, scale, setbacks, proportions, visual relationships, topography, and materials of the historic context;*

- *integrate the existing heritage character into the base building through high-quality, contemporary design cues;*

- *provide additional tall building setbacks, stepbacks, and other appropriate placement or design measures to respect the heritage setting; and*

d) *Tall buildings will not visually impede the setting of properties on the heritage register. The objective for the long-term preservation, integration, and re-use of heritage properties may mean that not all sites with or adjacent to heritage properties are appropriate for tall building development.*

APPENDIX VI: ARCHITECTURAL DRAWINGS (DIAMOND SCHMITT ARCHITECTS INC.)

MINTO GROUP
110 MAITLAND STREET



ISSUED FOR ZBA/OPA
13 JUNE 2025

ARCHITECTURAL

A001	SURVEY (FROM OTHERS)
A002	PERSPECTIVE VIEWS
A009	SITE AREA AND DEVELOPMENT SITE
A010	SITE PLAN
A011	SITE AND BUILDING STATISTICS, TEMPLATES
A012	CONTEXT PLAN
A100	BASEMENT FLOOR PLAN
A101	GROUND FLOOR PLAN
A102	LEVEL 2 FLOOR PLAN
A103	LEVELS 3 - 4 FLOOR PLAN
A104	LEVEL 5 FLOOR PLAN
A105	LEVEL 6 FLOOR PLAN
A106	LEVELS 7 - 8 FLOOR PLAN
A107	LEVELS 9 - 45 TOWER FLOOR PLAN
A108	LEVELS 46 - 56 TOWER FLOOR PLAN
A109	LEVELS 57 & MPH
A110	LEVELS 58 & MPH
A111	ELEVATOR MACHINE ROOM LEVEL
A112	ROOF PLAN
A301	EXTERIOR ELEVATIONS
A302	EXTERIOR ELEVATIONS
A401	BUILDING SECTIONS

Architect

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384 Adelaide Street West, Suite 100
Toronto, ON M5V 1R7
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Structural

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Address
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Electrical

TBD
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Toronto, ON
T: (XXX)-XXX-XXXX

Civil

Crozier & Associates Consulting Engineer
8 Market Street, Suite 600,
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Mechanical

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McCarthy Tetrault LLP
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Planning

Bousfields Inc.
3 Church Street, Suite 200,
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Energy & Sustainability

Pratus Group Inc.
213 Sterling Rd Unit 108,
Toronto, ON M6R 2B2
T: (416) 947-6918

Heritage

ERA Architects Inc.
625 Church Street, Suite 600,
Toronto ON M4Y 2G1, Canada
T: (416) 963-4497

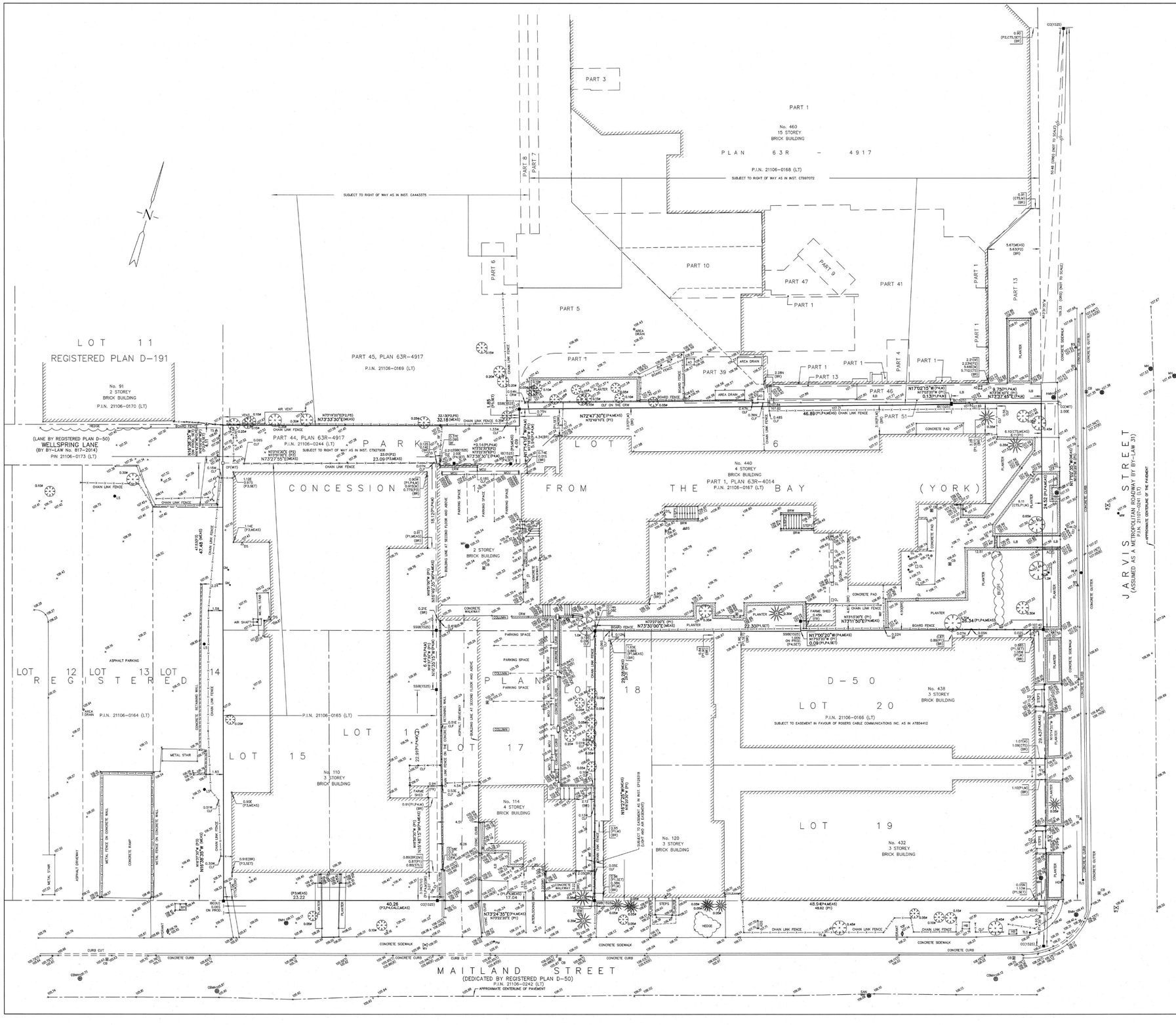
Traffic

BA Consulting Group Ltd.
45 St. Clair Avenue West, Suite 300,
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T: (416) 961-7110

Building Science

RWDI
625 Queen St W,
Toronto, ON M5V 2B7
T: (647) 475-1048

diamond schmitt


PART 1
No. 460
15 STOREY
BRICK BUILDING
PLAN 63R - 4917
P.I.N. 21106-0168 (LT)
SUBJECT TO RIGHT OF WAY AS IN INST. CT997072
PART 3
PART 8
PART 7
PART 6
PART 10
PART 47
PART 9
PART 41
PART 5
PART 39
PART 46
PART 51
PART 13
PART 4
SUBJECT TO RIGHT OF WAY AS IN INST. CA443375
LOT 11
REGISTERED PLAN D-191
No. 91
2 STOREY
BRICK BUILDING
P.I.N. 21106-0170 (LT)
PART 45, PLAN 63R-4917
P.I.N. 21106-0169 (LT)
(LANE) BY REGISTERED PLAN D-50
WELLSPRING LANE
(BY BY-LAW No. 817-2014)
PIN 21106-0173 (LT)
PART 44, PLAN 63R-4917
P.I.N. 21106-0244 (LT)
SUBJECT TO RIGHT OF WAY AS IN INST. CT927008
CONCESSION 1 FROM THE BAY (YORK)
No. 440
4 STOREY
BRICK BUILDING
PART 1, PLAN 63R-4014
P.I.N. 21106-0167 (LT)
JARVIS STREET
(ASSUMED AS A METROPOLITAN ROADWAY BY BY-LAW 31)
P.I.N. 21107-0241 (LT)
APPROXIMATE CENTERLINE OF THE PAVEMENT
LOT 12
REGISTERED PLAN D-50
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
No. 110
3 STOREY
BRICK BUILDING
No. 114
4 STOREY
BRICK BUILDING
No. 120
3 STOREY
BRICK BUILDING
No. 438
3 STOREY
BRICK BUILDING
No. 432
3 STOREY
BRICK BUILDING
2 STOREY
BRICK BUILDING
P.I.N. 21106-0164 (LT)
P.I.N. 21106-0165 (LT)
P.I.N. 21106-0166 (LT)
SUBJECT TO EASEMENT IN FAVOUR OF ROGERS CABLE COMMUNICATIONS INC. AS IN AT854412
SUBJECT TO EASEMENT AS IN INST. EP132318 (LIGHT AND AIR EASEMENT)
MAITLAND STREET
(DEDICATED BY REGISTERED PLAN D-50)
P.I.N. 21106-0242 (LT)
APPROXIMATE CENTERLINE OF PAVEMENT
CHAIN LINK FENCE
BOARD FENCE
CONCRETE CURB
CONCRETE SIDEWALK
CONCRETE CURB CUT
ASPHALT PARKING
ASPHALT DRIVEWAY
CONCRETE RAMP
METAL STAIR
METAL STAIR
METAL FENCE ON CONCRETE WALL
CONCRETE RETAINING WALL
PLANTER
HEDGE
AREA DRAIN
CATCH BASIN
PARKING SPACE
COLUMN
CONCRETE PAD
STEPS
AIR VENT
AIR SHAFT
METAL STAIR
FARME SHED
BUILDING LINE AT SECOND FLOOR AND ABOVE
BUILDING LINE AT GROUND FLOOR
CONCRETE RETAINING WALL
ASPHALT DRIVEWAY
CONCRETE RAMP
METAL FENCE ON CONCRETE WALL
CONCRETE CURB
CONCRETE GUTTER
CONCRETE SIDEWALK
PLANTER
HEDGE
CONCRETE PAD
STEPS
CURB CUT
CONCRETE CURB
CONCRETE SIDEWALK
CONCRETE CURB
CONCRETE GUTTER



VIEW FROM SOUTH-EAST





VIEW NORTH-WEST FROM MAITLAND STREET

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Issued

No.	Date	Description
1	13/06/2025	ISSUED FOR ZBA/OPA

ONTARIO ASSOCIATION OF ARCHITECTS
June 13, 2025
Project # 24024
110 Maitland
ZBA Submission
DONALD R. M. SCHMITT
LICENCE
3170

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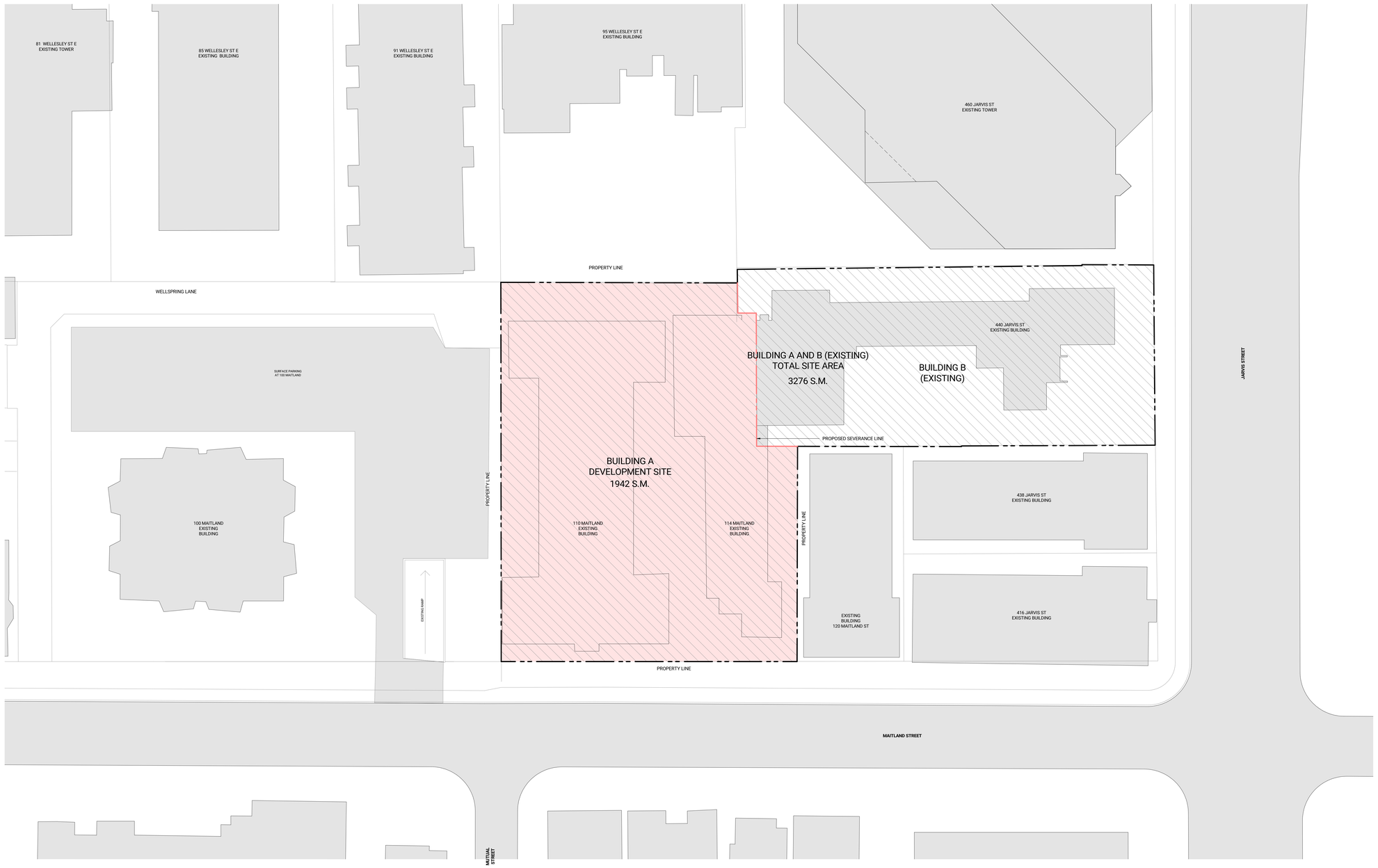
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24024

PERSPECTIVE VIEWS

A002



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Project # 24024
110 Maitland
ZBA Submission

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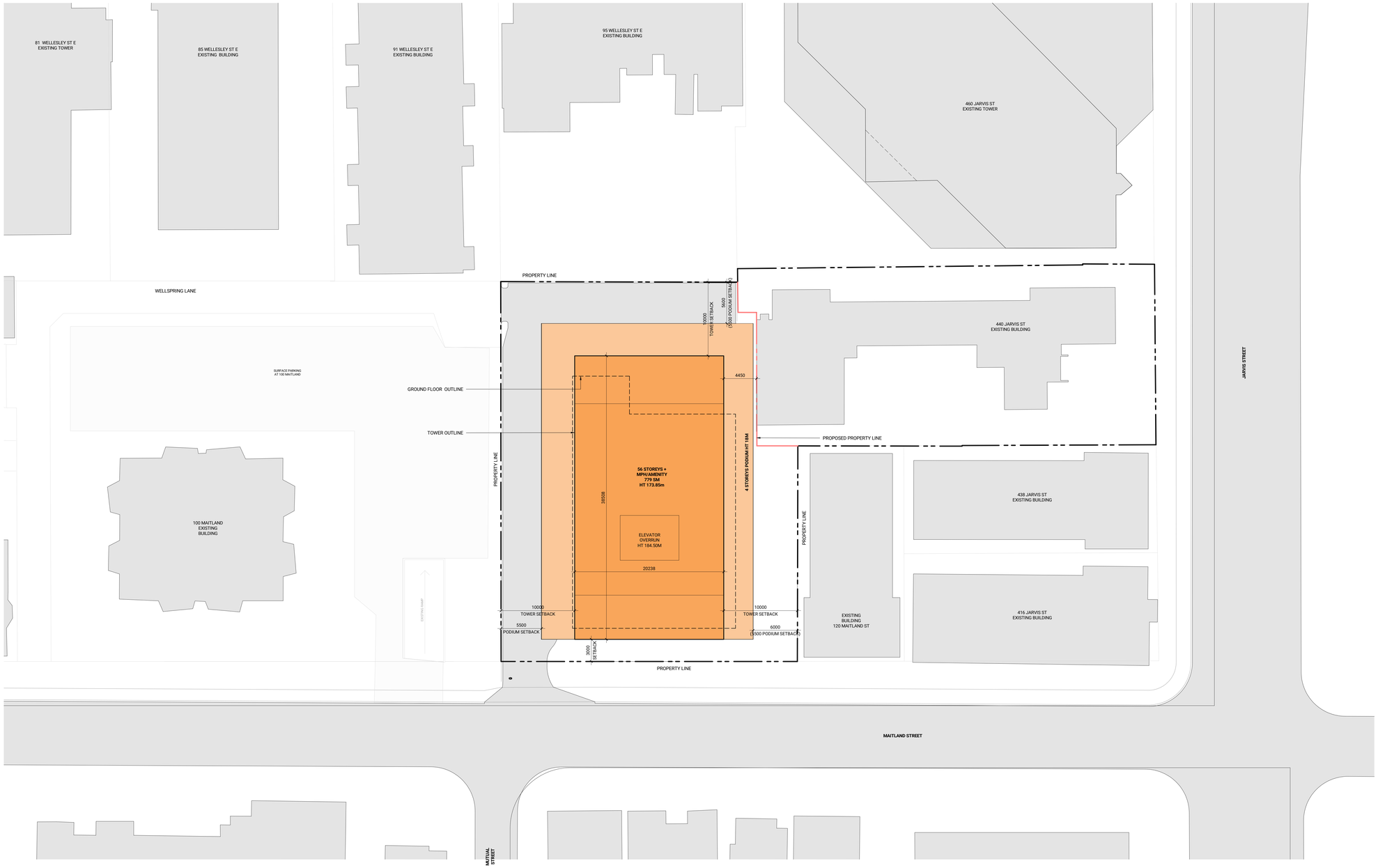
SITE AREA AND DEVELOPMENT SITE

1 : 200

A009

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Site Plan - ZBA (1 / A010)

1 : 200

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No.	Date	Description
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GENERAL NOTES

PLANS

1. COLLECTION VEHICLE DRIVEWAY TO BE LEVELED MAX AT 8%.
2. A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANEUVER BINS FOR THE CITY COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THAT ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
3. ALL ASPHALT WITHIN THE CITY'S RIGHT OF WAY IS TO BE SUPERPAVE MIX AS PER CITY STANDARDS.
4. BE ADVISED THAT SHOULD ANY PARTY, INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER, APPLY FOR MORE THAN ONE CONDOMINIUM CORPORATION ENCOMPASSING ANY OR ALL OF THIS DEVELOPMENT OR MAKE AN APPLICATION THAT RESULTS IN A LAND DIVISION, STAFF MAY REQUIRE LEGAL ASSURANCES, INCLUDING BUT NOT LIMITED TO EASEMENTS, WITH RESPECT TO THE APPROVED SERVICES. SUCH ASSURANCES WILL BE DETERMINED AT THE TIME OF APPLICATION FOR CONDOMINIUM APPROVAL.
5. THE OWNER IS REQUIRED TO INSTALL AND MAINTAIN A PREMISE ISOLATION DEVISE FOR ALL APPLICABLE WATER SERVICES IN ACCORDANCE WITH TORONTO MUNICIPAL CODE, CHAPTER 851 WATER SUPPLY, THE BUILDING CODE AND CSA B64 SERIES STANDARDS.
6. BEFORE SOLID WASTE COLLECTION SERVICES ARE TO BEGIN, THE CITY WILL BE PROVIDED WITH A LETTER CERTIFIED BY A PROFESSIONAL ENGINEER THAT IN CASES WHERE A COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER SUPPORTED STRUCTURE (SUCH AS AN UNDERGROUND PARKING GARAGE), CAN SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE (35,000 KILOGRAMS) AND CONFORMS TO THE FOLLOWING:
(A) DESIGN CODE - ONTARIO BUILDING CODE
(B) DESIGN LOAD - CITY BULK LIFT VEHICLE IN ADDITION TO BUILDING CODE REQUIREMENTS
(C)IMPACT FACTOR - 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15KM/HR AND 30% FOR HIGHER SPEEDS
7. PROVIDE AND MAINTAIN A WARNING SYSTEM TO ALERT DRIVERS WHEN EXITING THE UNDERGROUND PARKING GARAGE THAT LARGE TRUCKS ARE MANEUVERING WITHIN THE DRIVING AISLE.
8. ALL EXISTING ACCESSES, CURB CUTS, TRAFFIC CONTROL SIGN(S) THAT ARE NO LONGER REQUIRED HAVE BEEN REMOVED AND RENOVATE THE CURB, GUTTER AND BOULEVARD WITHIN THE CITY'S RIGHT - OF -WAY, IN ACCORDANCE WITH CITY STANDARDS AND TO THE SATISFACTION OF THE CHIEF ENGINEER AND EXECUTIVE DIRECTOR, ENGINEERING AND CONSTRUCTION SERVICES.
9. ALL ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE WILL HAVE MAXIMUM GRADIENT OF 8%, HAVE A MINIMUM VERTICAL CLEARANCE OF 4.4 METRES THROUGHOUT, A MINIMUM WIDTH OF 4.5 METRES THROUGHOUT AND BE 6 METRES WIDE AT POINT OF INGRESS AND EGRESS.

ONTARIO ASSOCIATION OF ARCHITECTS
June 13, 2025
Project # 24024
110 Maitland
ZBA Submission
DONALD R. M. SCHMITT
LICENCE
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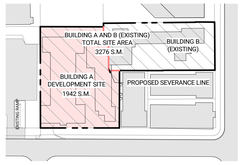
SITE PLAN

As indicated

A010

110-114 Maitland

Building A (After Severance) Development Site Area (sm) =	1,942.00
Building A & B (110-114 Maitland, 440 Jarvis) Total Site Area (sm) =	3,276.00
Proposed GFA in Building A (sm) =	40,137
Proposed GFA in Building A/ Dev. Site Area (FSI) =	20.67



LEVEL	GCA		569-2013 GFA DEDUCTIONS								INTERIOR AMENITY		EXTERIOR AMENITY		RESIDENTIAL GFA		NON-RESIDENTIAL GFA		TOTAL GFA		RENTAL REPLACEMENT GFA	
			STAIRS	ELEVATORS	GARBAGE CHUTE	MECH	LOADING	REQUIRED BIKE STORAGE	REQUIRED INTERIOR AMENITY	TOTAL												
	sq.m.	sq.ft.								sq.m	sq.ft	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.
P1**	1,276.0	13,735	44	80	214	209		574		1,121	12,066					155.0	1,668			155.0	1,668		
LEVEL 1	695.0	7,481	40	64	5		112	23	6	250	2,691	6	65			445.0	4,790			445.0	4,790		
LEVEL 2	668.0	7,190	77	45	5				304	431	4,639	304	3,272			237.0	2,551			237.0	2,551		
LEVEL 3	1,235.0	13,293	52	45	5					102	1,098					2.0	22	1,131	12,174	1,133.0	12,195		
LEVEL 4	1,235.0	13,293	52	45	5					102	1,098					2.0	22	1,131	12,174	1,133.0	12,195		
LEVEL 5	579.0	6,232	44	30	5				450	529	5,694	450	4,844	200	2,153	50.0	538			50.0	538		
LEVEL 6	779.0	8,385	29	30	5				168	232	2,497	168	1,808			547.0	5,888			547.0	5,888	487.0	5,242
LEVEL 7	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696	667.0	7,180
LEVEL 8	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696	667.0	7,180
LEVEL 9	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696		
LEVEL 10	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696		
LEVEL 11	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696		
LEVEL 12	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696		
LEVEL 13	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696		
LEVEL 14	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696		
LEVEL 15	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696		
LEVEL 16	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696		
LEVEL 17	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696		
LEVEL 18	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696		
LEVEL 19	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696		
LEVEL 20	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696		
LEVEL 21	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696		
LEVEL 22	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696		
LEVEL 23	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696		
LEVEL 24	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696		
LEVEL 25	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696		
LEVEL 26	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696		
LEVEL 27	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696		
LEVEL 28	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696		
LEVEL 29	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696		
LEVEL 30	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696		
LEVEL 31	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696		
LEVEL 32	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696		
LEVEL 33	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696		
LEVEL 34	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696		
LEVEL 35	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696		
LEVEL 36	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696		
LEVEL 37	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696		
LEVEL 38	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696		
LEVEL 39	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696		
LEVEL 40	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696		
LEVEL 41	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696		
LEVEL 42	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696		
LEVEL 43	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696		
LEVEL 44	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696		
LEVEL 45	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696		
LEVEL 46	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696		
LEVEL 47	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696		
LEVEL 48	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696		
LEVEL 49	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696		
LEVEL 50	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696		
LEVEL 51	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696		
LEVEL 52	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696		
LEVEL 53	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696		
LEVEL 54	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696		
LEVEL 55	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696		
LEVEL 56	779.0	8,385	29	30	5					64	689					715.0	7,696			715.0	7,696		
57	500.0	5,382							230	230	2,476	230	2,476	263	2,831	270.0	2,907			270.0	2,906		
58	417.0	4,489														417.0	4,489			417.0	4,489		
Total	**45,058**	**485,000**	**1,788**	**1,839**	**494**	**209**	**112**	**597**	**1,158**	**6,197**	**66,704**	**1,158**	**12,465**	**463**	**4,984**	**37,875**	**407,684**	**2,262**	**24,348**	**40,137**	**432,031**	**1,821**	**19,601**

Not Inclusive of Parking

Amenity Rate	2.00		0.80
Amenity Target Rate	2.00		0.80
Amenity Target Area	1,158		463

Rental Replacement Needed	18,494
Deviation	5.99%

CAR PARKING			RESIDENTIAL BIKE PARKING		NON-RES BIKE PARKING		PUBLICLY ACCESSIBLE	NET AREA OCCUPIED BY BICYCLE STORAGE	PERCENTAGE OF FLOOR SPACE OCCUPIED BY BIKE STORAGE
Visitor	Car Share	Resident	Short-Term	Long-Term	Short-Term	Long-Term	Short-Term	sq.m.	%
								574	44.98%
9			116	522	5	10	10	23	3.31%

1 A011 CONTEXT PLAN

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No.	Date	Description
1	13/06/2025	ISSUED FOR ZBA/OPA

ONTARIO ASSOCIATION OF ARCHITECTS
June 13, 2025
Project # 24024
110 Maitland
ZBA Submission
DONALD R. M. SCHMITT
LICENCE
3170

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24024

CONTEXT PLAN

1 : 2000

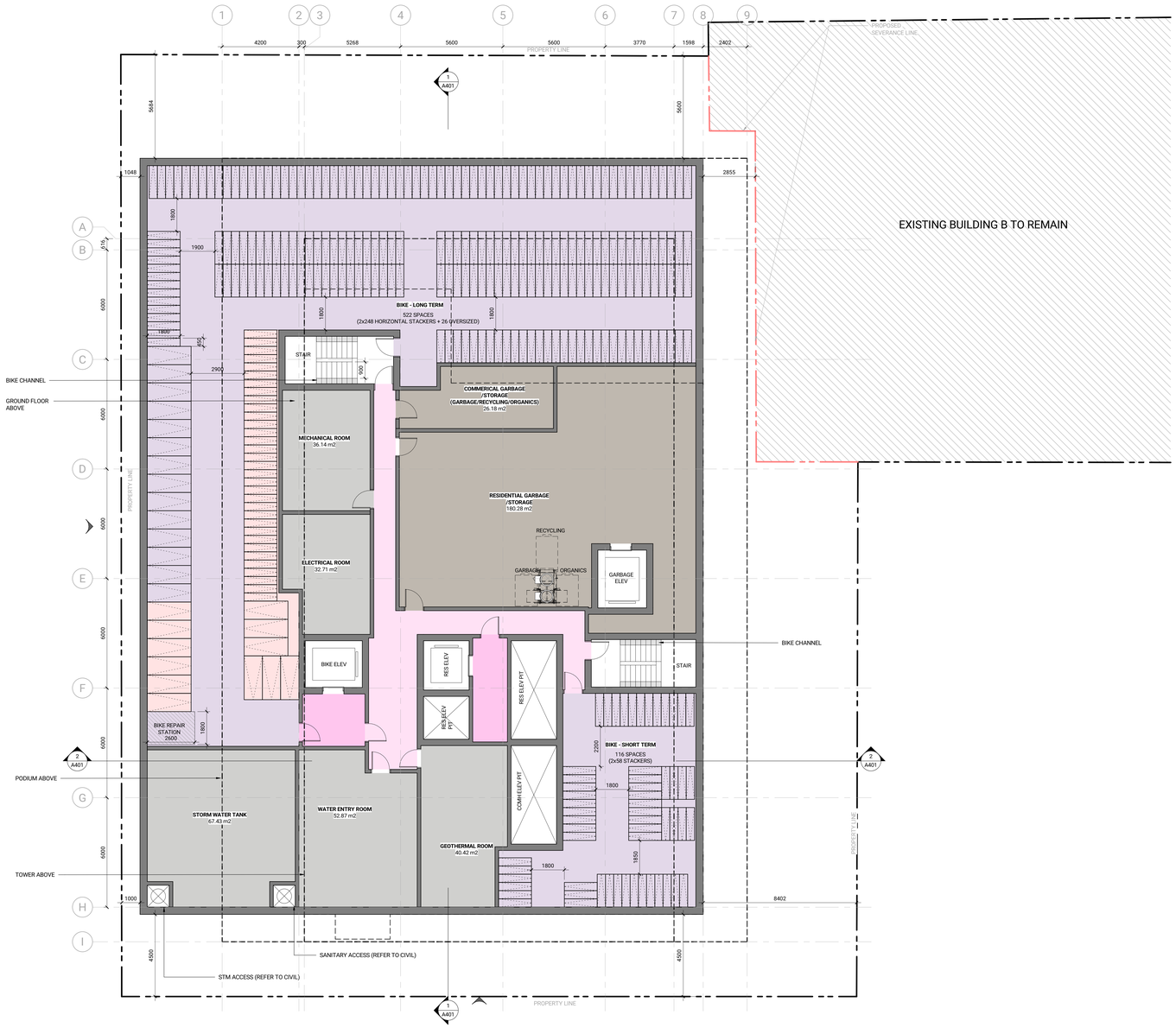
A012

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AREA LEGEND

- Bicycle Storage
- Circulation
- Garbage
- Mechanical
- Residential Lobby



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1	13/06/2025	ISSUED FOR ZBA/OPA

GENERAL NOTES

Bike Parking Level Notes:

1. ALL DOORS LEADING TO BICYCLE PARKING ROOMS HAVE AUTOMATIC DOOR OPENERS (ADO)

TYPICAL BICYCLE PARKING STALL DIMENSIONS



TYPICAL STACKER BICYCLE PARKING STALL
MIN. VERTICAL CLEARANCE 2.4M (MIN 2.7M CLEARANCE RECOMMENDED)



TYPICAL OVERSIZED BICYCLE PARKING STALL
MIN. VERTICAL CLEARNACE 1.9M

HATCH DENOTES 15% BIKE PARKING STALLS WITH 120V ENERGIZED OUTLET (78STALLS)

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BASEMENT FLOOR PLAN

1 : 100

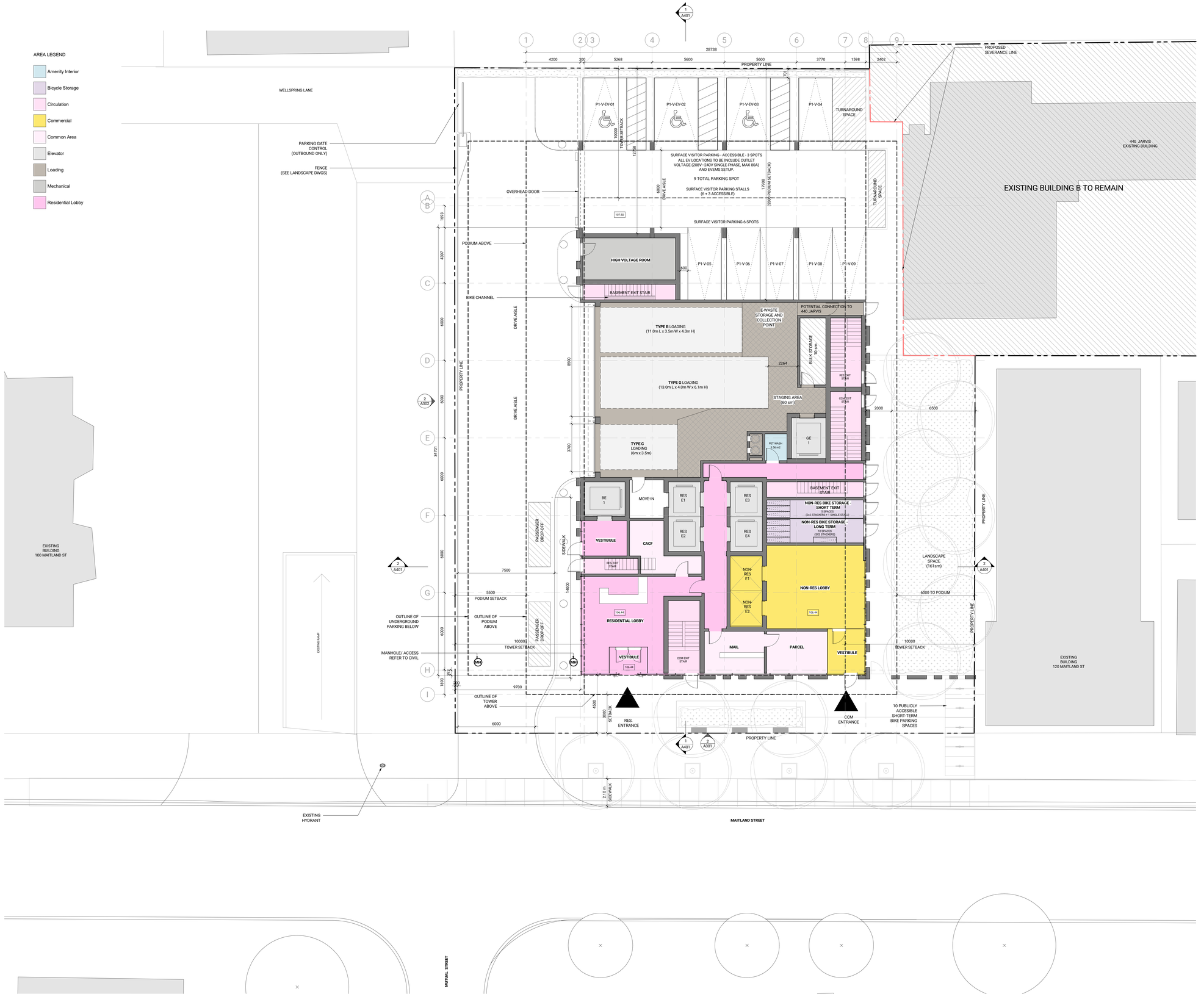
A100

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AREA LEGEND

- Amenity Interior
- Bicycle Storage
- Circulation
- Commercial
- Common Area
- Elevator
- Loading
- Mechanical
- Residential Lobby



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No.	Date	Description
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GENERAL NOTES

PLANS

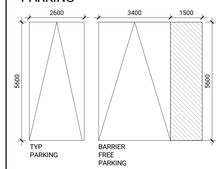
1. REFER TO BUILDING ELEMENTS SCHEDULE FOR EXTERIOR WALL, PARTITION, ROOF, CEILING, AND SOFFIT TYPES.
2. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENT.
3. AT LOCATIONS WHERE MECH. DUCTS INTERFERE WITH FULL HEIGHT CONSTRUCTION OF INTERIOR PARTITIONS, OFFSET PARTITION ABOVE CEILING AND BRACE AS REQUIRED. MAINTAIN FIRE SEPARATION/SOUND RATING OF PARTITION. OFFSETTING OF PARTITIONS WILL ONLY BE PERMITTED WHERE DUCTWORK CANNOT BE POSITIONED.
4. ALL DIMENSIONS ARE TAKEN TO FACE OF MASONRY OR CONCRETE AT MASONRY AND CONCRETE WALLS AND PARTITIONS. AT STEEL STUD PARTITIONS, DIMENSIONS ARE TAKEN TO FACE OF GYPSUM BOARD, UNLESS OTHERWISE NOTED.
5. INCREASE THICKNESS OF WALLS OR FURR OUT WALL THICKNESS AS REQUIRED TO ACCOMMODATE MECHANICAL AND ELECTRICAL PANELS AND SERVICES. MAINTAIN FIRE SEPARATION AROUND BACK OF PANELS WHERE APPLICABLE.
6. FOR DIMENSIONS OF CONCRETE REFER TO SLAB EDGE DRAWINGS.

GENERAL NOTES

PARKING LEVEL NOTES:

1. P1-V DENOTES VISITOR PARKING USE
   P1-EV DENOTES PARKING STATION WITH EVSE
2. ALL PARKING STALLS SHALL HAVE A MINIMUM CLEAR HEIGHT OF 2100MM
3. 15% OF PARKING SPACES TO BE PROVIDED WITH ENERGIZED OUTLET CAPABLE OF PROVIDING LEVEL 2 CHARGING (208V-240V SINGLE PHASE, MAX 80A) WITH EVEMS PROVISIONS
4. ALL DOORS LEADING TO BICYCLE PARKING ROOMS HAVE AUTOMATIC DOOR OPENERS (ADO)

PARKING



ONTARIO ASSOCIATION OF ARCHITECTS
June 13, 2025
Project # 24024
110 Maitland
ZBA Submission
DONALD R. M. SCHMITT
LICENCE
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110 MAITLAND STREET

24024

GROUND FLOOR PLAN

1 : 100

A101

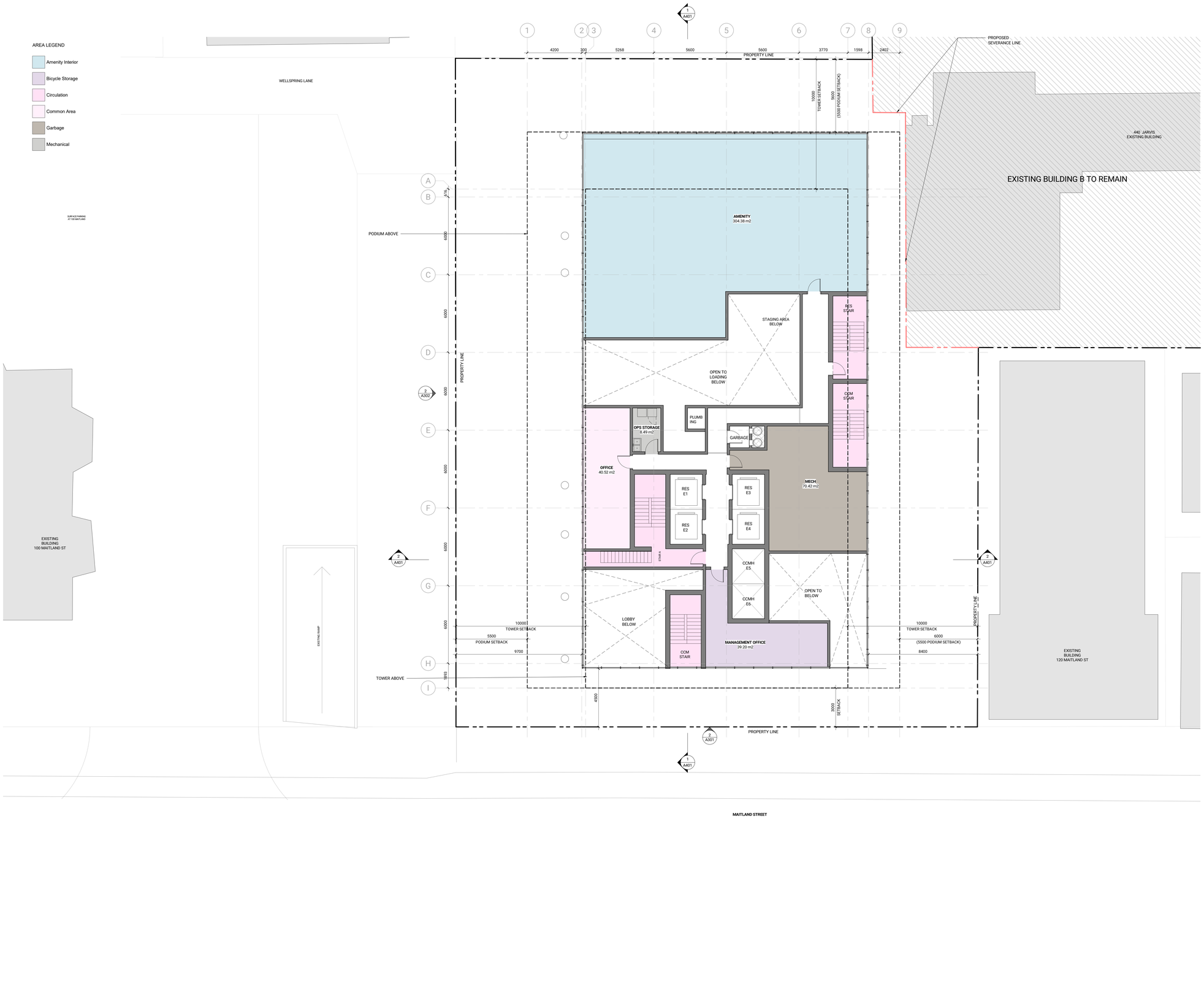
Autodesk Docs://24024 110 Maitland BP24/110 Maitland ARCHI-55A-Building-R24.rvt

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AREA LEGEND

- Amenity Interior
- Bicycle Storage
- Circulation
- Common Area
- Garbage
- Mechanical



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110 MAITLAND STREET

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LEVEL 2 FLOOR PLAN

1 : 100

A102

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AREA LEGEND

Commercial

WELLSPRING LANE

SURFACE PARKING
AT 100 MAITLAND

EXISTING
BUILDING
100 MAITLAND ST

EXISTING RAMP

1
A401

28738
4200 300 5268 5600 5600 3770 1598 2402

PROPERTY LINE

PROPOSED
SEVERANCE LINE

10000
TOWER SETBACK

5500
(5500 PODIUM SETBACK)

440 JARVIS
EXISTING BUILDING

EXISTING BUILDING B TO REMAIN

A
B
C
D
E
F
G
H
I

1516
6000
6000
6000
6000
6000
6000
1993

2
A303

2
A401

PROPERTY LINE

HVAC

OFFICE
12705 SF

SHOWER
ROOM 2

EL.
CLOSET

PLUMB
ING

SHOWER
ROOM 1

GARBAGE

RES
E1

RES
E2

STAIR
A

RES
E3

RES
E4

CCMH
E5

CCMH
E6

CCM STAIR

RES
STAIR

COM
STAIR

TOWER ABOVE

10000
TOWER SETBACK

5500
PODIUM SETBACK

9700

2
A401

10000
TOWER SETBACK

6000
(5500 PODIUM SETBACK)

PROPERTY LINE

3500
SETBACK

1
A401

2
A301

PROPERTY LINE

EXISTING
BUILDING
120 MAITLAND ST

MAITLAND STREET

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LEVELS 3 - 4 FLOOR PLAN

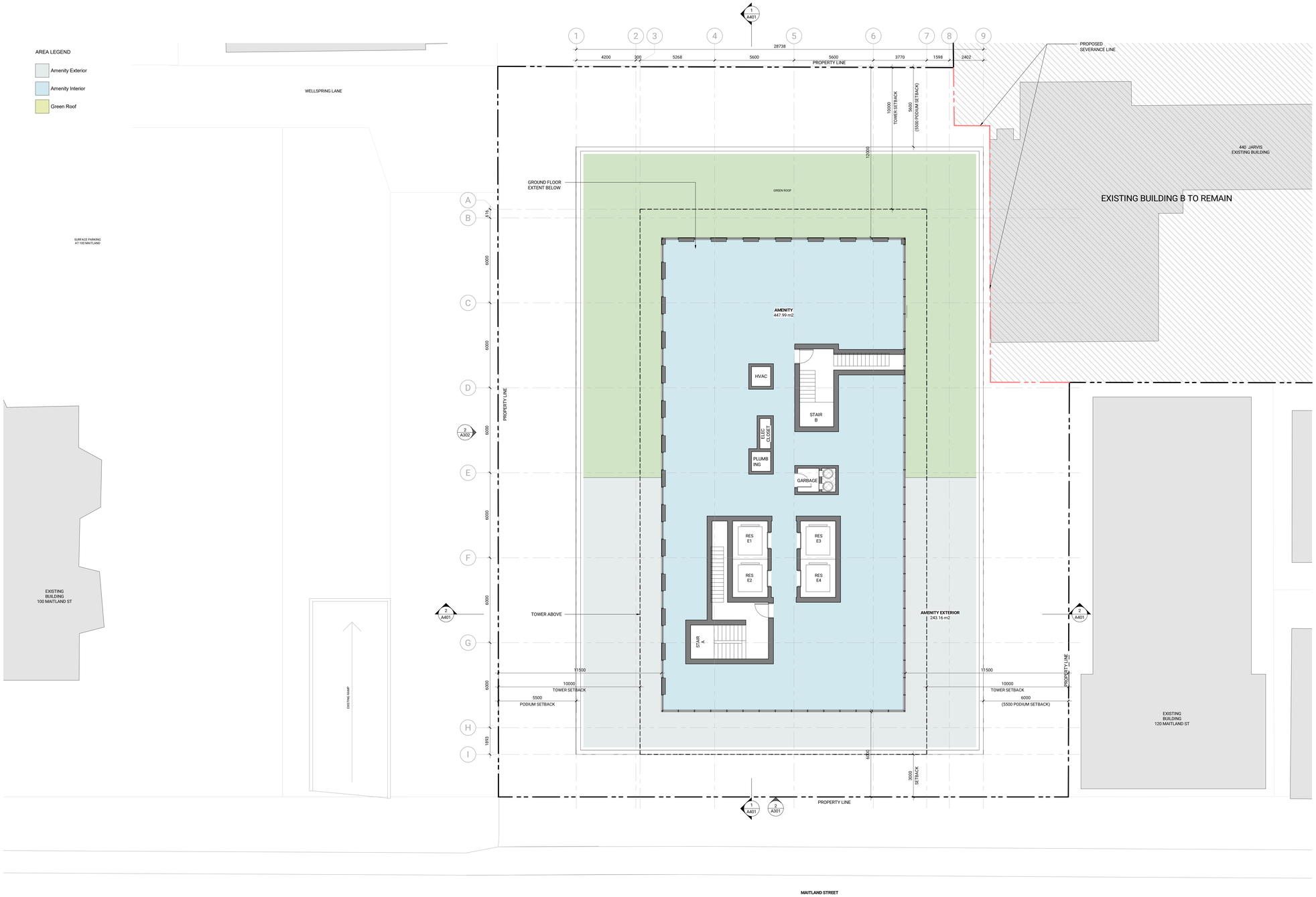
1 : 100

A103

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AREA LEGEND

- Amenity Exterior
- Amenity Interior
- Green Roof



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24024

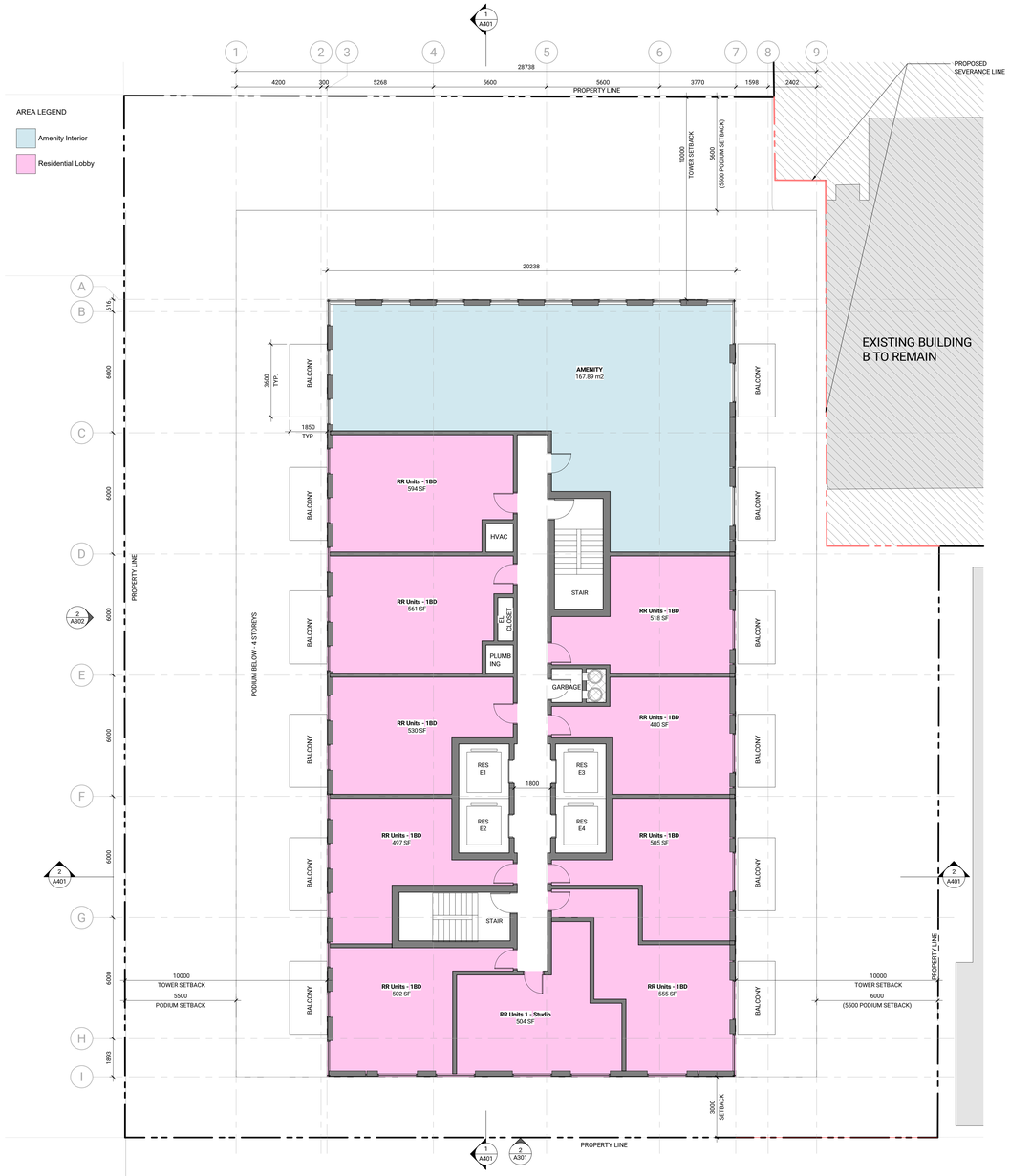
LEVEL 5 FLOOR PLAN

1 : 100

A104

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24024

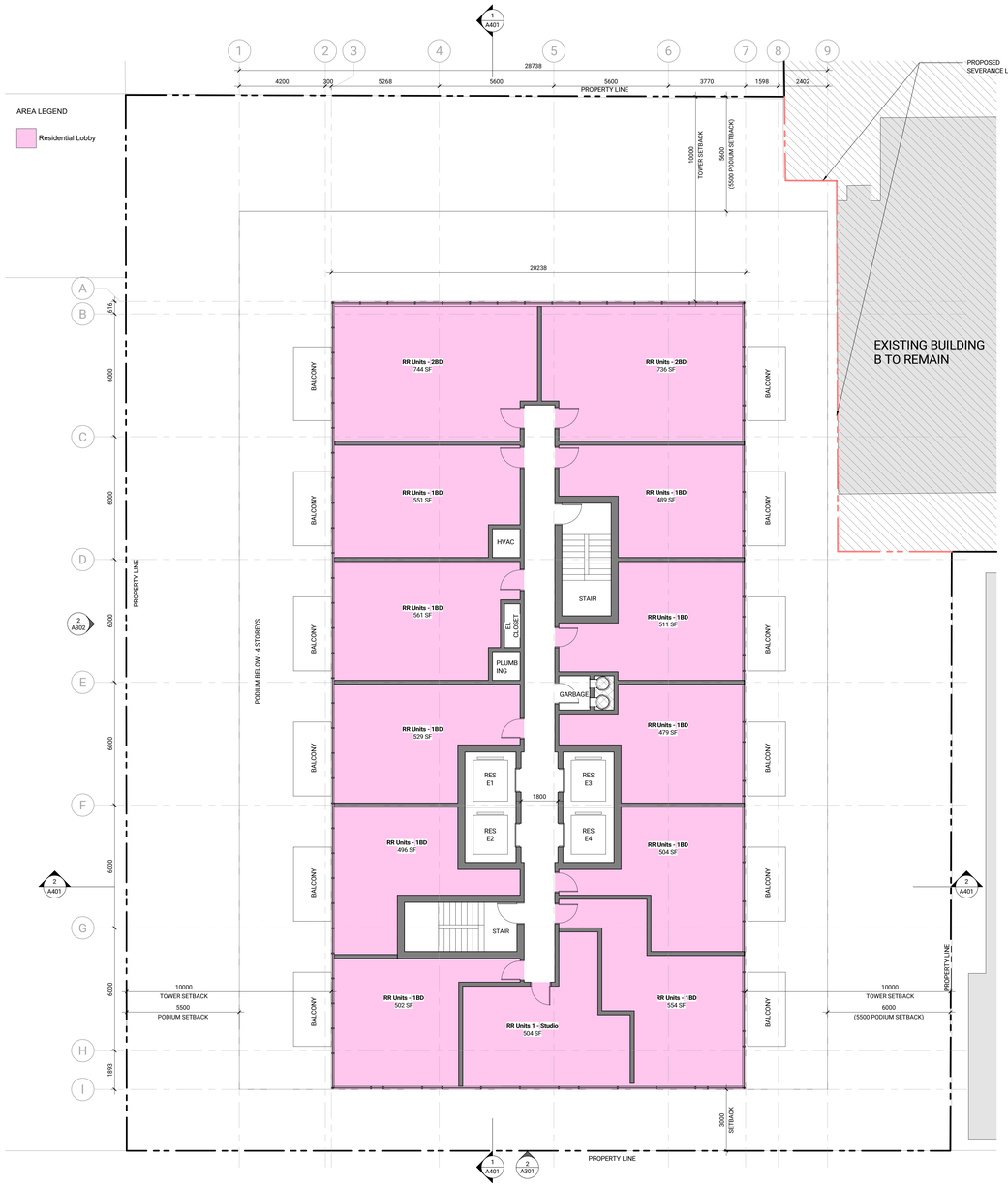
LEVEL 6 FLOOR PLAN

1 : 100

A105

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MAITLAND STREET

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110 Maitland
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110 MAITLAND STREET

24024

LEVELS 7 - 8 FLOOR PLAN

1 : 100

A106

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110 Maitland
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110 MAITLAND STREET

24024

LEVELS 9 - 45 TOWER FLOOR PLAN

1 : 100

A107

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24024

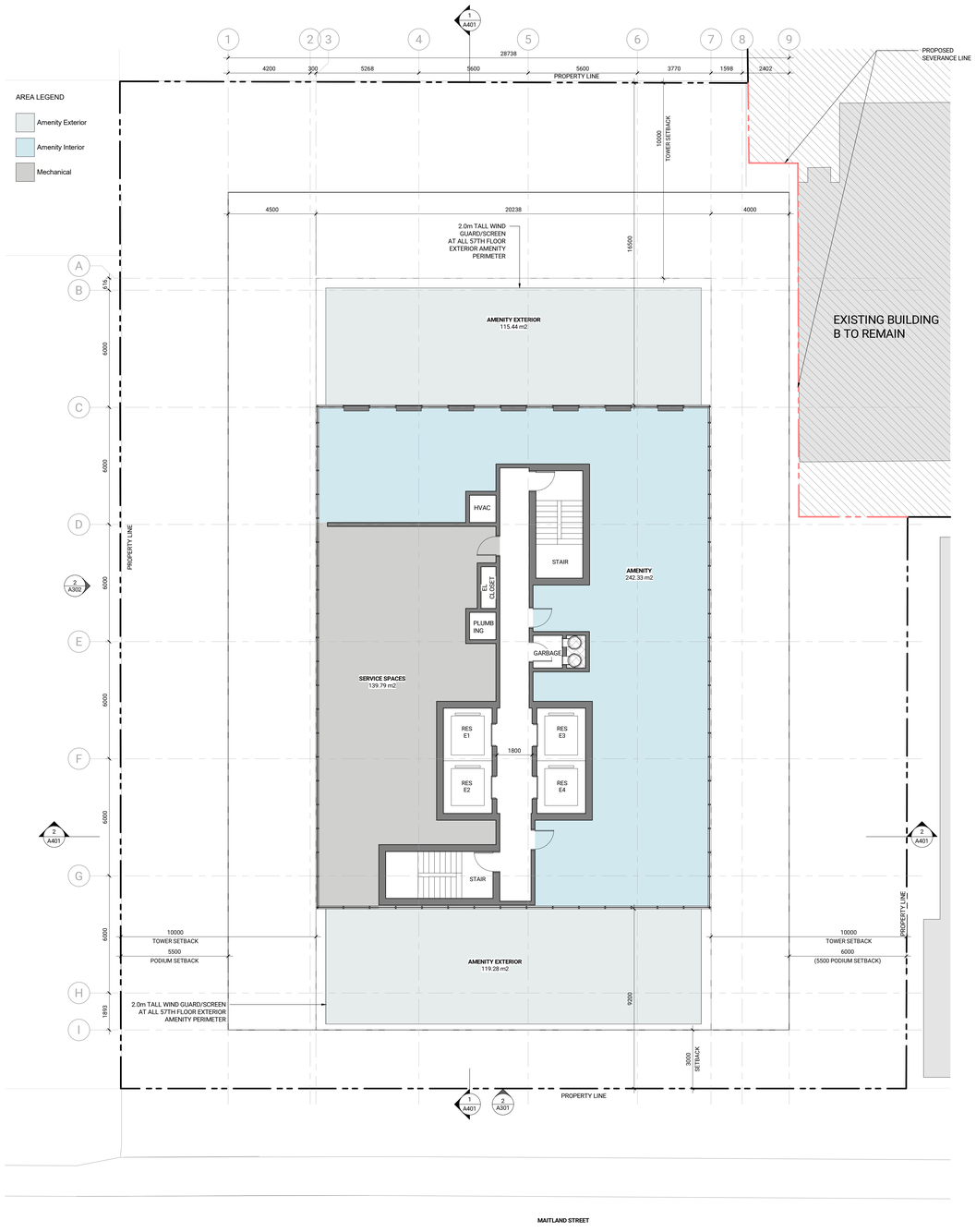
LEVELS 46 - 56 TOWER FLOOR PLAN

1 : 100

A108

Autodesk Docs://24024-110 Maitland/R24110 Maitland-ARCHTDSA-Building-R24.rvt

2025-06-19 4:23:20 PM



Autodesk Docs://24024-110 Maitland-R24/110 Maitland-ARCH105A-Building-R24.rvt

2025-06-19 4:29:34 PM

diamond schmitt

Issued

No.	Date	Description
1	13/06/2025	ISSUED FOR ZBA/OPA

ONTARIO ASSOCIATION OF ARCHITECTS

June 13, 2025
Project # 24024
110 Maitland
ZBA Submission

DONALD R. M. SCHMITT
LICENCE
3170

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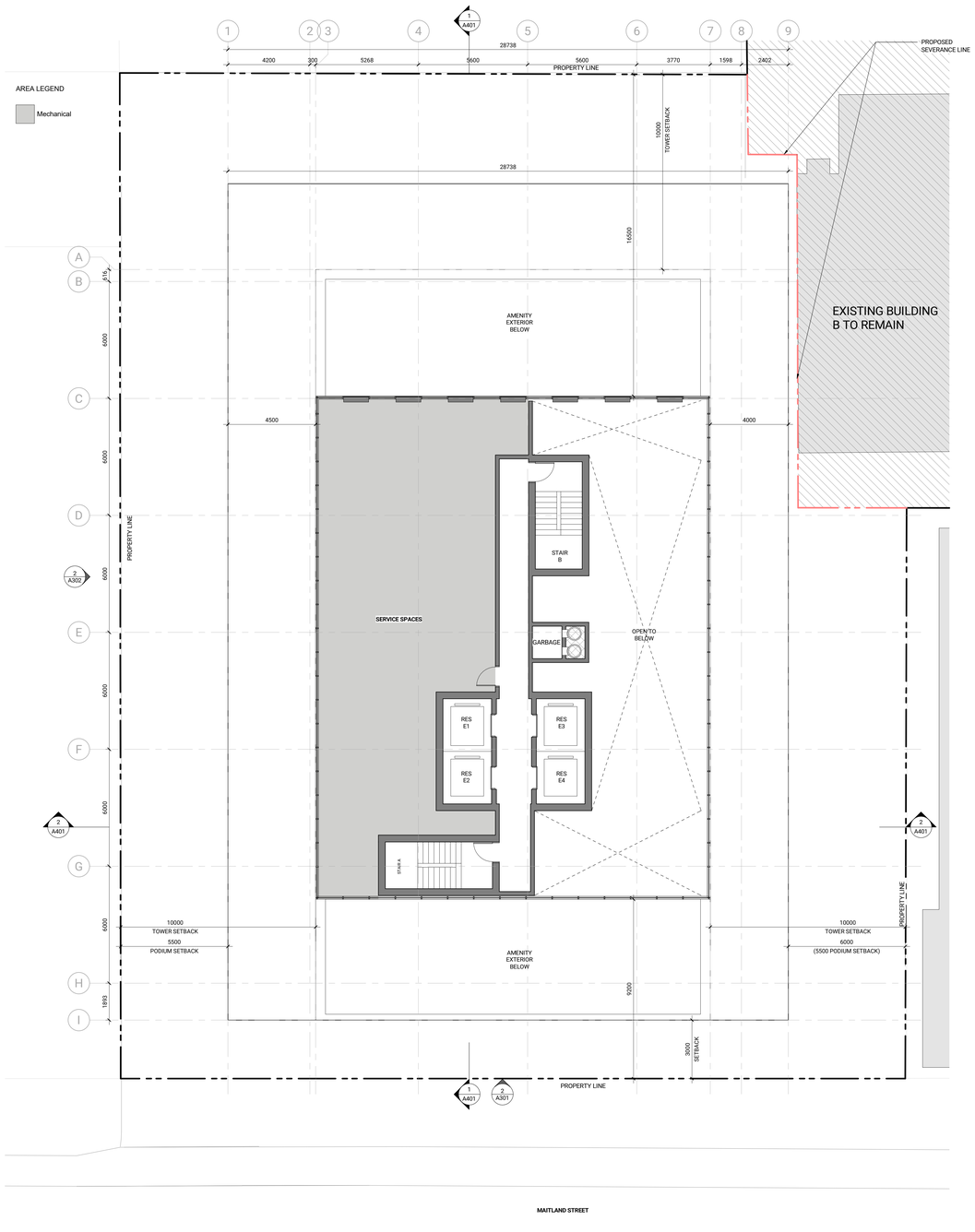
110 MAITLAND STREET

24024

LEVELS 57 & MPH

1 : 100

A109



Autodesk Docs://24024 110 Maitland #524 110 Maitland ARCH CSA Building #24.rvt

2025-06-19 4:20:37 PM

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Issued

No.	Date	Description
1	13/06/2025	ISSUED FOR ZBA/OPA

ONTARIO ASSOCIATION OF ARCHITECTS
June 13, 2025
Project # 24024
110 Maitland
ZBA Submission
DONALD R. M. SCHMITT
LICENCE
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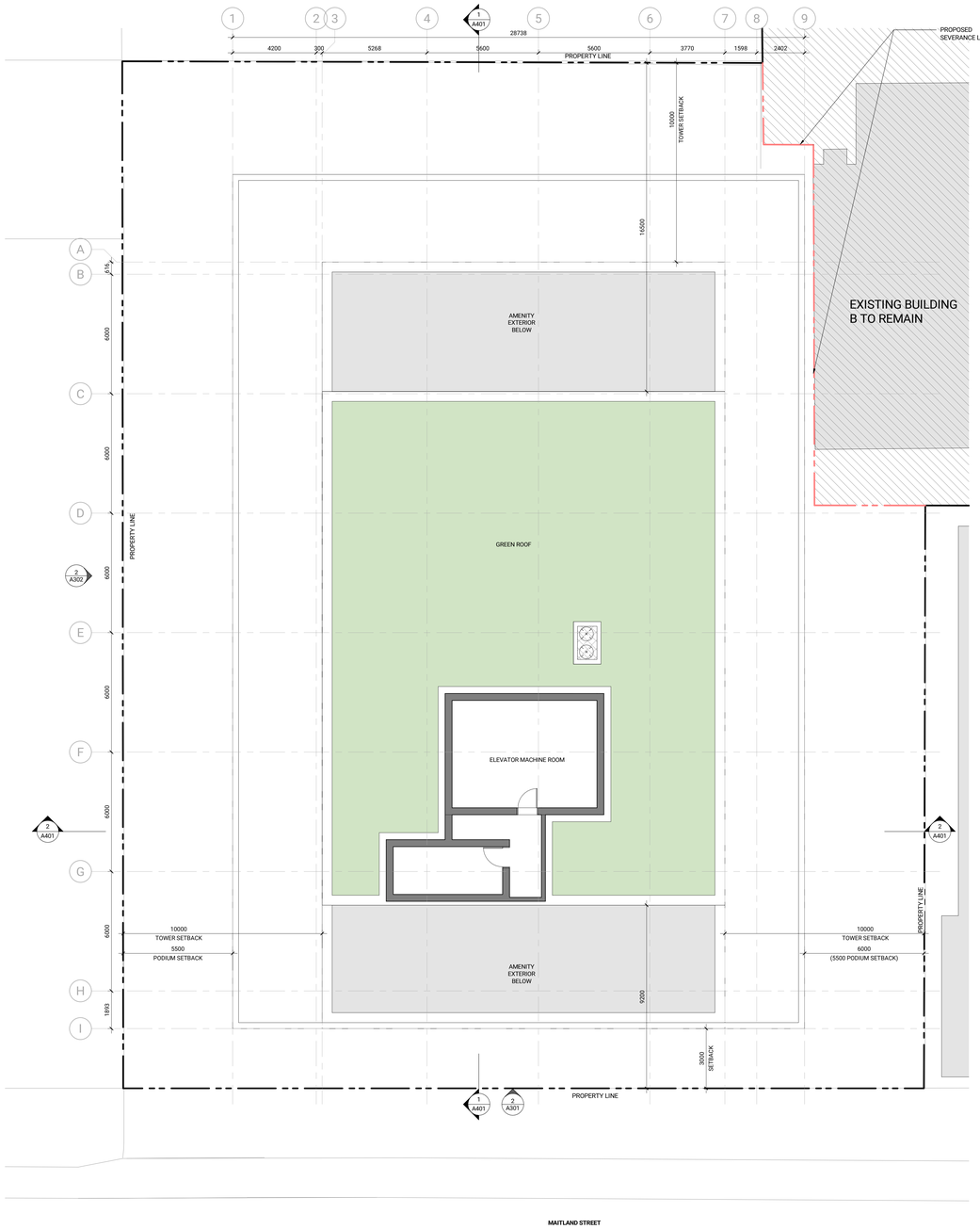
110 MAITLAND STREET

24024

LEVELS 58 & MPH

1 : 100

A110



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Issued

No.	Date	Description
1	13/06/2025	ISSUED FOR ZBA/OPA

ONTARIO ASSOCIATION OF ARCHITECTS
June 13, 2025
Project # 24024
110 Maitland
ZBA Submission
DONALD R. M. SCHMITT
LICENCE
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110 MAITLAND STREET

24024

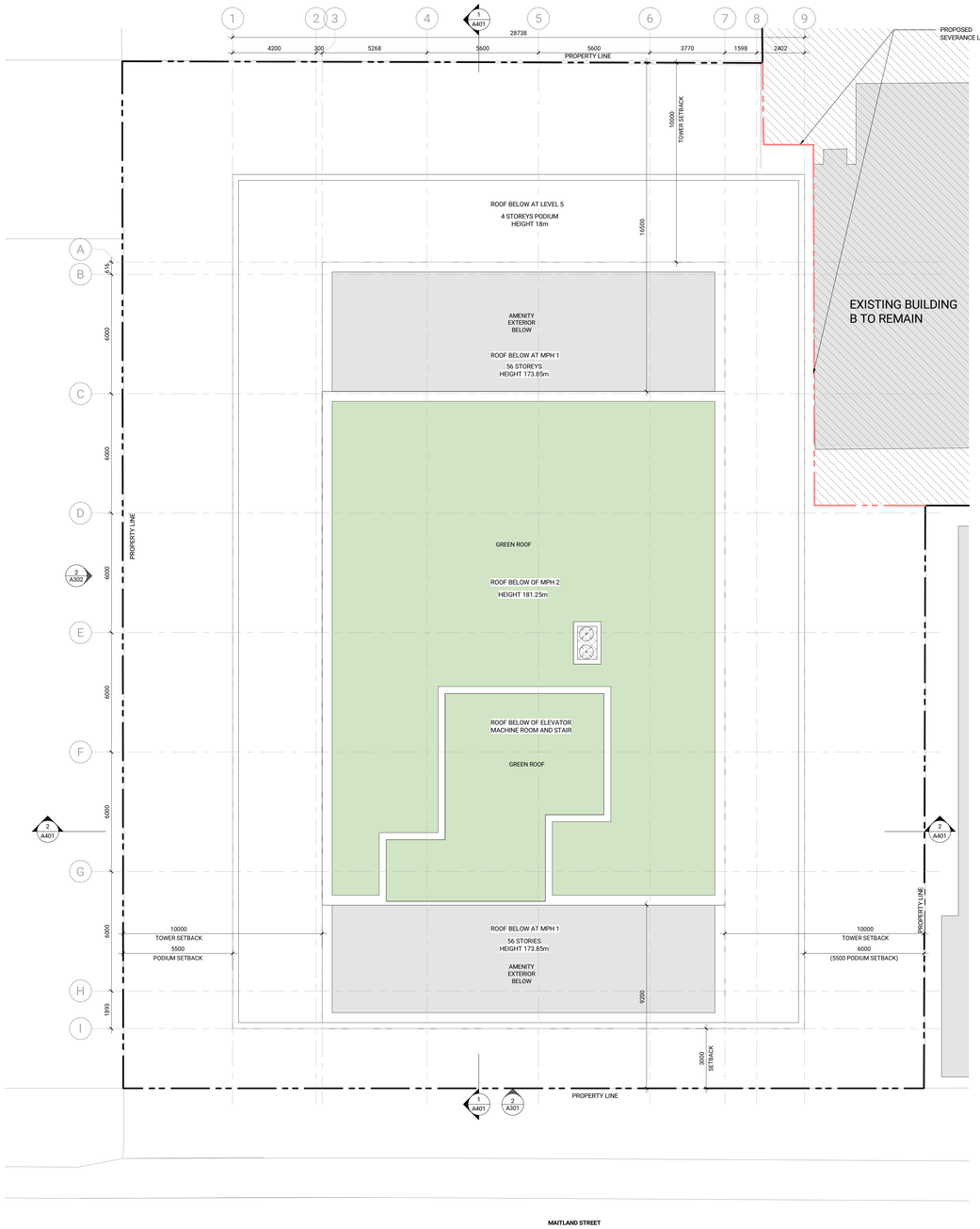
ELEVATOR MACHINE ROOM LEVEL

1 : 100

A111

Autodesk Docs://24024-110 Maitland-RSA/110 Maitland-ARCH-RSA-Building-R24.rvt

2025-06-19 4:03:37 PM



diamond schmitt

Issued

No.	Date	Description
1	13/06/2025	ISSUED FOR ZBA/OPA

ONTARIO ASSOCIATION OF ARCHITECTS
June 13, 2025
Project # 24024
110 Maitland
ZBA Submission
DONALD R. M. SCHMITT
LICENCE
3170

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110 MAITLAND STREET

24024

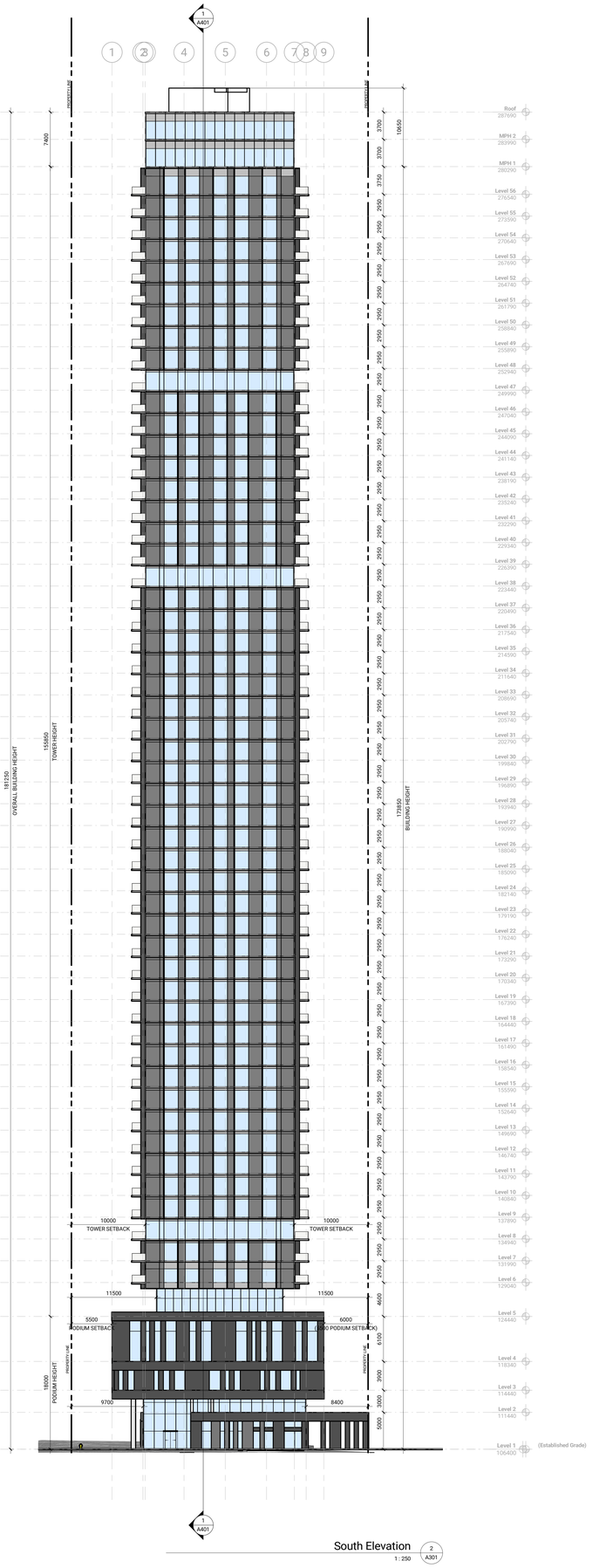
ROOF PLAN

1 : 100

A112

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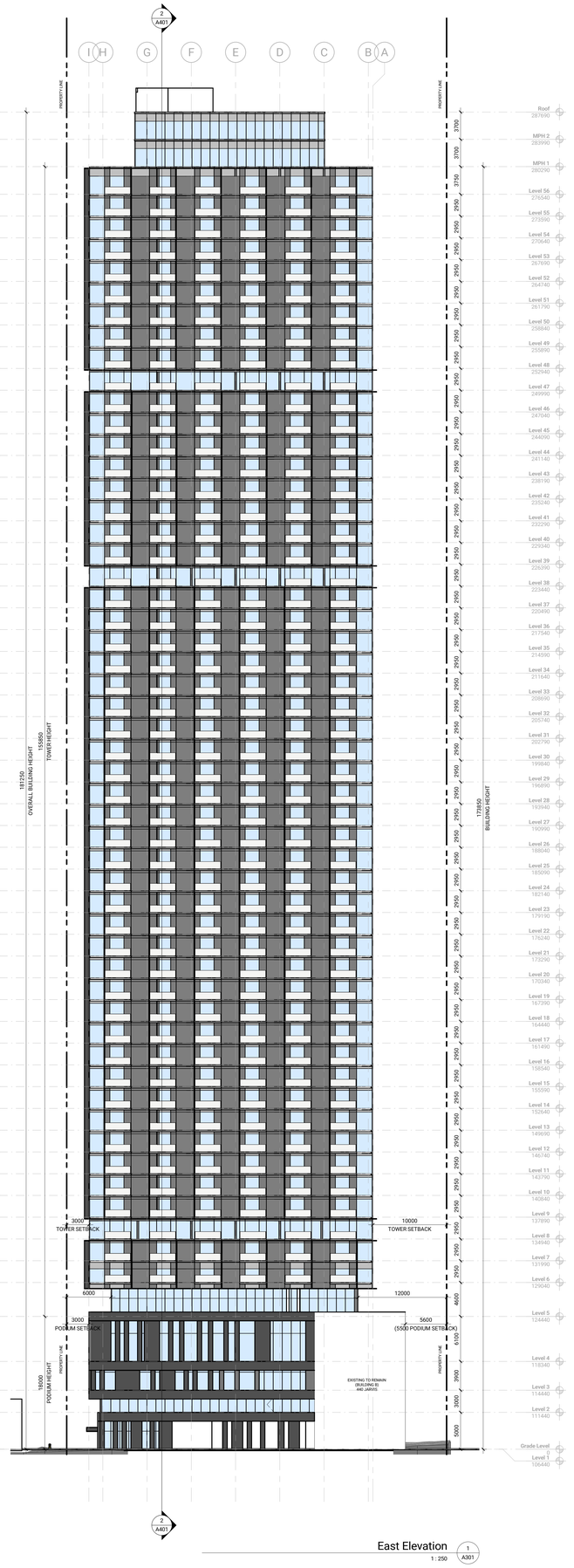
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South Elevation

1 : 250

2
A301



East Elevation

1 : 250

1
A301

diamond schmitt

Issued

No.	Date	Description
1	13/06/2025	ISSUED FOR ZBA/OPA

ONTARIO ASSOCIATION OF ARCHITECTS
June 13, 2025
Project # 24024
110 Maitland
ZBA Submission
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110 MAITLAND STREET

24024

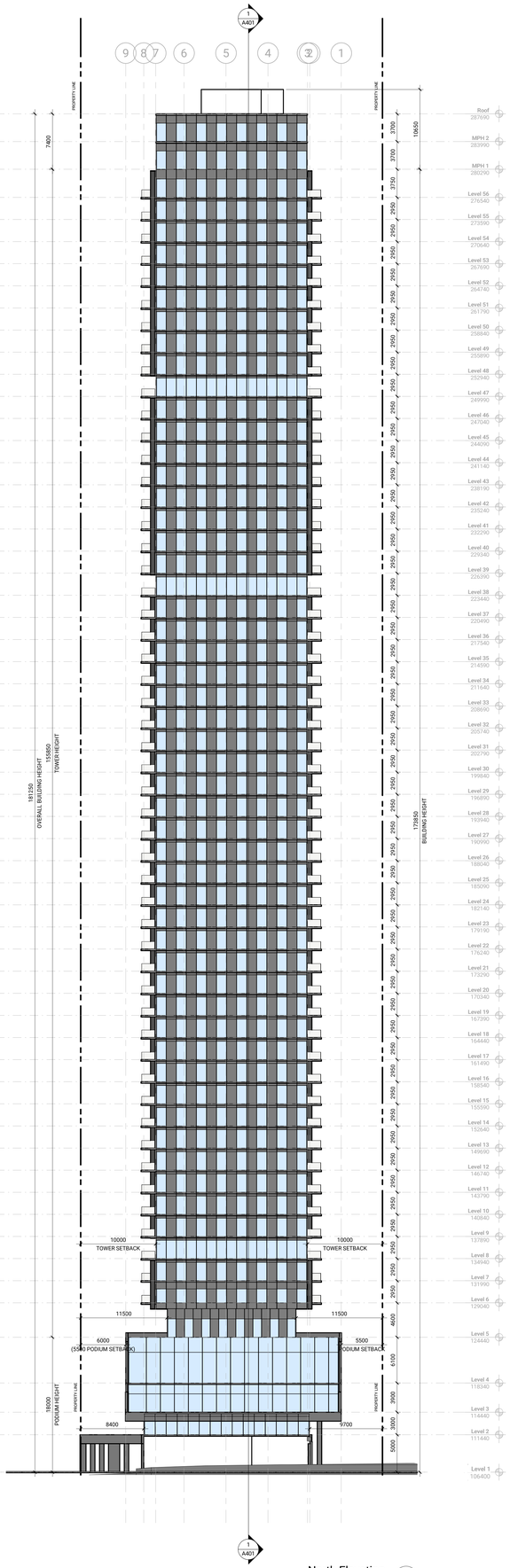
EXTERIOR ELEVATIONS

1 : 250

A301

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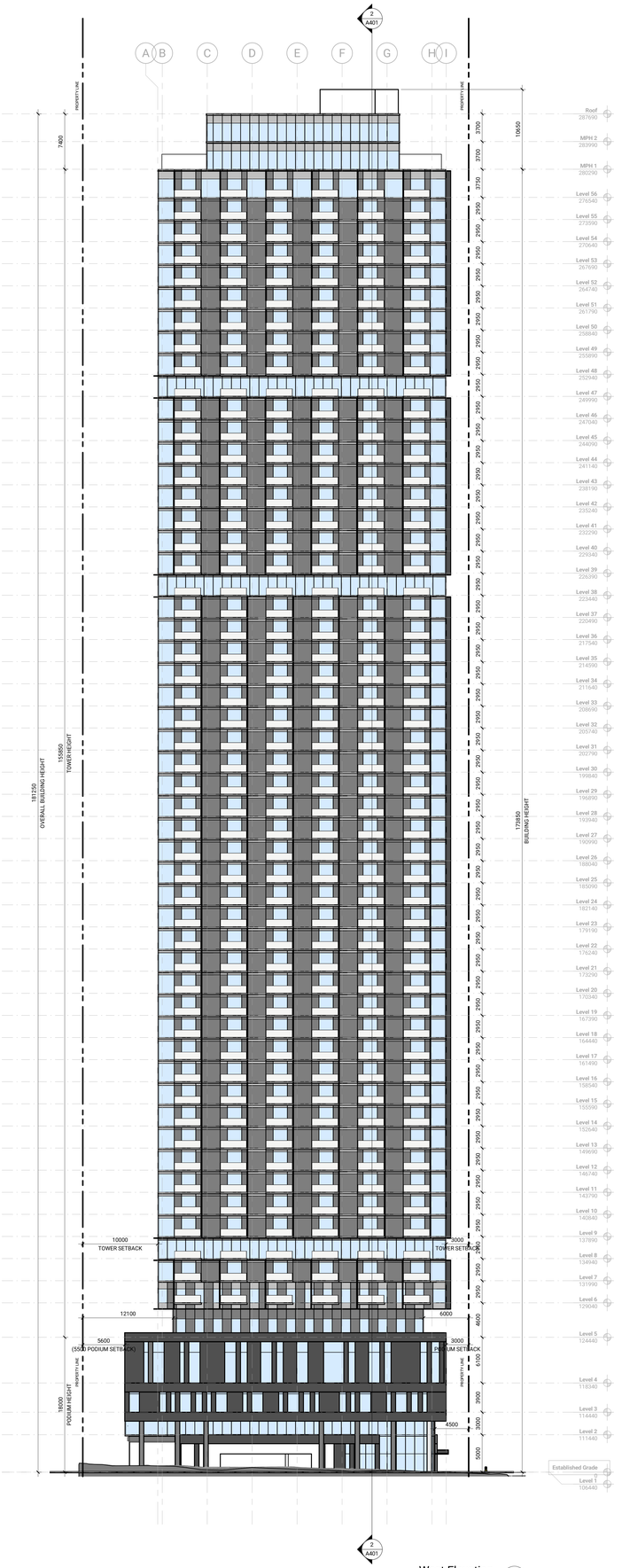
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North Elevation

1 : 250

1
A302



West Elevation

1 : 250

2
A302

Autodesk Docs://24024-110 Maitland #924/110 Maitland ARCHI-SDA Building-R24.rvt

2025-06-13 4:21:29 PM

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Issued

No.	Date	Description
1	13/06/2025	ISSUED FOR ZBA/OPA

ONTARIO ASSOCIATION OF ARCHITECTS
June 13, 2025
Project # 24024
110 Maitland
ZBA Submission
DONALD R. M. SCHMITT
LICENCE
3170

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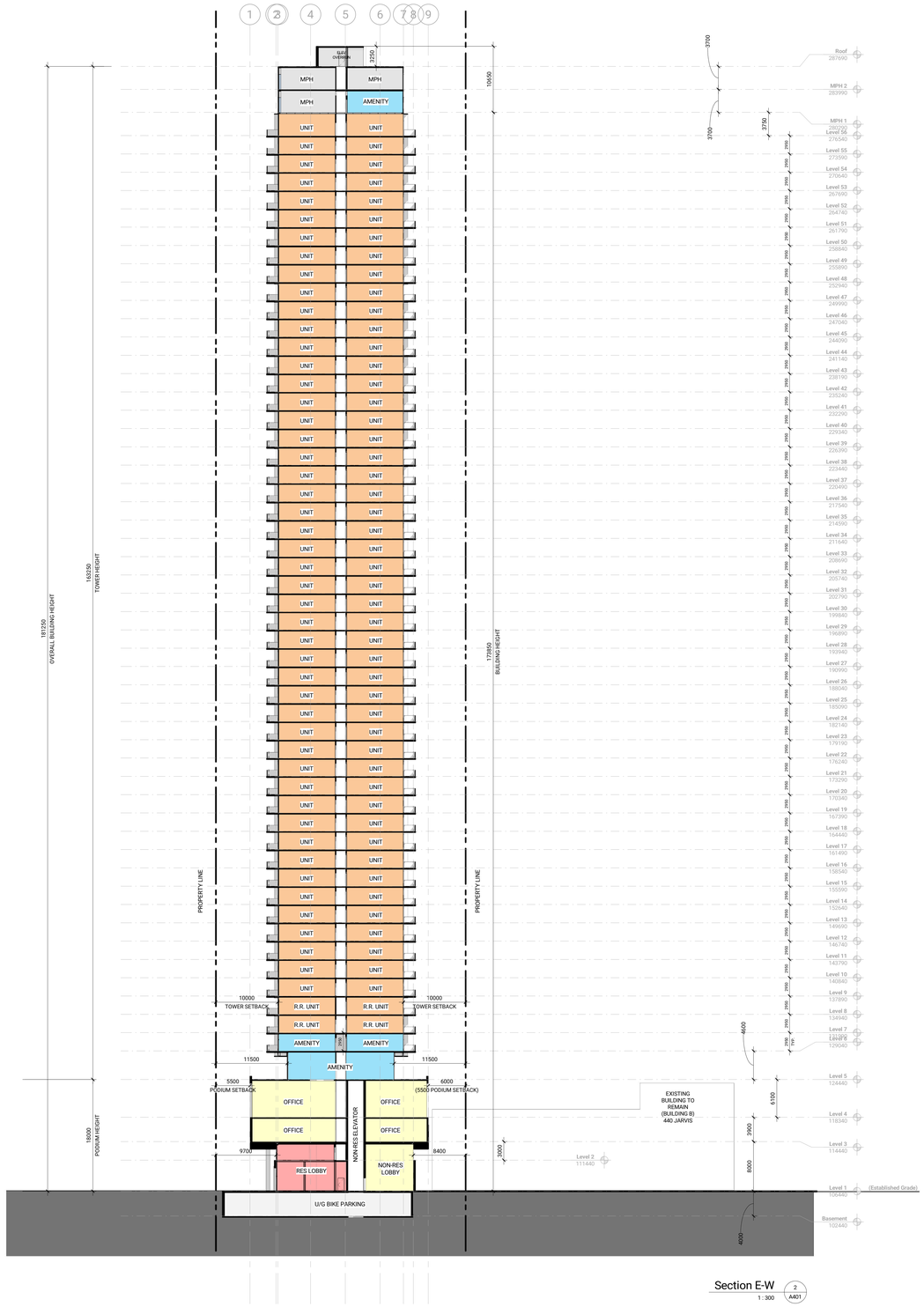
110 MAITLAND STREET

24024

EXTERIOR ELEVATIONS

1 : 250

A302


1 2 4 5 6 7 8 9
ELEV. OVERRUN
3250
MPH
MPH
MPH
AMENITY
UNIT
R.R. UNIT
AMENITY
OFFICE
RES LOBBY
NON-RES ELEVATOR
NON-RES LOBBY
U/G BIKE PARKING
EXISTING BUILDING TO REMAIN (BUILDING B) 440 JARVIS
10650
Roof 287690
MPH 2 283990
MPH 1 280290
Level 56 276540
Level 55 273590
Level 54 270640
Level 53 267690
Level 52 264740
Level 51 261790
Level 50 258840
Level 49 255890
Level 48 252940
Level 47 249990
Level 46 247040
Level 45 244090
Level 44 241140
Level 43 238190
Level 42 235240
Level 41 232290
Level 40 229340
Level 39 226390
Level 38 223440
Level 37 220490
Level 36 217540
Level 35 214590
Level 34 211640
Level 33 208690
Level 32 205740
Level 31 202790
Level 30 199840
Level 29 196890
Level 28 193940
Level 27 190990
Level 26 188040
Level 25 185090
Level 24 182140
Level 23 179190
Level 22 176240
Level 21 173290
Level 20 170340
Level 19 167390
Level 18 164440
Level 17 161490
Level 16 158540
Level 15 155590
Level 14 152640
Level 13 149690
Level 12 146740
Level 11 143790
Level 10 140840
Level 9 137890
Level 8 134940
Level 7 131990
Level 6 129040
Level 5 124440
Level 4 118340
Level 3 114440
Level 2 111440
Level 1 106440 (Established Grade)
Basement 102440
181250 OVERALL BUILDING HEIGHT
163250 TOWER HEIGHT
18000 PODIUM HEIGHT
172850 BUILDING HEIGHT
PROPERTY LINE
PROPERTY LINE
10000 TOWER SETBACK
10000 TOWER SETBACK
11500
11500
3500 PODIUM SETBACK
6000 (5500 PODIUM SETBACK)
9700
8400
3700
3700
3750
3950
3500
3500
3500

APPENDIX VII: SHADOW STUDY (DIAMOND SCHMITT ARCHITECTS INC.)

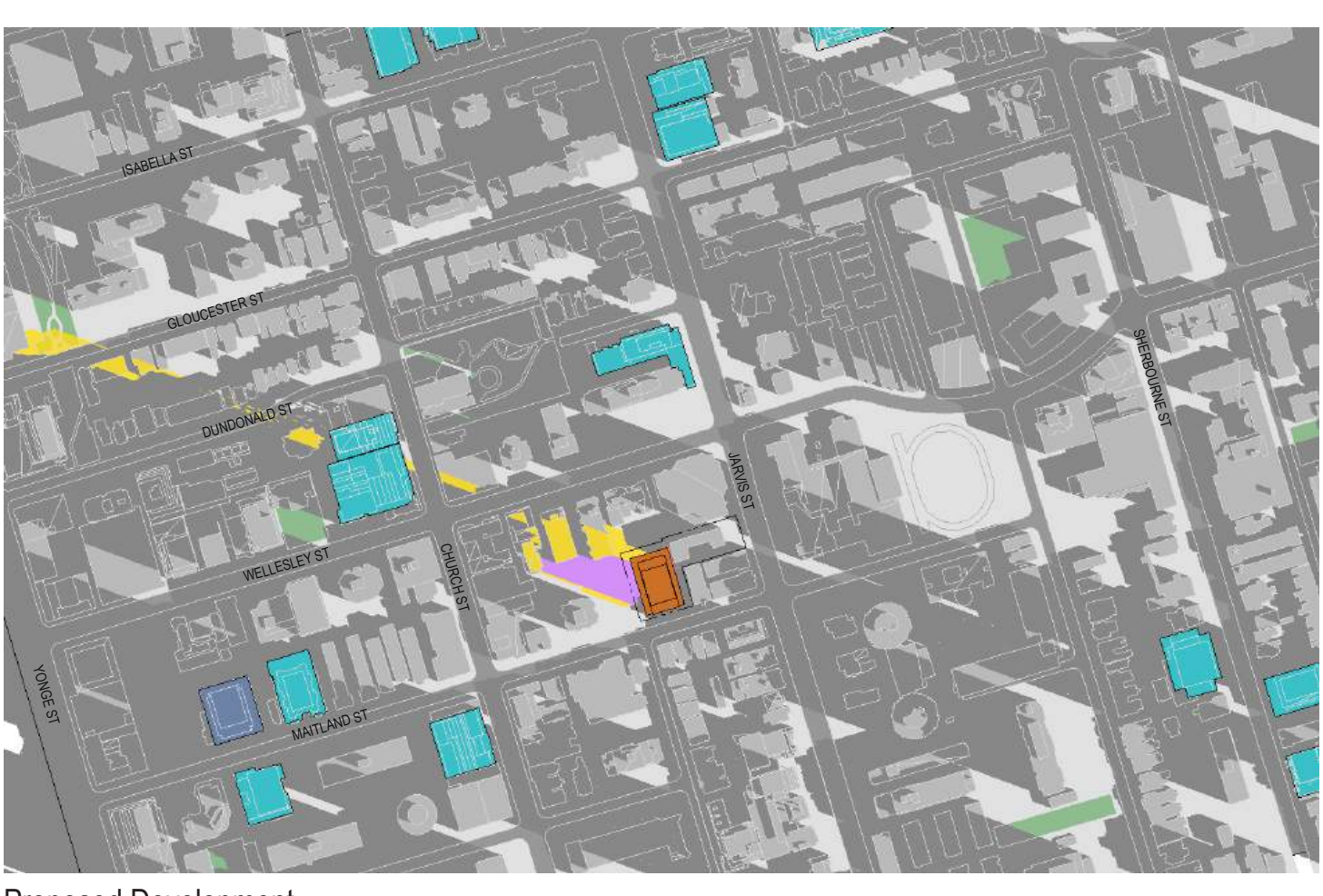
110 Maitland
Shadow Study

20 June 2025

diamond schmitt



Existing Condition



Proposed Development

- – – – Subject Site
- As-of-Right
- Proposed Development
- Net New Shadow From Proposed Development
- Approved Development
- Under Construction
- Parks
- Existing Buildings
- Existing Shadows
- Curbs

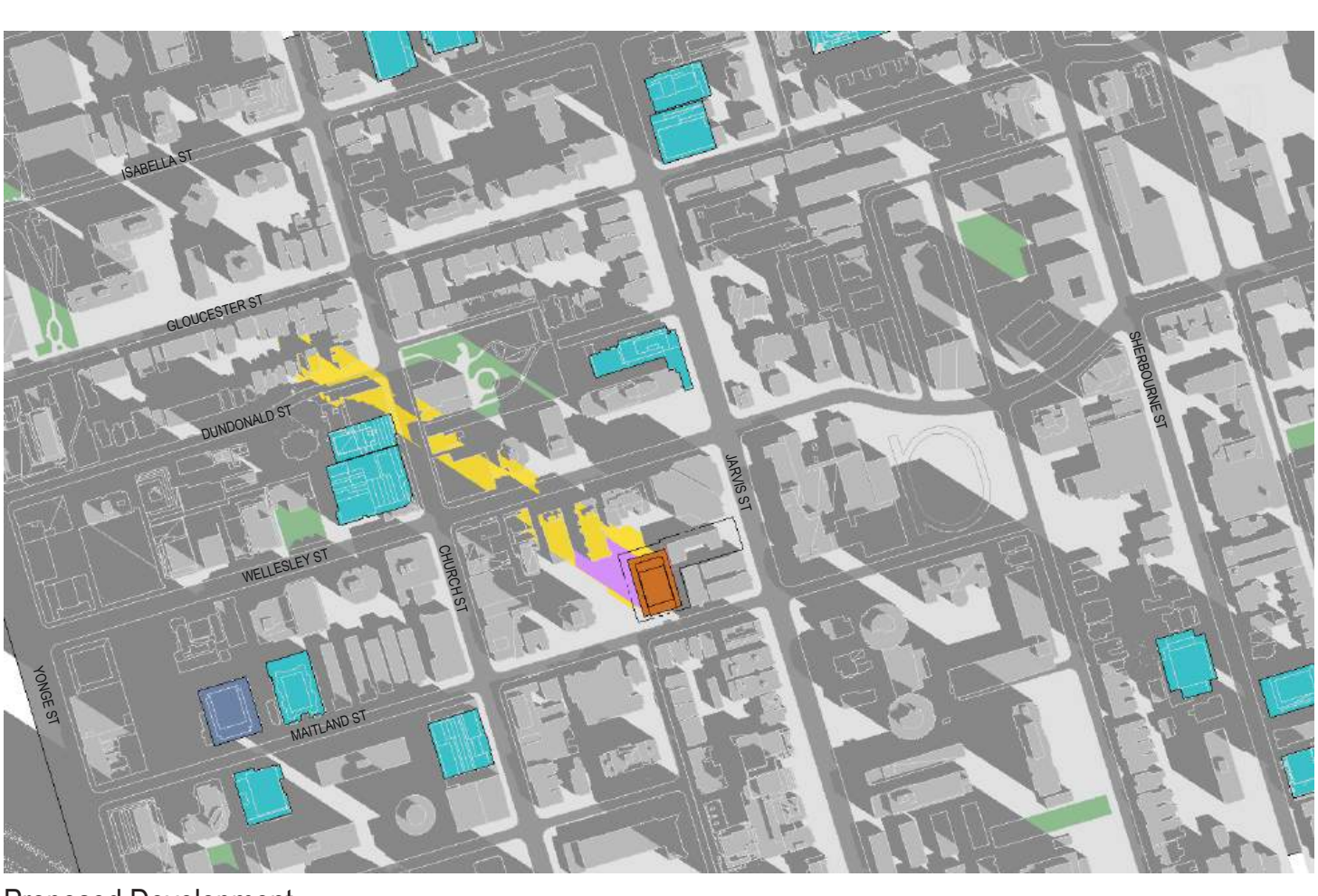
MARCH 21 / 9:18 AM

Scale: 1:5000

diamond schmitt



Existing Condition



Proposed Development

- - - Subject Site

As-of-Right

Proposed Development

Net New Shadow From Proposed Development

Approved Development

Under Construction

Parks

Existing Buildings

Existing Shadows

Curbs

MARCH 21 / 10:18 AM

Scale: 1:5000

diamond schmitt



Existing Condition



Proposed Development

- – – Subject Site
- As-of-Right
- Proposed Development
- Net New Shadow From Proposed Development
- Approved Development
- Under Construction
- Parks
- Existing Buildings
- Existing Shadows
- Curbs

MARCH 21 / 11:18 AM

Scale: 1:5000

diamond schmitt



Existing Condition



Proposed Development

- - - Subject Site

As-of-Right

Proposed Development

Net New Shadow From Proposed Development

Approved Development

Under Construction

Parks

Existing Buildings

Existing Shadows

Curbs

MARCH 21 / 12:18 PM

Scale: 1:5000

diamond schmitt



Existing Condition



Proposed Development

- Subject Site
- As-of-Right
- Proposed Development
- Net New Shadow From Proposed Development
- Approved Development
- Under Construction
- Parks
- Existing Buildings
- Existing Shadows
- Curbs

MARCH 21 / 1:18 PM

Scale: 1:5000

diamond schmitt



Existing Condition



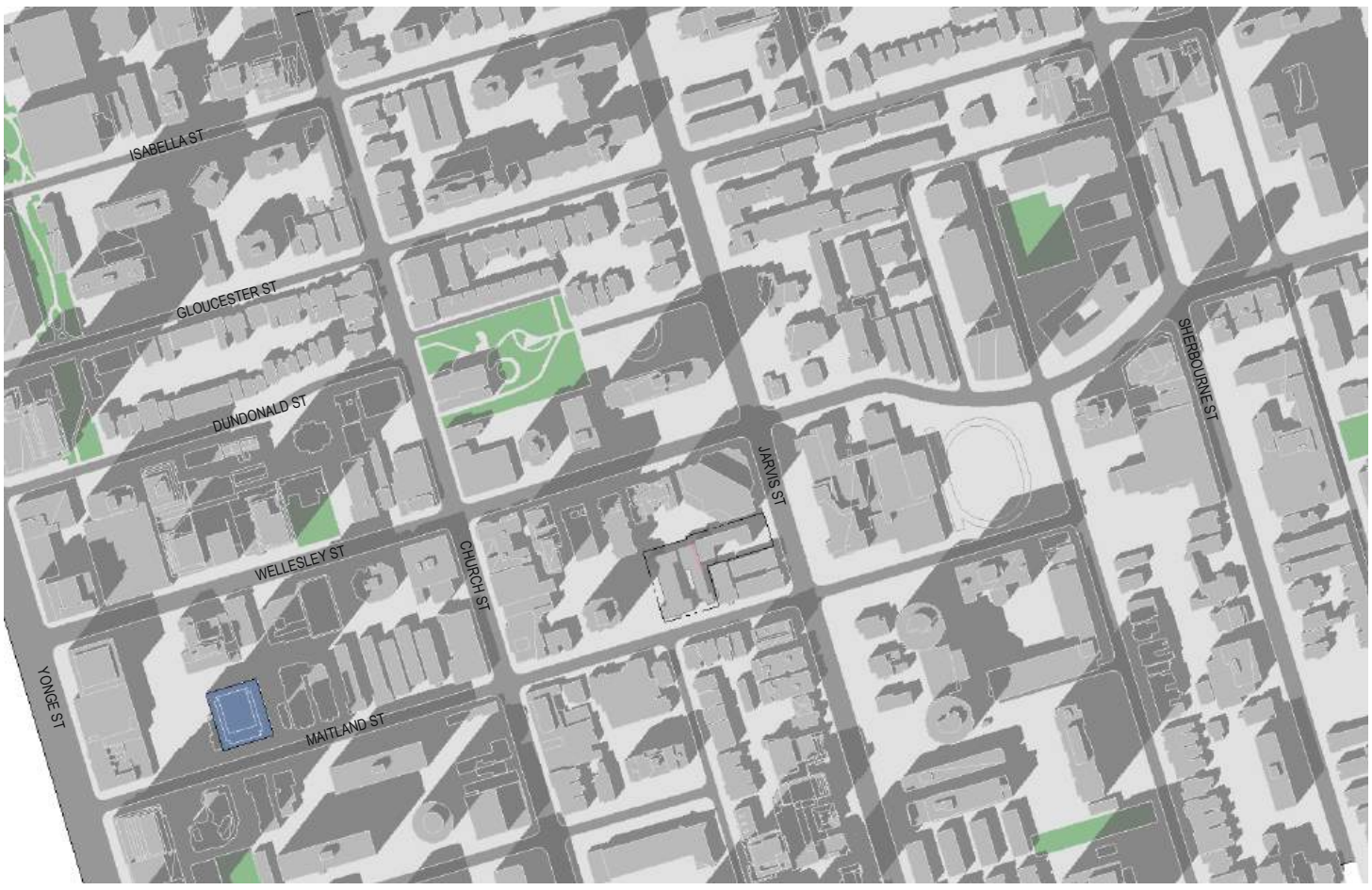
Proposed Development

- – – Subject Site
- As-of-Right
- Proposed Development
- Net New Shadow From Proposed Development
- Approved Development
- Under Construction
- Parks
- Existing Buildings
- Existing Shadows
- Curbs

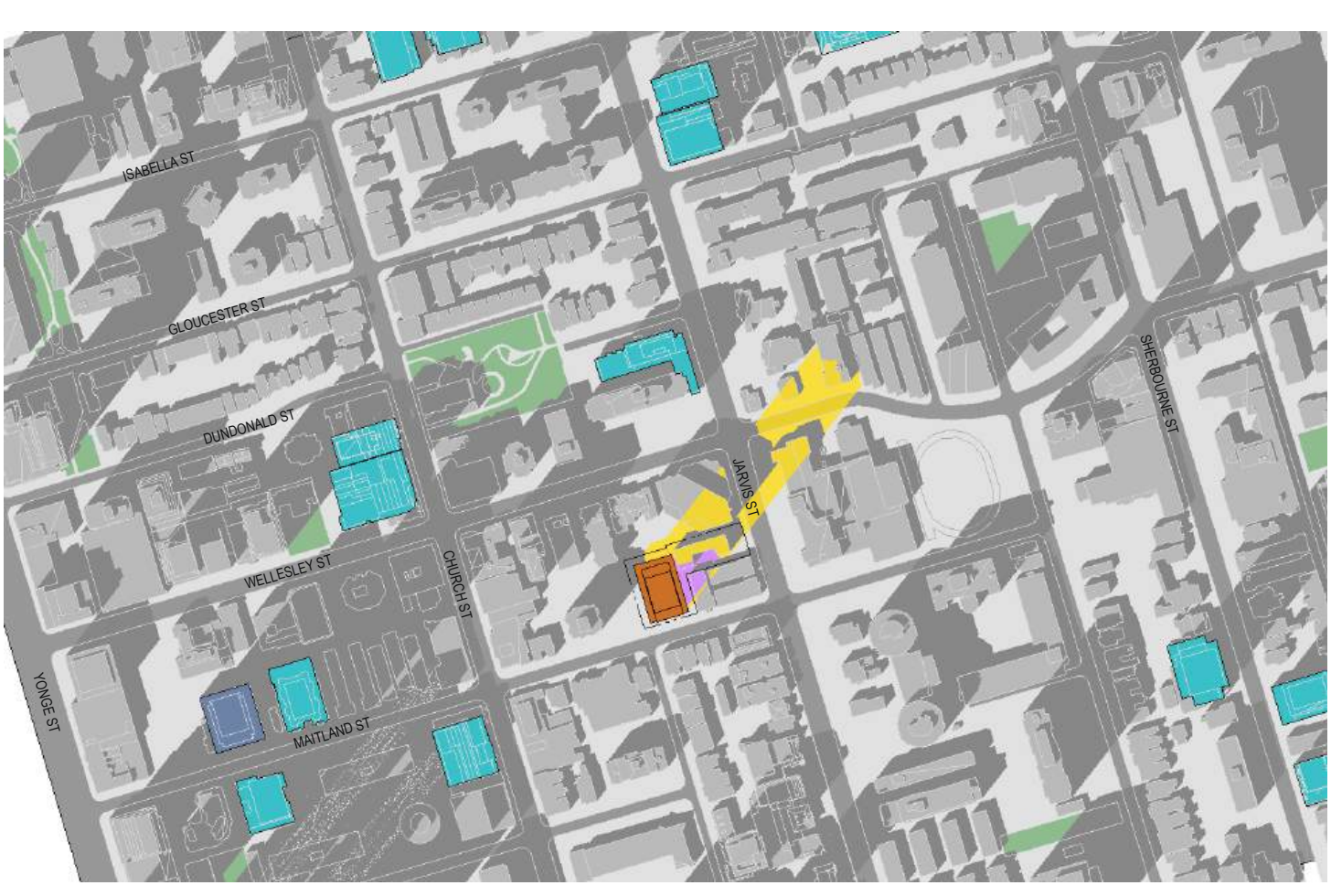
MARCH 21 / 2:18 PM

Scale: 1:5000

diamond schmitt



Existing Condition



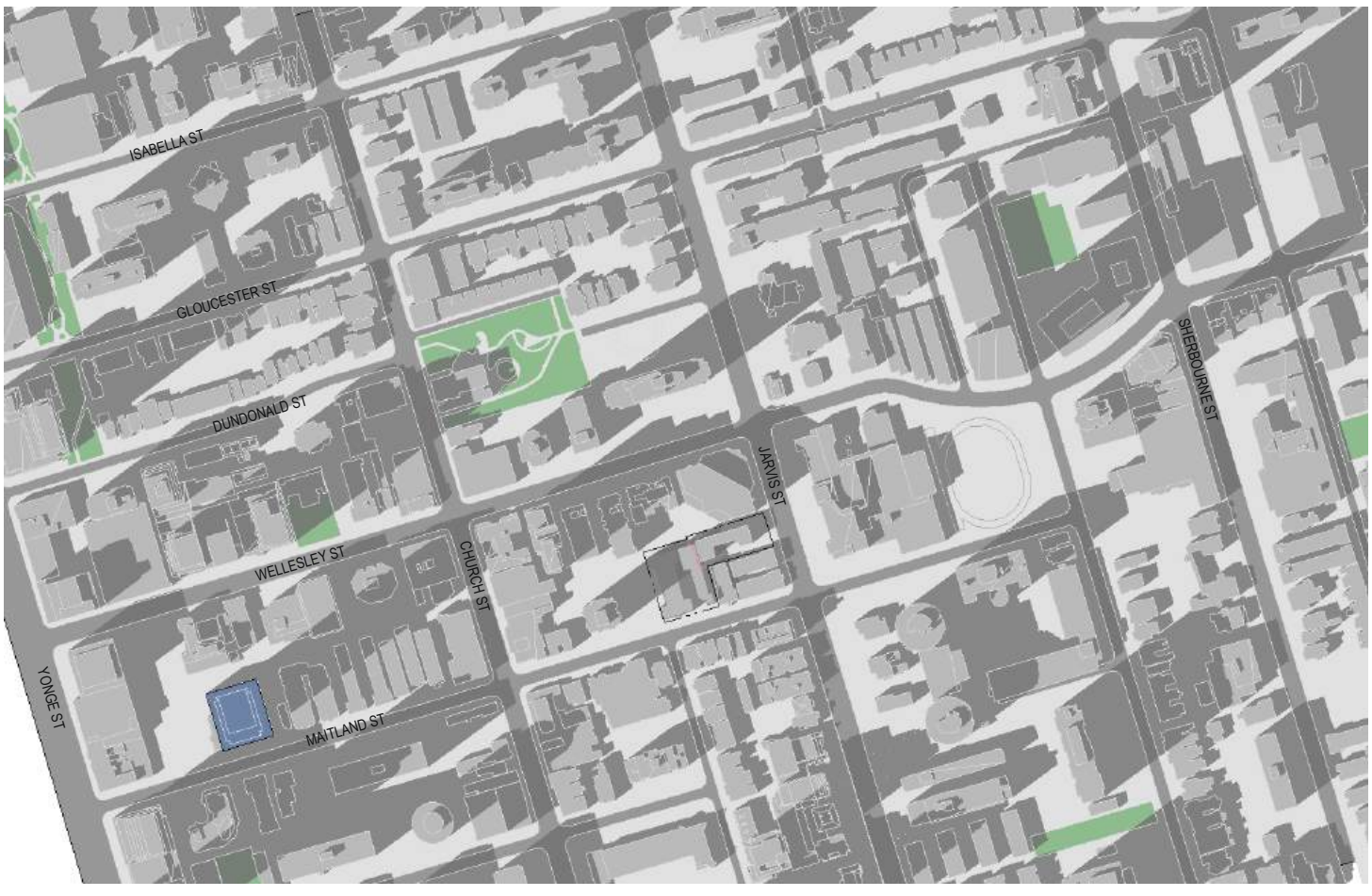
Proposed Development

- – – Subject Site
- As-of-Right
- Proposed Development
- Net New Shadow From Proposed Development
- Approved Development
- Under Construction
- Parks
- Existing Buildings
- Existing Shadows
- Curbs

MARCH 21 / 3:18 PM

Scale: 1:5000

diamond schmitt



Existing Condition



Proposed Development

- – – – Subject Site
- As-of-Right
- Proposed Development
- Net New Shadow From Proposed Development
- Approved Development
- Under Construction
- Parks
- Existing Buildings
- Existing Shadows
- Curbs

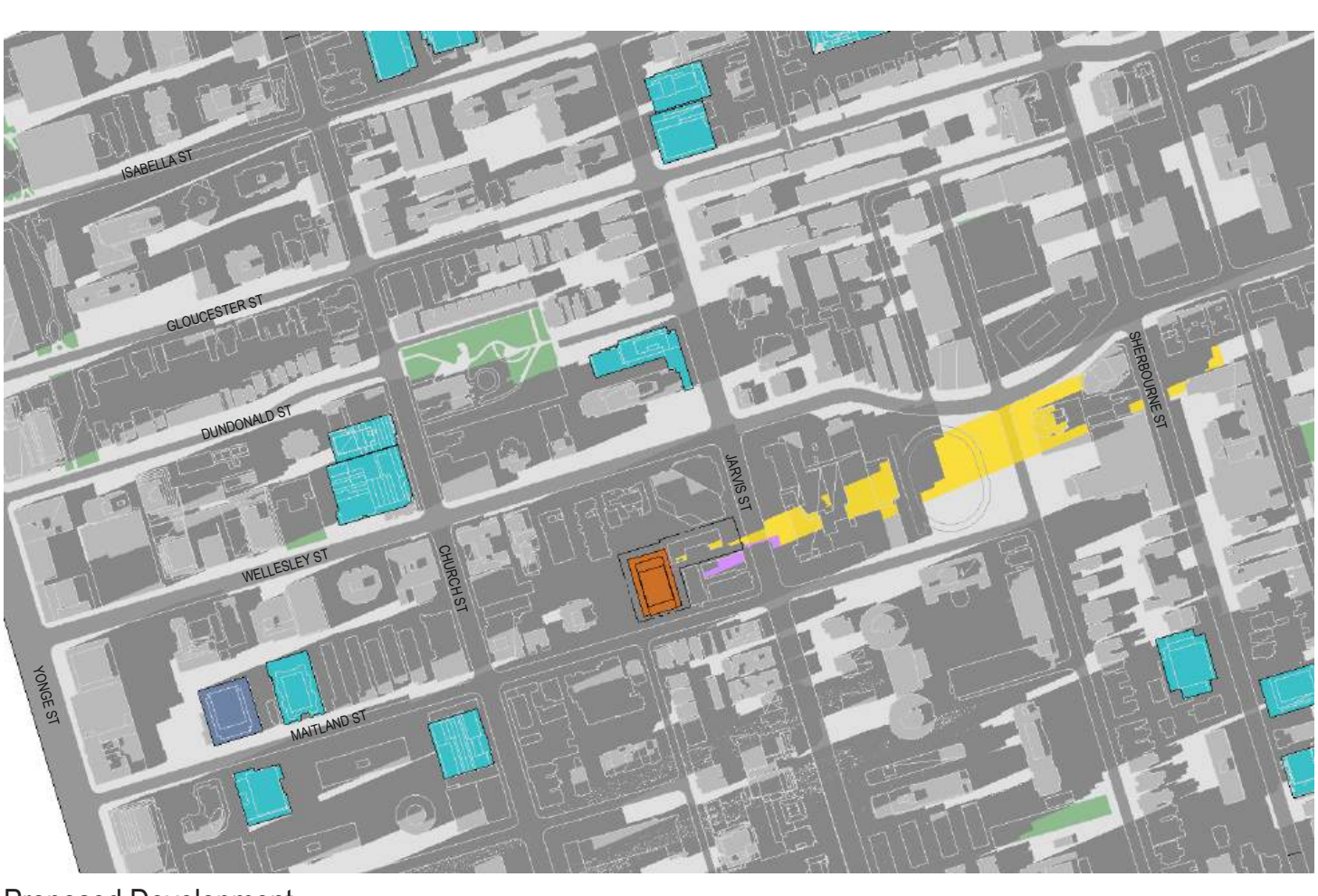
MARCH 21 / 4:18 PM

Scale: 1:5000

diamond schmitt



Existing Condition



Proposed Development

- - - Subject Site

As-of-Right

Proposed Development

Net New Shadow From Proposed Development

Approved Development

Under Construction

Parks

Existing Buildings

Existing Shadows

Curbs

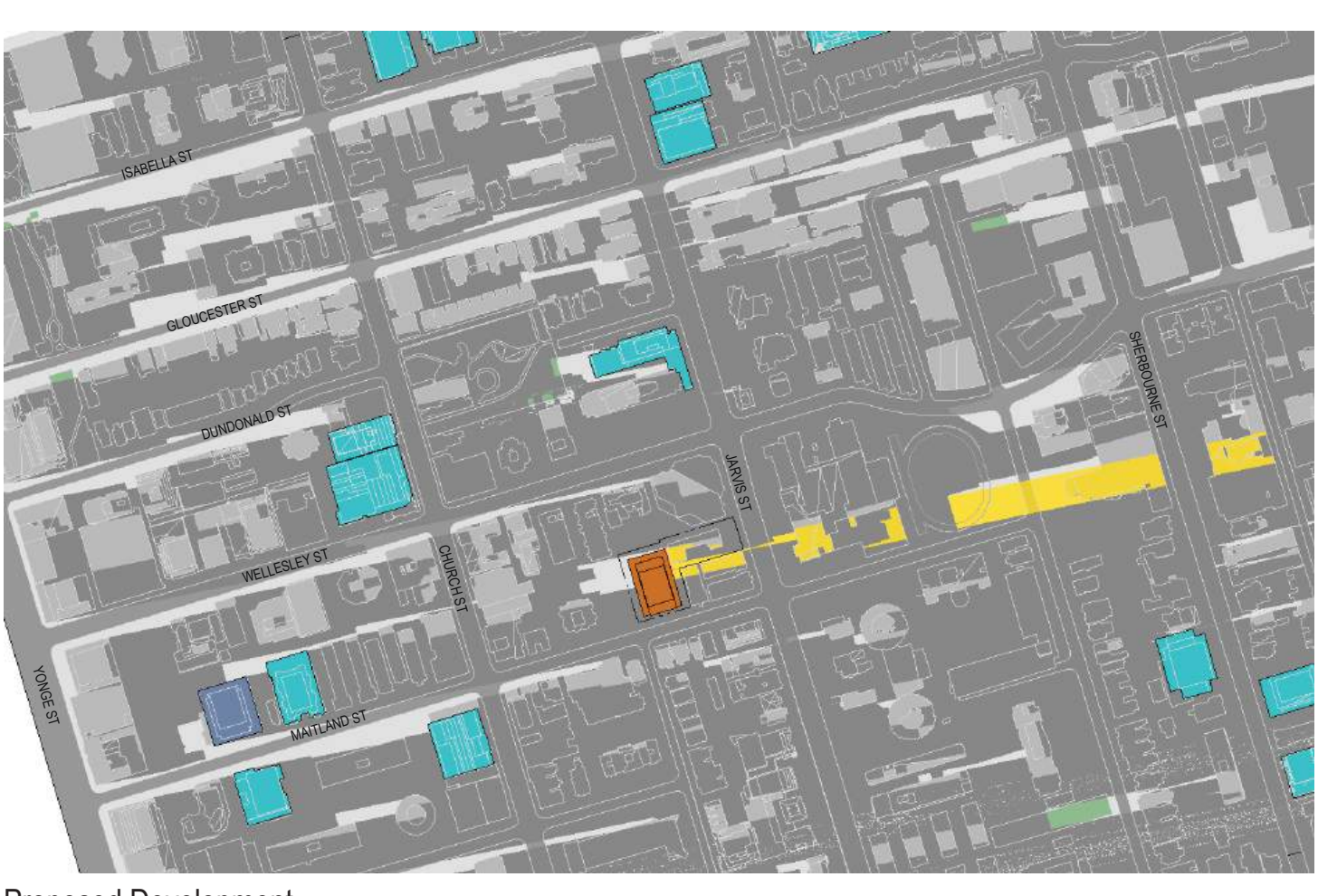
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diamond schmitt



Existing Condition



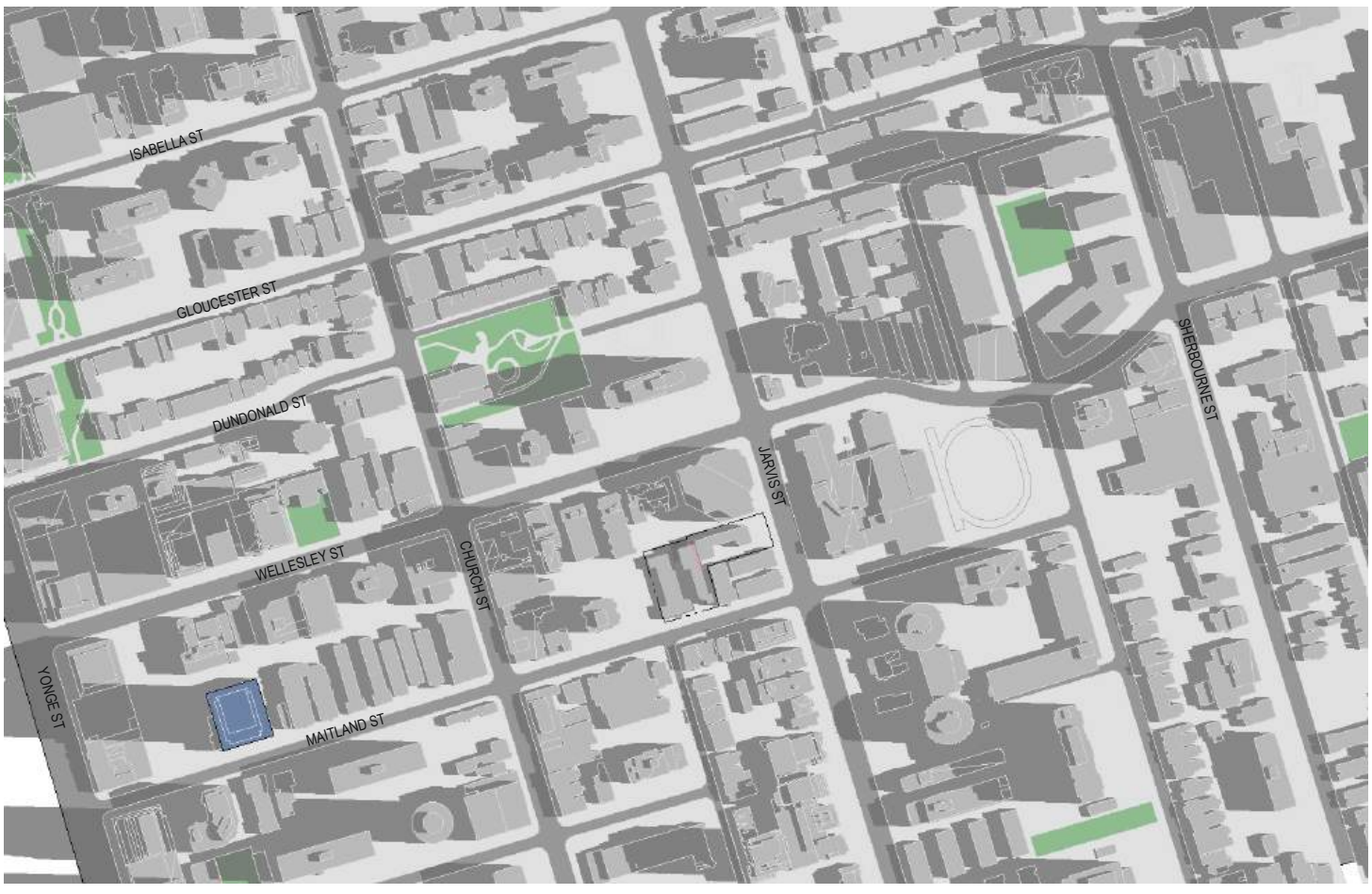
Proposed Development

- – – – Subject Site
- As-of-Right
- Proposed Development
- Net New Shadow From Proposed Development
- Approved Development
- Under Construction
- Parks
- Existing Buildings
- Existing Shadows
- Curbs

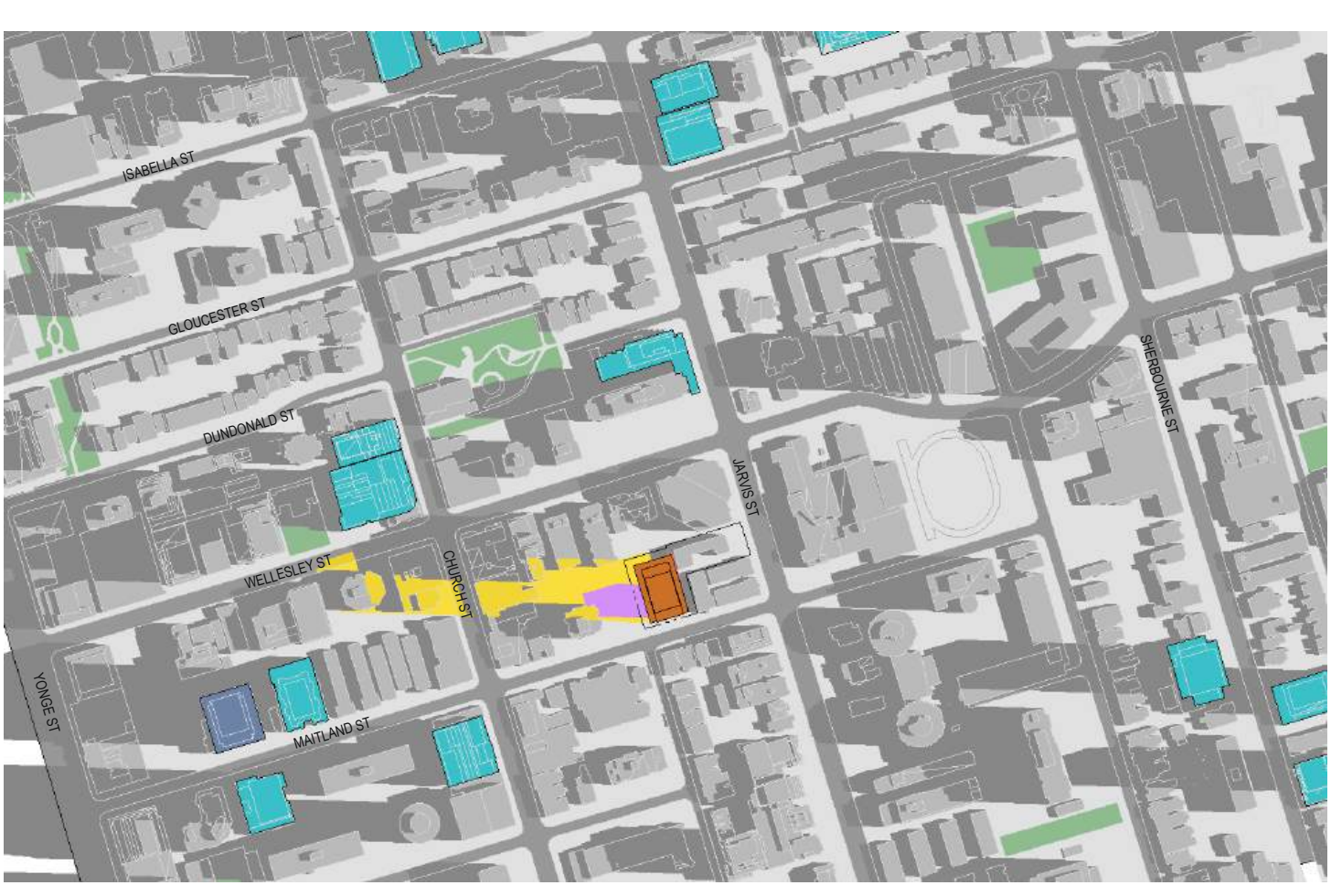
MARCH 21 / 6:18 PM

Scale: 1:5000

diamond schmitt



Existing Condition



Proposed Development

- - - Subject Site

As-of-Right

Proposed Development

Net New Shadow From Proposed Development

Approved Development

Under Construction

Parks

Existing Buildings

Existing Shadows

Curbs

JUNE 21 / 9:18 AM

Scale: 1:5000

diamond schmitt



Existing Condition



Proposed Development

- - - Subject Site

As-of-Right

Proposed Development

Net New Shadow From Proposed Development

Approved Development

Under Construction

Parks

Existing Buildings

Existing Shadows

Curbs

JUNE 21 / 10:18 AM

Scale: 1:5000

diamond schmitt



Existing Condition



Proposed Development

- - - Subject Site

As-of-Right

Proposed Development

Net New Shadow From Proposed Development

Approved Development

Under Construction

Parks

Existing Buildings

Existing Shadows

Curbs

JUNE 21 / 11:18 AM

Scale: 1:5000

diamond schmitt



Existing Condition

Proposed Development

- - - Subject Site

As-of-Right

Proposed Development

Net New Shadow From Proposed Development

Approved Development

Under Construction

Parks

Existing Buildings

Existing Shadows

Curbs

JUNE 21 / 12:18 PM

Scale: 1:5000

diamond schmitt



Existing Condition

Proposed Development

- – – Subject Site
- As-of-Right
- Proposed Development
- Net New Shadow From Proposed Development
- Approved Development
- Under Construction
- Parks
- Existing Buildings
- Existing Shadows
- Curbs

JUNE 21 / 1:18 PM

Scale: 1:5000

diamond schmitt



Existing Condition



Proposed Development

- - - Subject Site

As-of-Right

Proposed Development

Net New Shadow From Proposed Development

Approved Development

Under Construction

Parks

Existing Buildings

Existing Shadows

Curbs

JUNE 21 / 2:18 PM

Scale: 1:5000

diamond schmitt



Existing Condition



Proposed Development

- – – Subject Site
- As-of-Right
- Proposed Development
- Net New Shadow From Proposed Development
- Approved Development
- Under Construction
- Parks
- Existing Buildings
- Existing Shadows
- Curbs

JUNE 21 / 3:18 PM

Scale: 1:5000

diamond schmitt



Existing Condition



Proposed Development

- – – Subject Site
- As-of-Right
- Proposed Development
- Net New Shadow From Proposed Development
- Approved Development
- Under Construction
- Parks
- Existing Buildings
- Existing Shadows
- Curbs

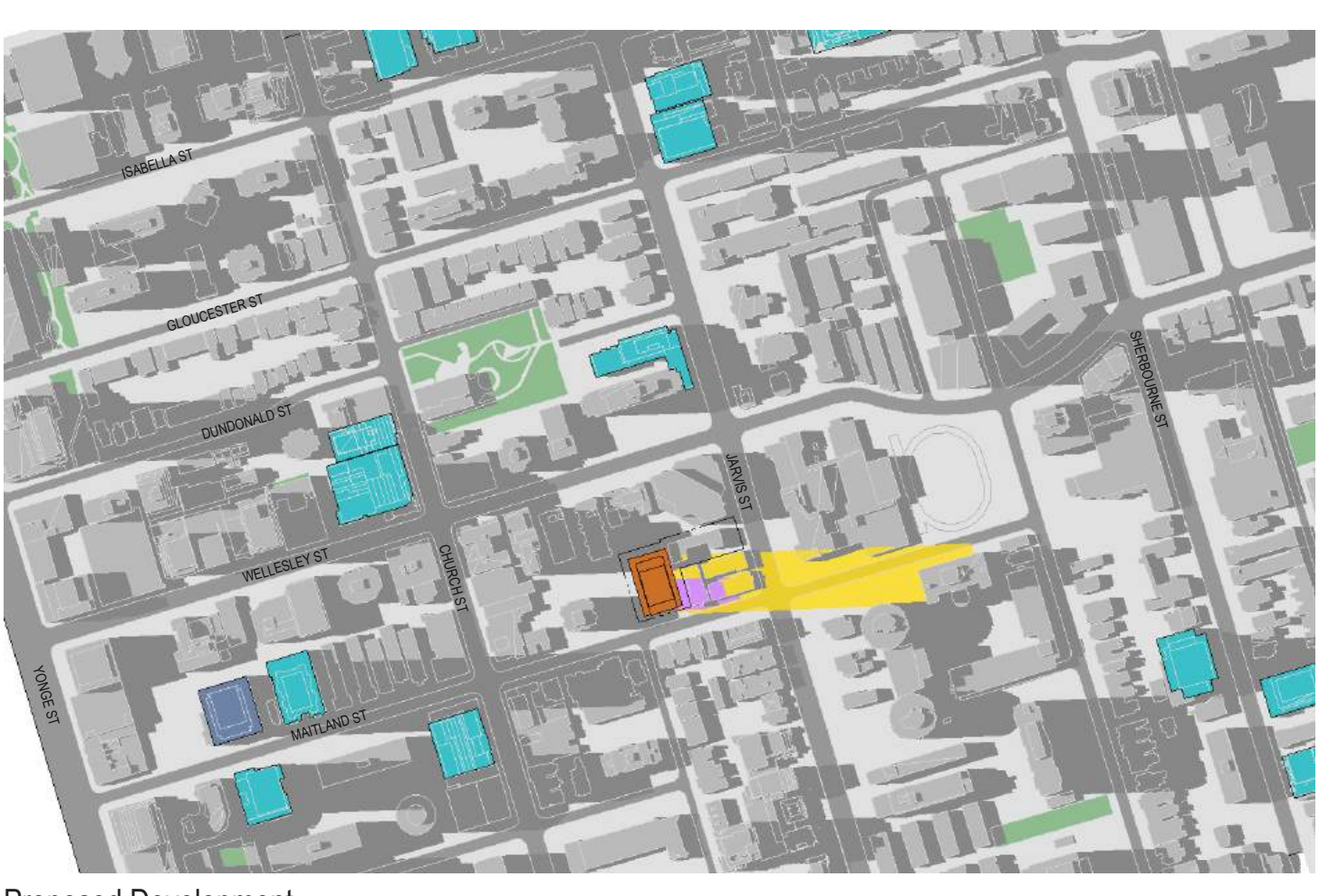
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Scale: 1:5000

diamond schmitt



Existing Condition



Proposed Development

- - - Subject Site

As-of-Right

Proposed Development

Net New Shadow From Proposed Development

Approved Development

Under Construction

Parks

Existing Buildings

Existing Shadows

Curbs

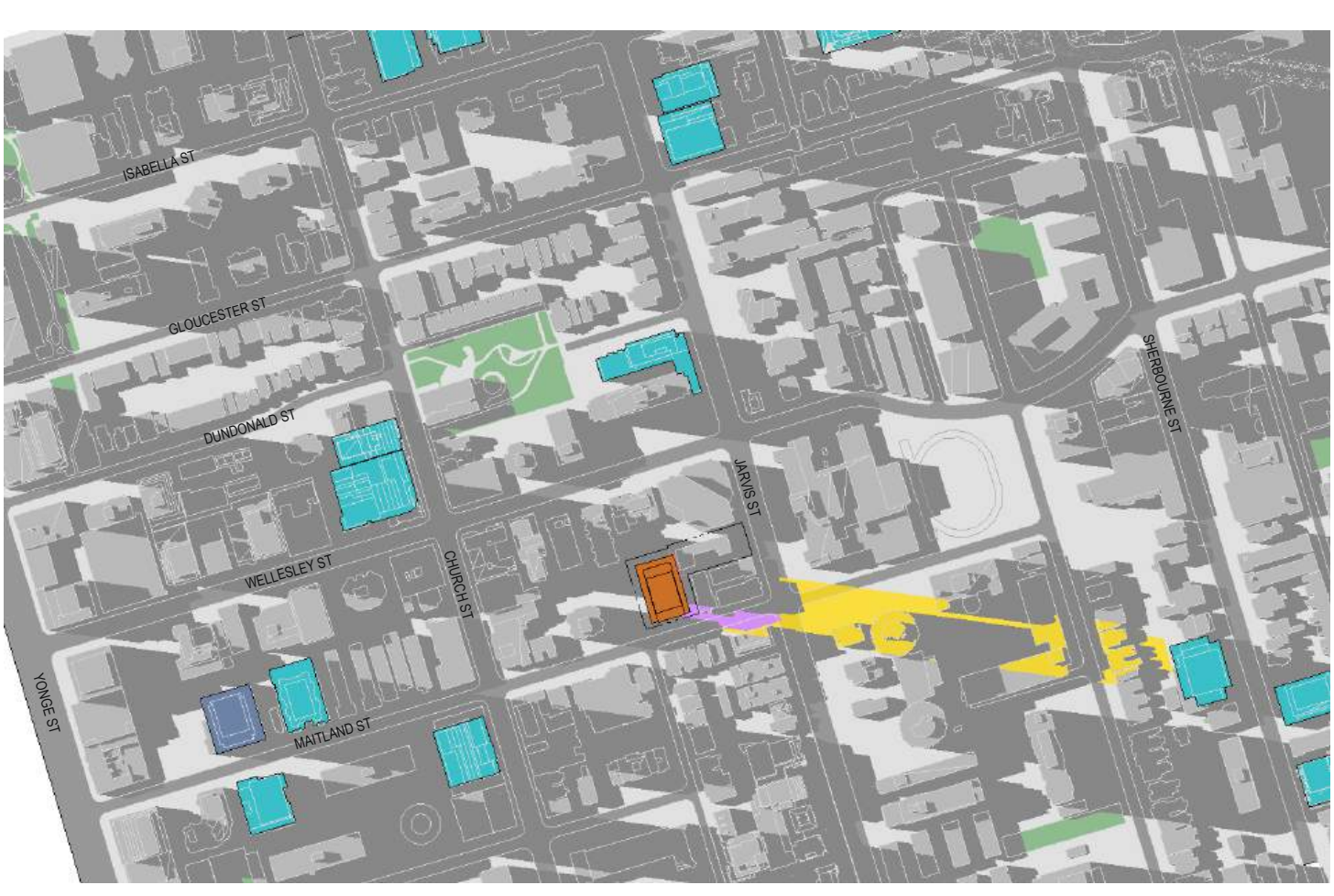
JUNE 21 / 5:18 PM

Scale: 1:5000

diamond schmitt



Existing Condition



Proposed Development

- - - Subject Site

As-of-Right

Proposed Development

Net New Shadow From Proposed Development

Approved Development

Under Construction

Parks

Existing Buildings

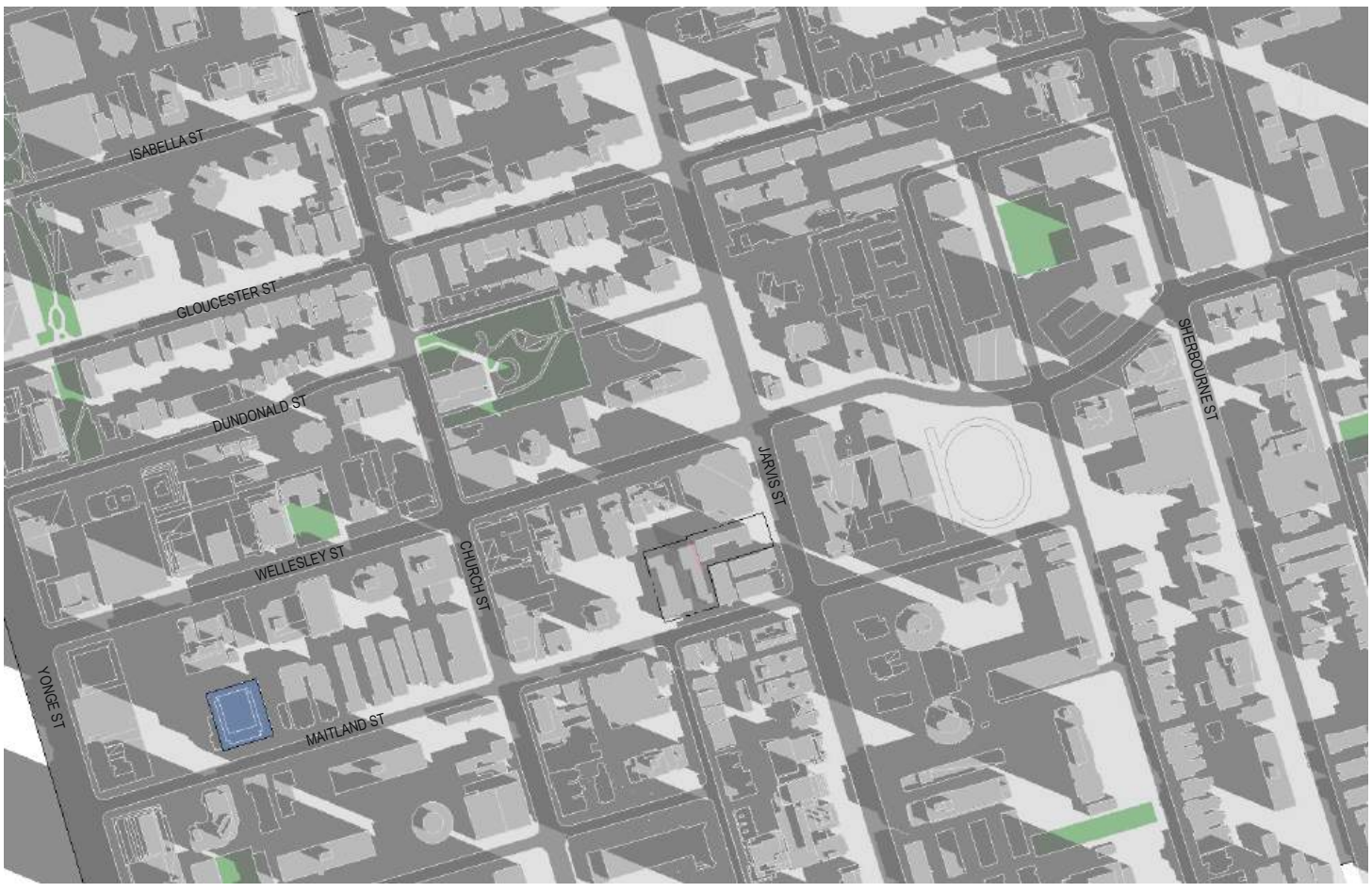
Existing Shadows

Curbs

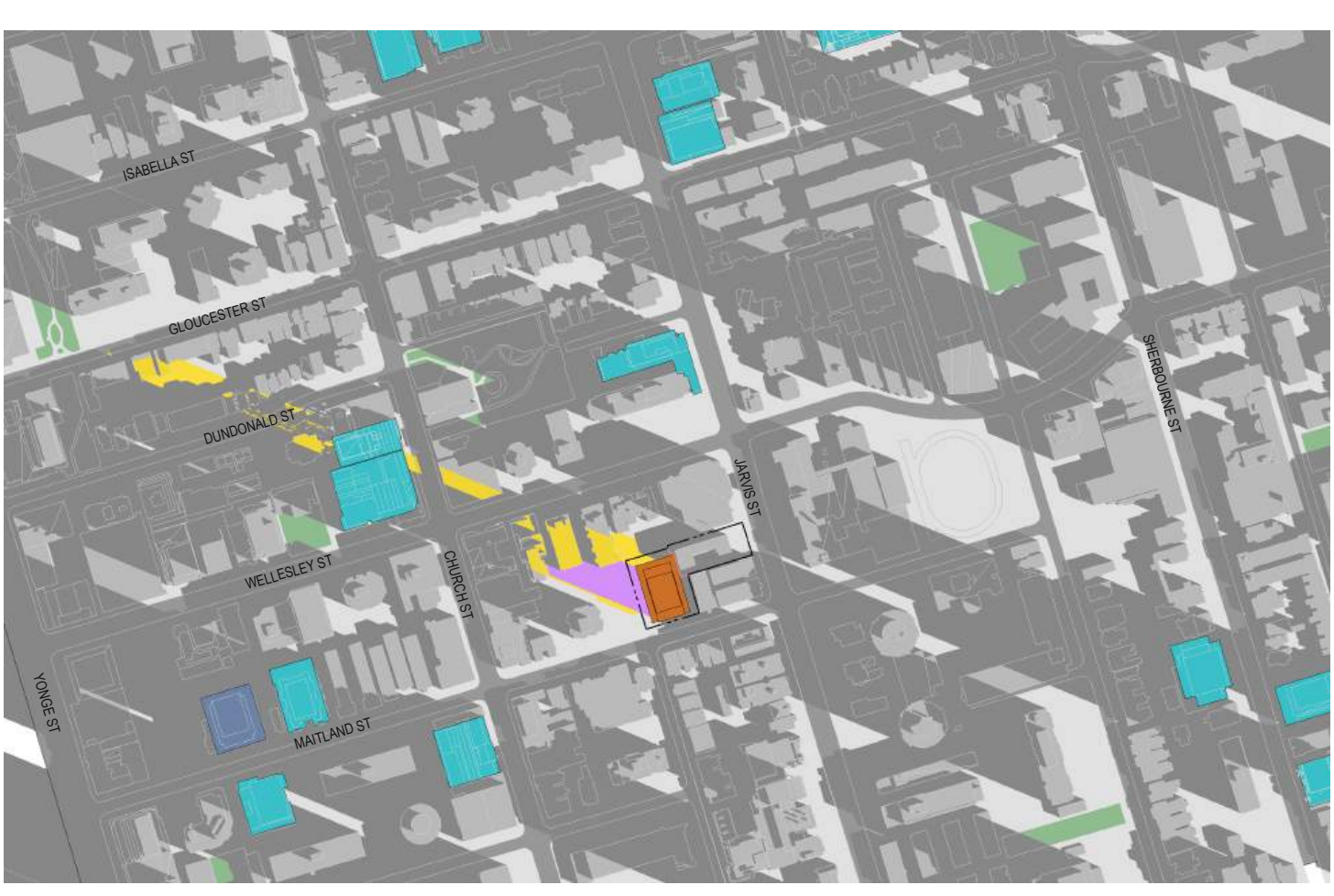
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diamond schmitt



Existing Condition



Proposed Development

- – – Subject Site
- As-of-Right
- Proposed Development
- Net New Shadow From Proposed Development
- Approved Development
- Under Construction
- Parks
- Existing Buildings
- Existing Shadows
- Curbs

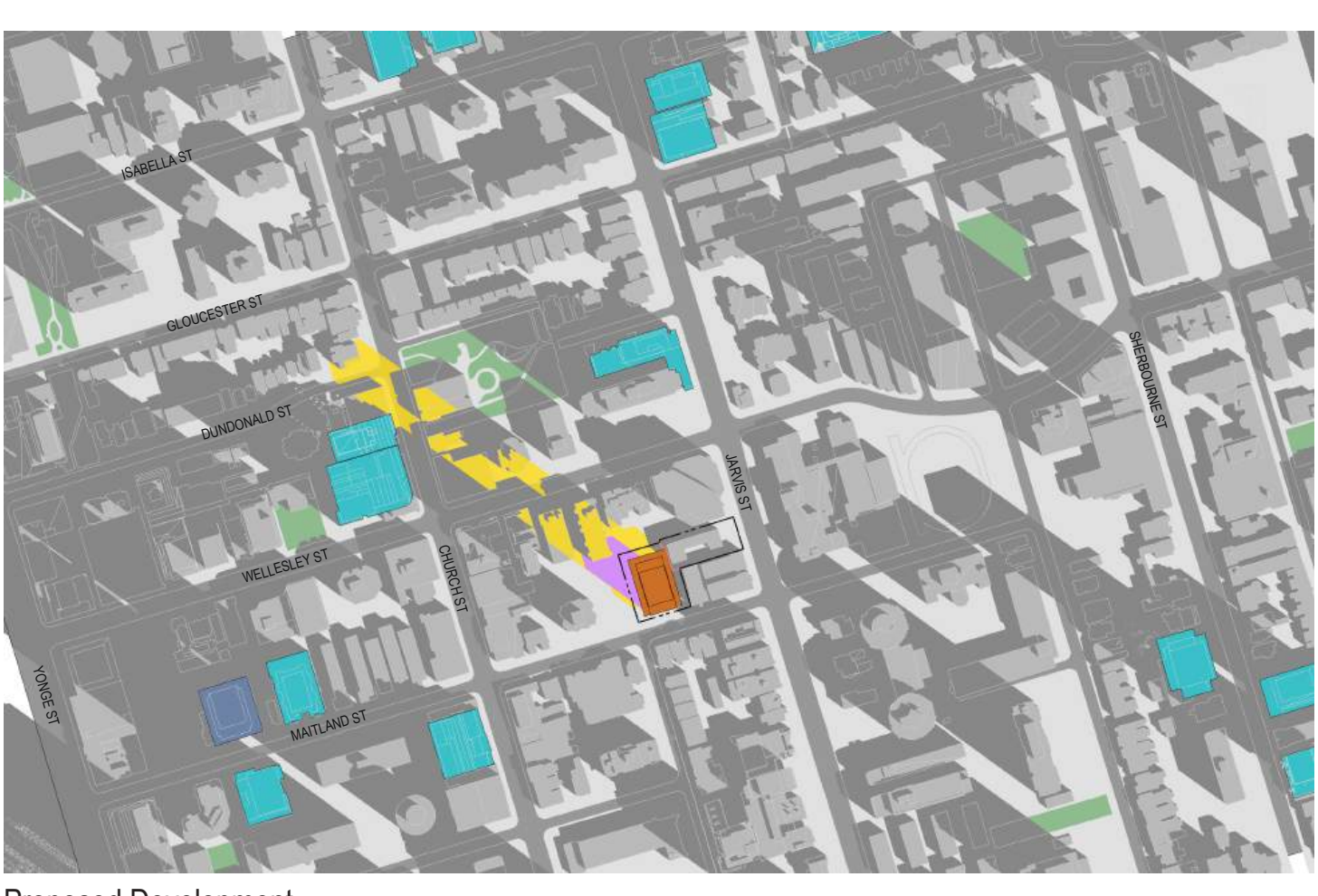
SEPTEMBER 21 / 9:18 AM

Scale: 1:5000

diamond schmitt



Existing Condition



Proposed Development

- - - Subject Site

As-of-Right

Proposed Development

Net New Shadow From Proposed Development

Approved Development

Under Construction

Parks

Existing Buildings

Existing Shadows

Curbs

SEPTEMBER 21 / 10:18 AM

Scale: 1:5000

diamond schmitt



Existing Condition



Proposed Development

- - - Subject Site

As-of-Right

Proposed Development

Net New Shadow From Proposed Development

Approved Development

Under Construction

Parks

Existing Buildings

Existing Shadows

Curbs

SEPTEMBER 21 / 11:18 AM

Scale: 1:5000

diamond schmitt



Existing Condition



Proposed Development

- - - Subject Site

As-of-Right

Proposed Development

Net New Shadow From Proposed Development

Approved Development

Under Construction

Parks

Existing Buildings

Existing Shadows

Curbs

SEPTEMBER 21 / 12:18 PM

Scale: 1:5000

diamond schmitt



Existing Condition

Proposed Development

- – – Subject Site
- As-of-Right
- Proposed Development
- Net New Shadow From Proposed Development
- Approved Development
- Under Construction
- Parks
- Existing Buildings
- Existing Shadows
- Curbs

SEPTEMBER 21 / 1:18 PM

Scale: 1:5000

diamond
schmitt



Existing Condition



Proposed Development

- - - Subject Site

As-of-Right

Proposed Development

Net New Shadow From Proposed Development

Approved Development

Under Construction

Parks

Existing Buildings

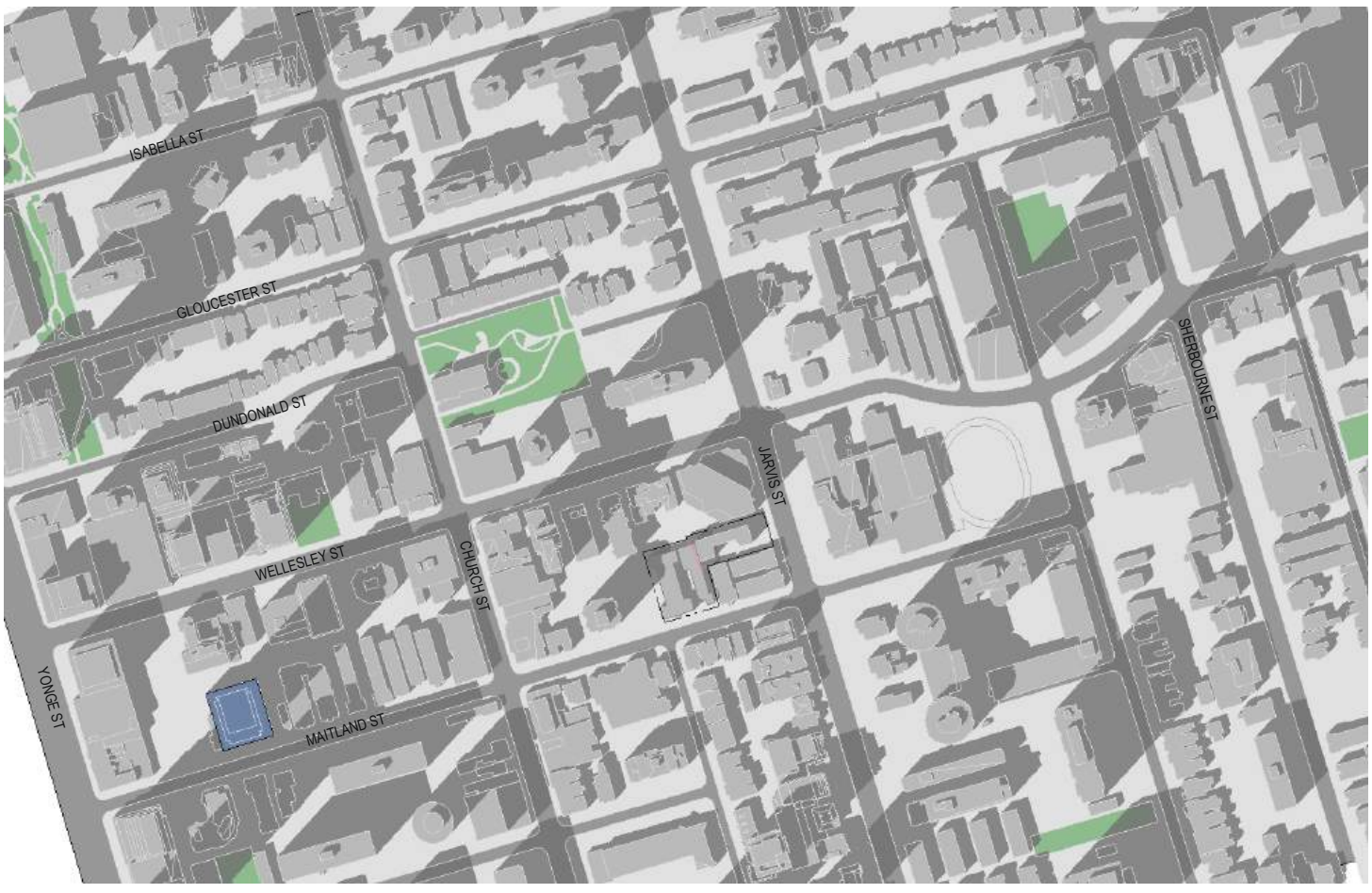
Existing Shadows

Curbs

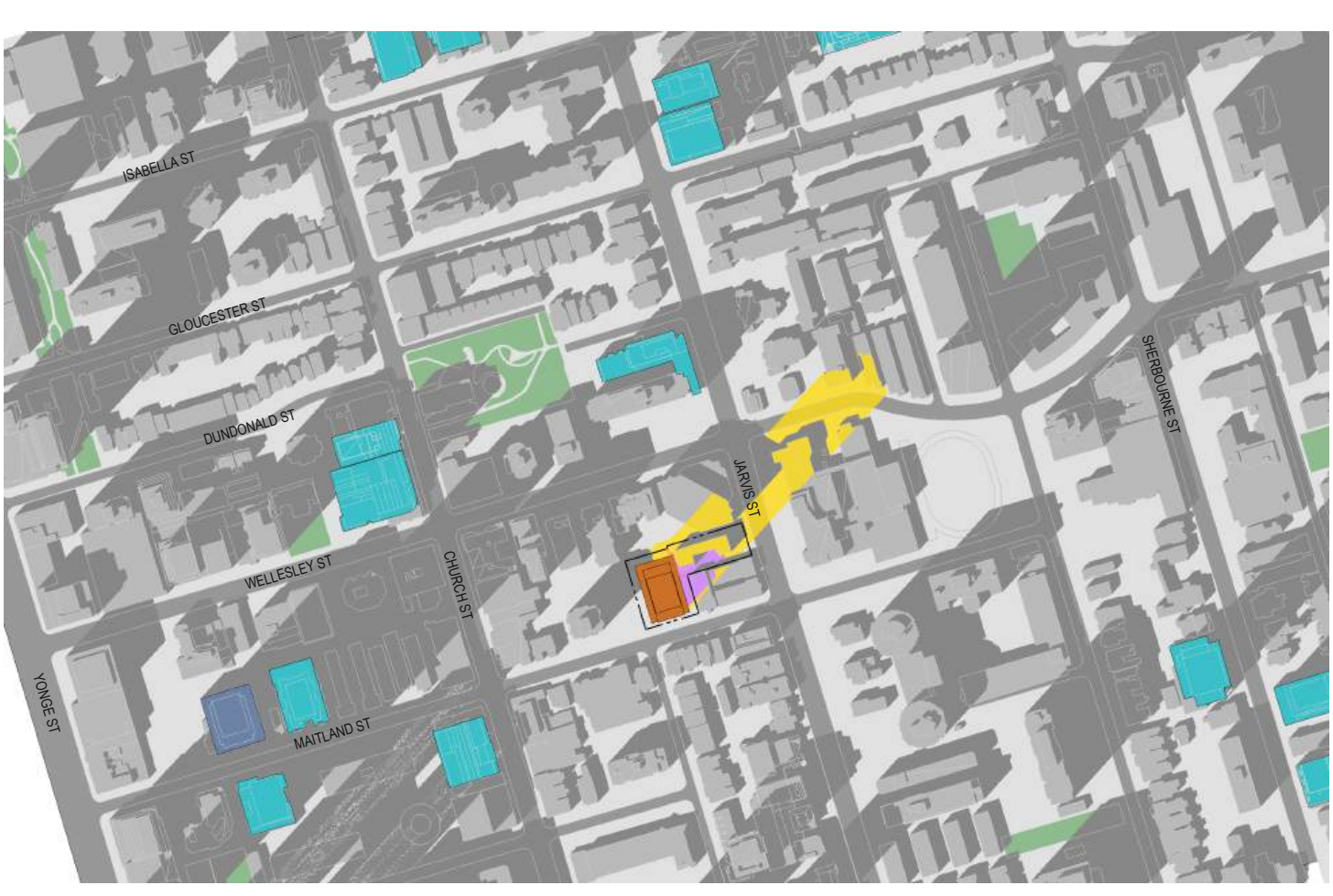
SEPTEMBER 21 / 2:18 PM

Scale: 1:5000

diamond schmitt



Existing Condition



Proposed Development

- – – Subject Site
- As-of-Right
- Proposed Development
- Net New Shadow From Proposed Development
- Approved Development
- Under Construction
- Parks
- Existing Buildings
- Existing Shadows
- Curbs

SEPTEMBER 21 / 3:18 PM

Scale: 1:5000

diamond schmitt



Existing Condition



Proposed Development

- – – Subject Site
- As-of-Right
- Proposed Development
- Net New Shadow From Proposed Development
- Approved Development
- Under Construction
- Parks
- Existing Buildings
- Existing Shadows
- Curbs

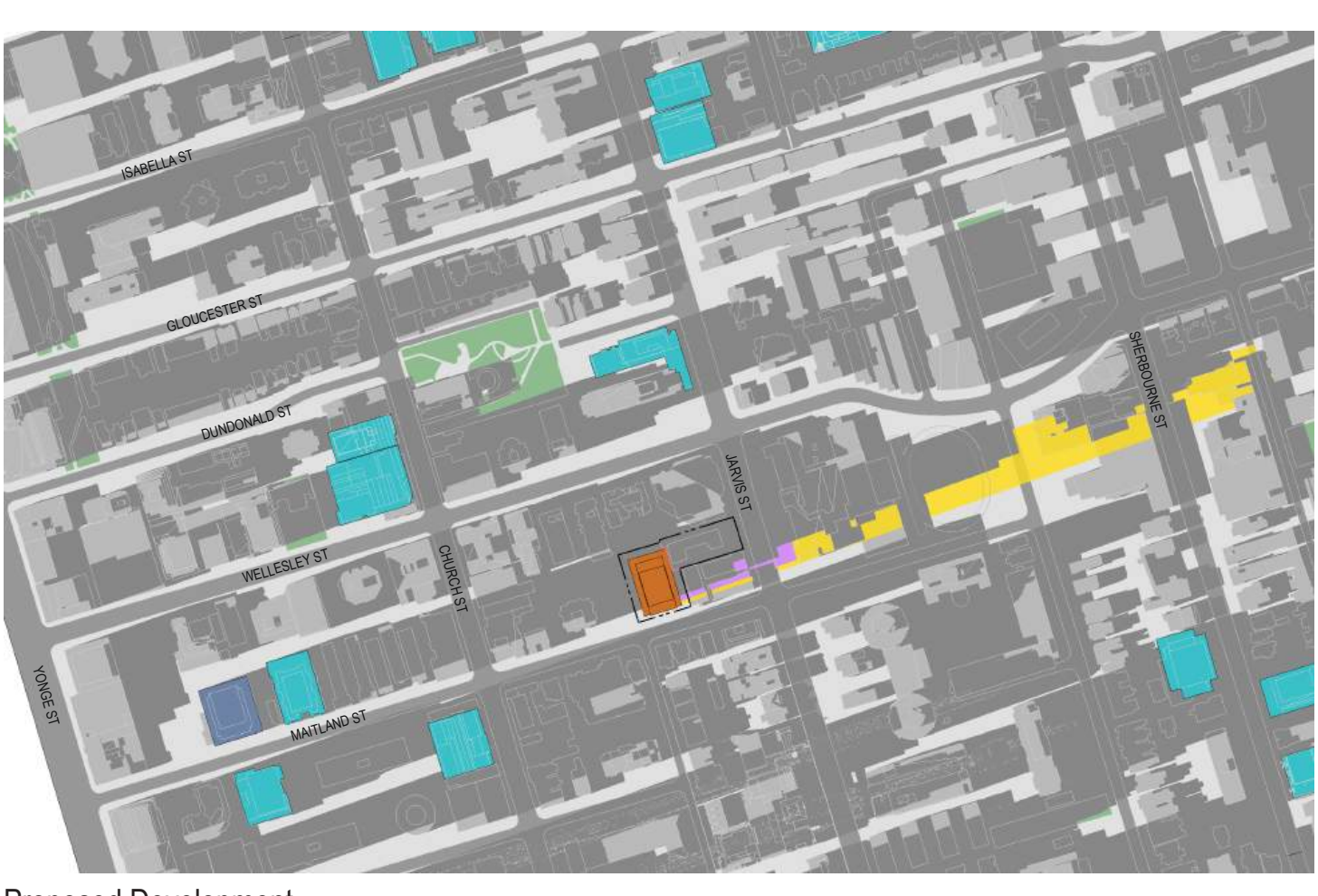
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diamond schmitt



Existing Condition



Proposed Development

- - - Subject Site

As-of-Right

Proposed Development

Net New Shadow From Proposed Development

Approved Development

Under Construction

Parks

Existing Buildings

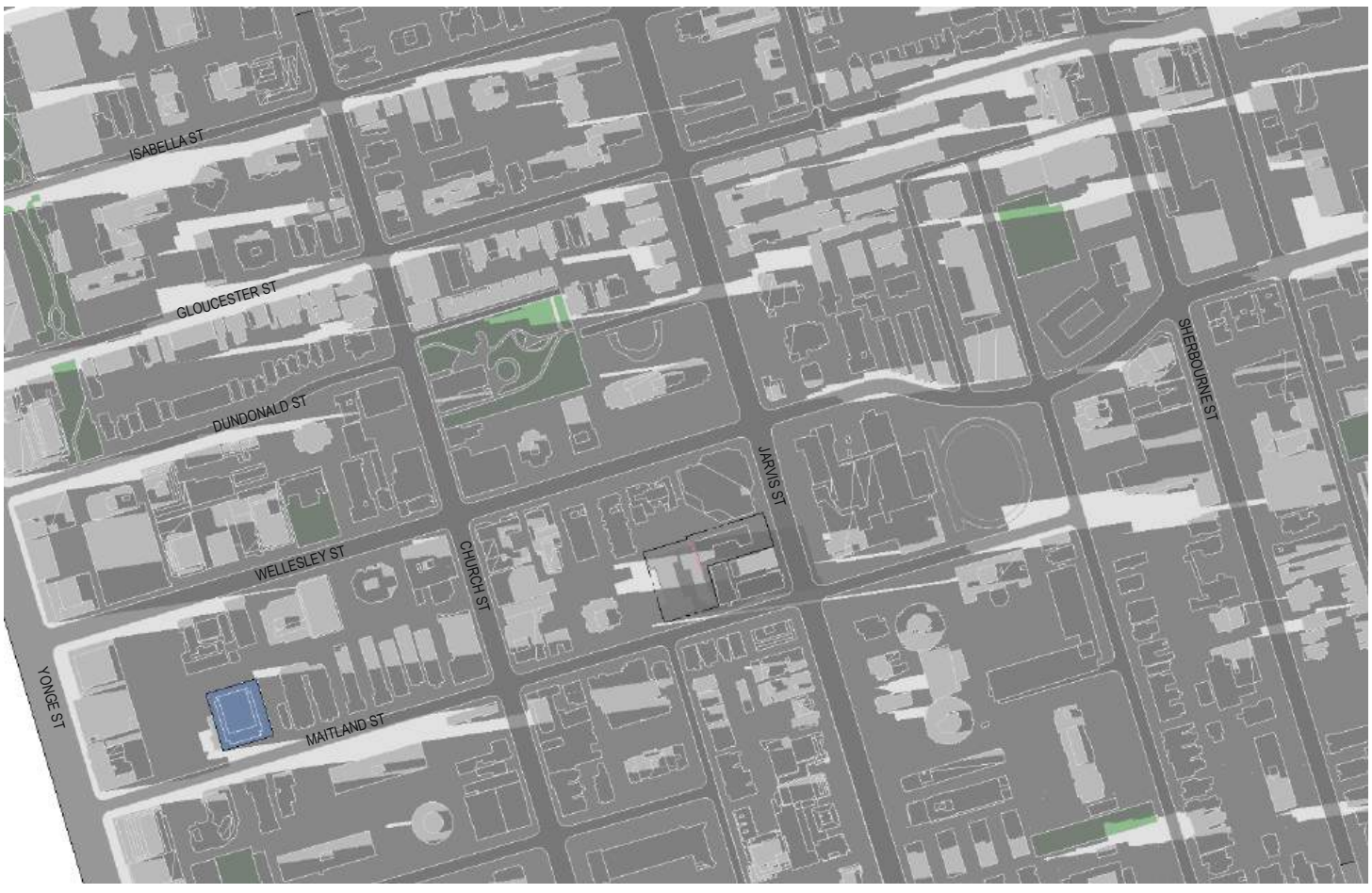
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Curbs

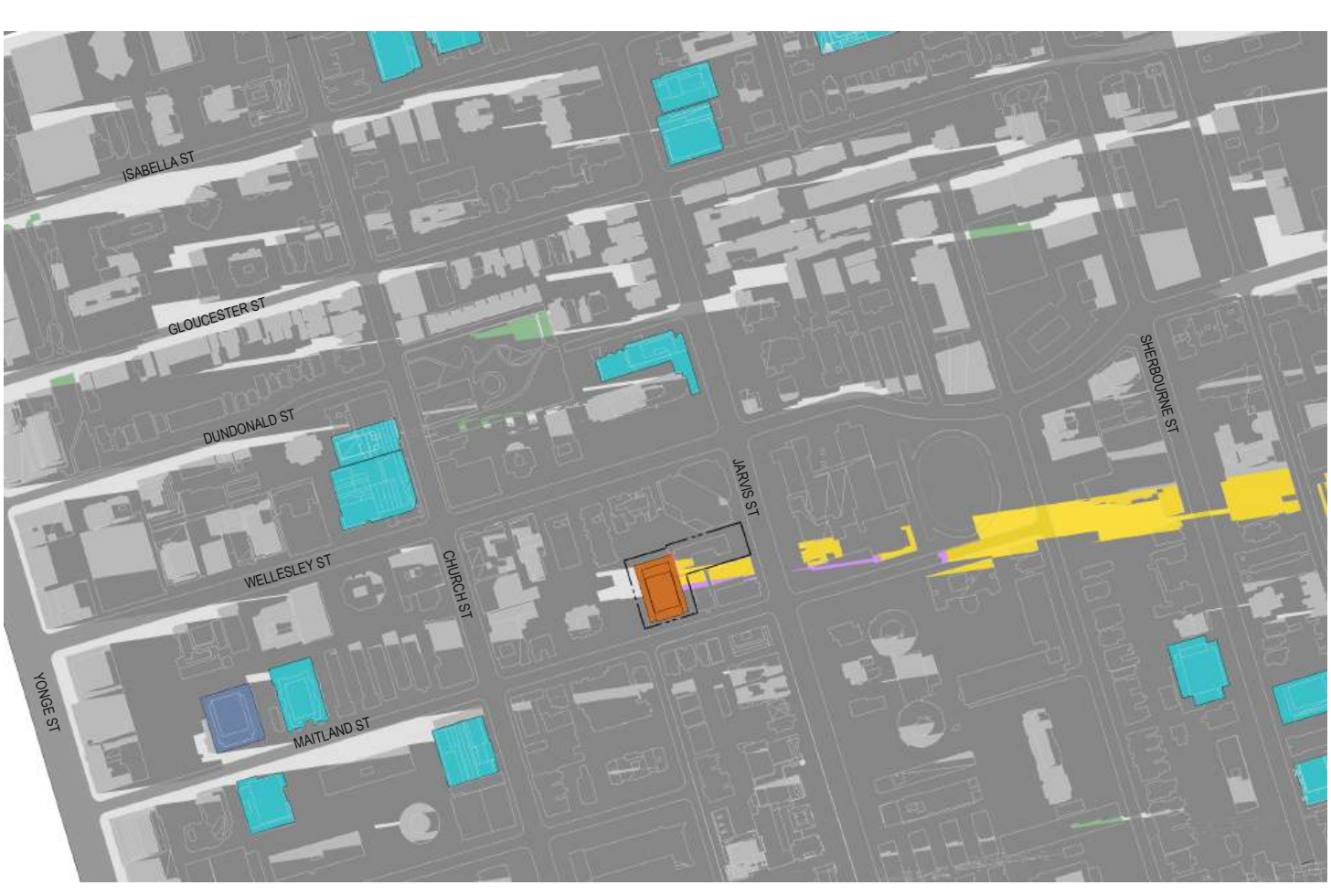
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diamond schmitt



Existing Condition



Proposed Development

- - - Subject Site

As-of-Right

Proposed Development

Net New Shadow From Proposed Development

Approved Development

Under Construction

Parks

Existing Buildings

Existing Shadows

Curbs

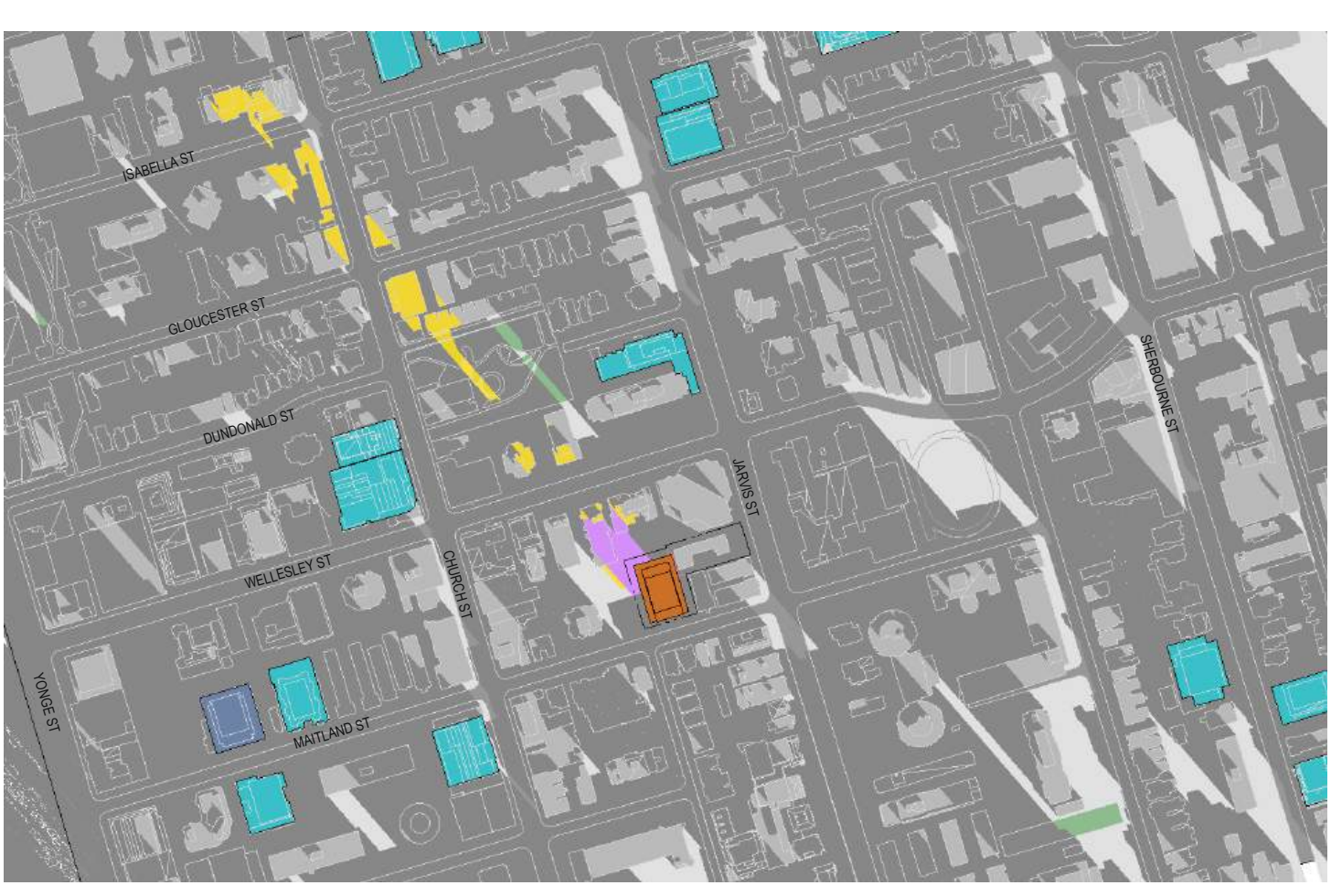
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diamond schmitt



Existing Condition



Proposed Development

- - - Subject Site

As-of-Right

Proposed Development

Net New Shadow From Proposed Development

Approved Development

Under Construction

Parks

Existing Buildings

Existing Shadows

Curbs

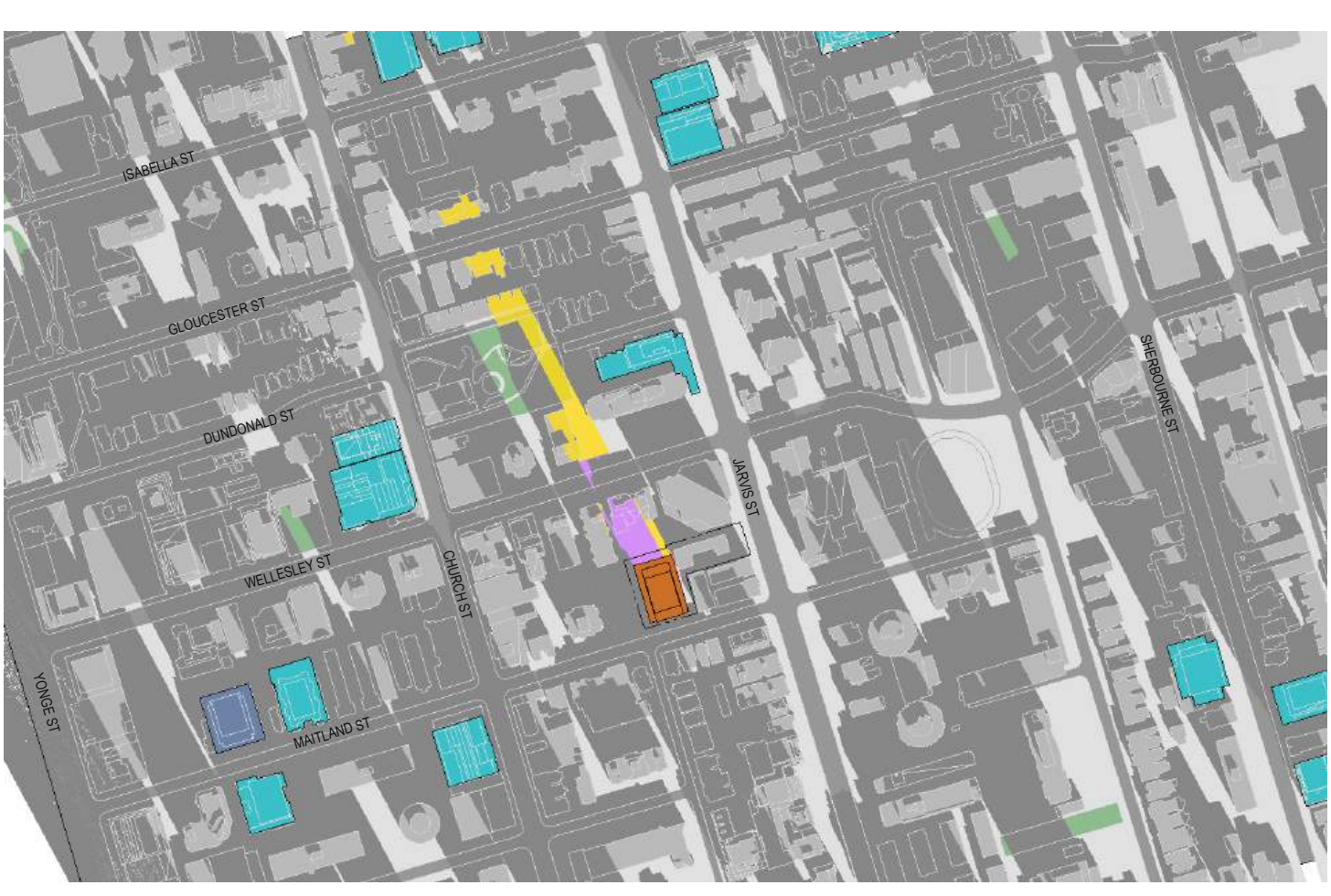
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diamond schmitt



Existing Condition



Proposed Development

- – – Subject Site
- As-of-Right
- Proposed Development
- Net New Shadow From Proposed Development
- Approved Development
- Under Construction
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- Existing Buildings
- Existing Shadows
- Curbs

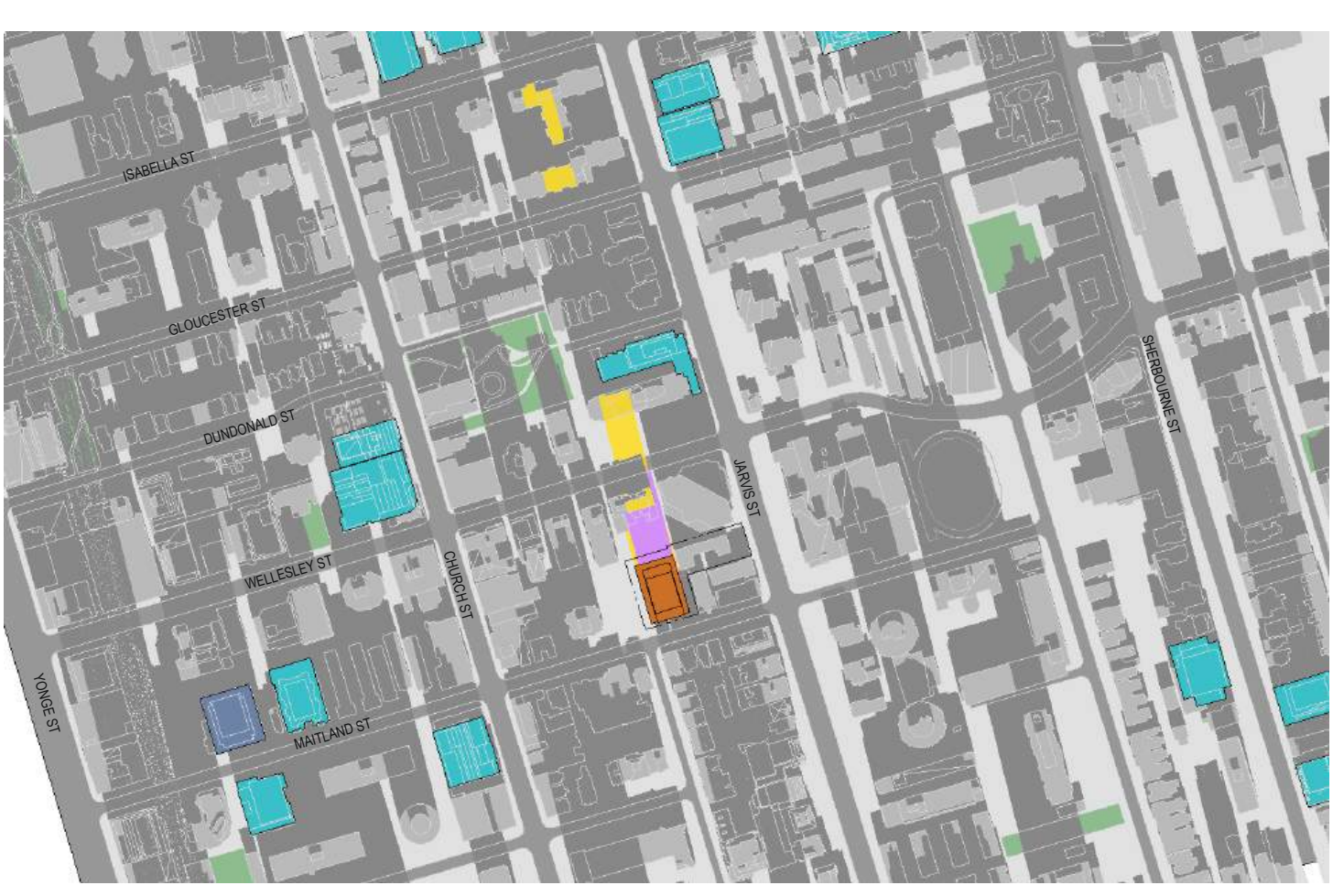
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diamond schmitt



Existing Condition



Proposed Development

- Subject Site
- As-of-Right
- Proposed Development
- Net New Shadow From Proposed Development
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- Existing Shadows
- Curbs

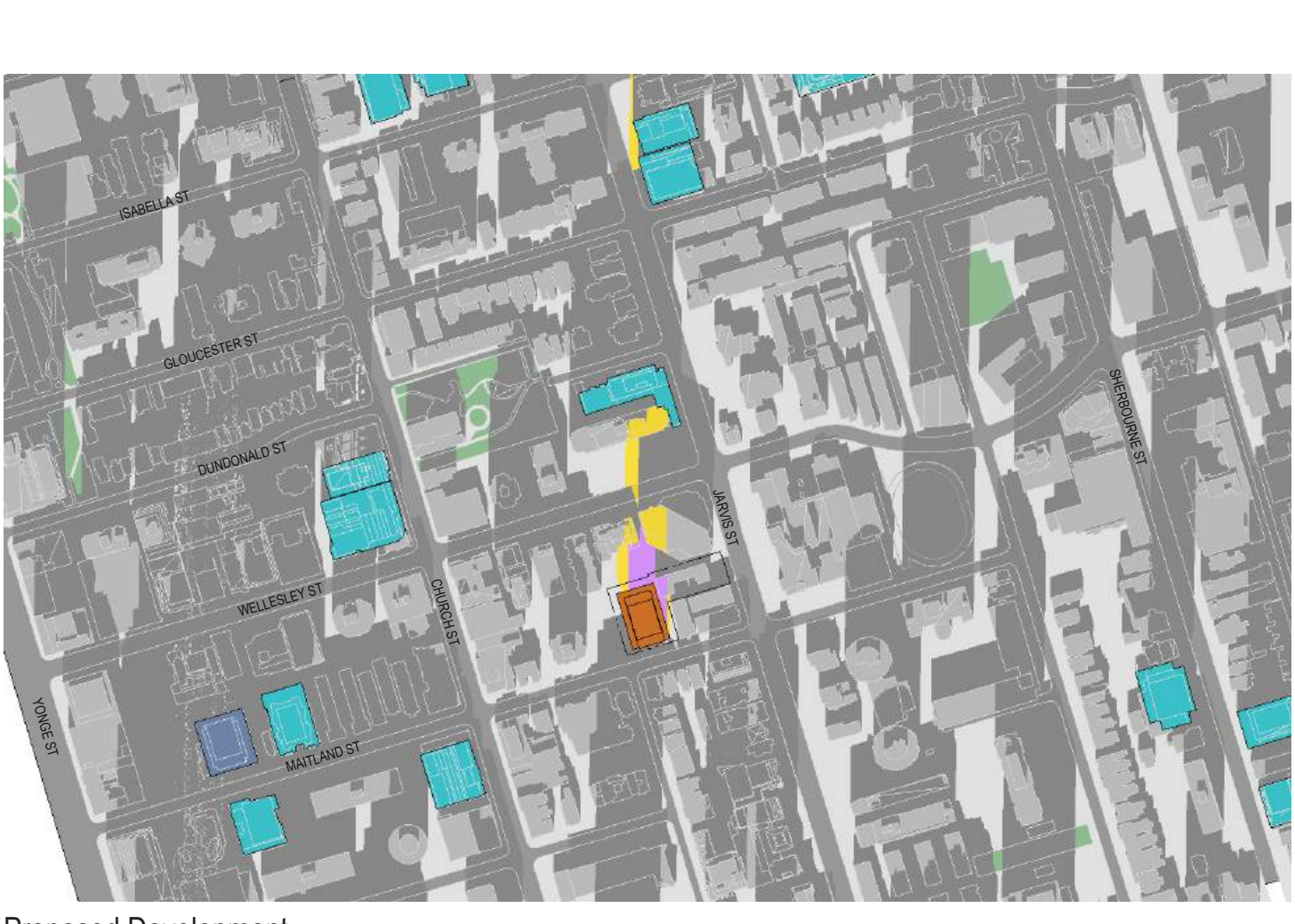
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diamond schmitt



Existing Condition



Proposed Development

- – – Subject Site
- As-of-Right
- Proposed Development
- Net New Shadow From Proposed Development
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- Curbs

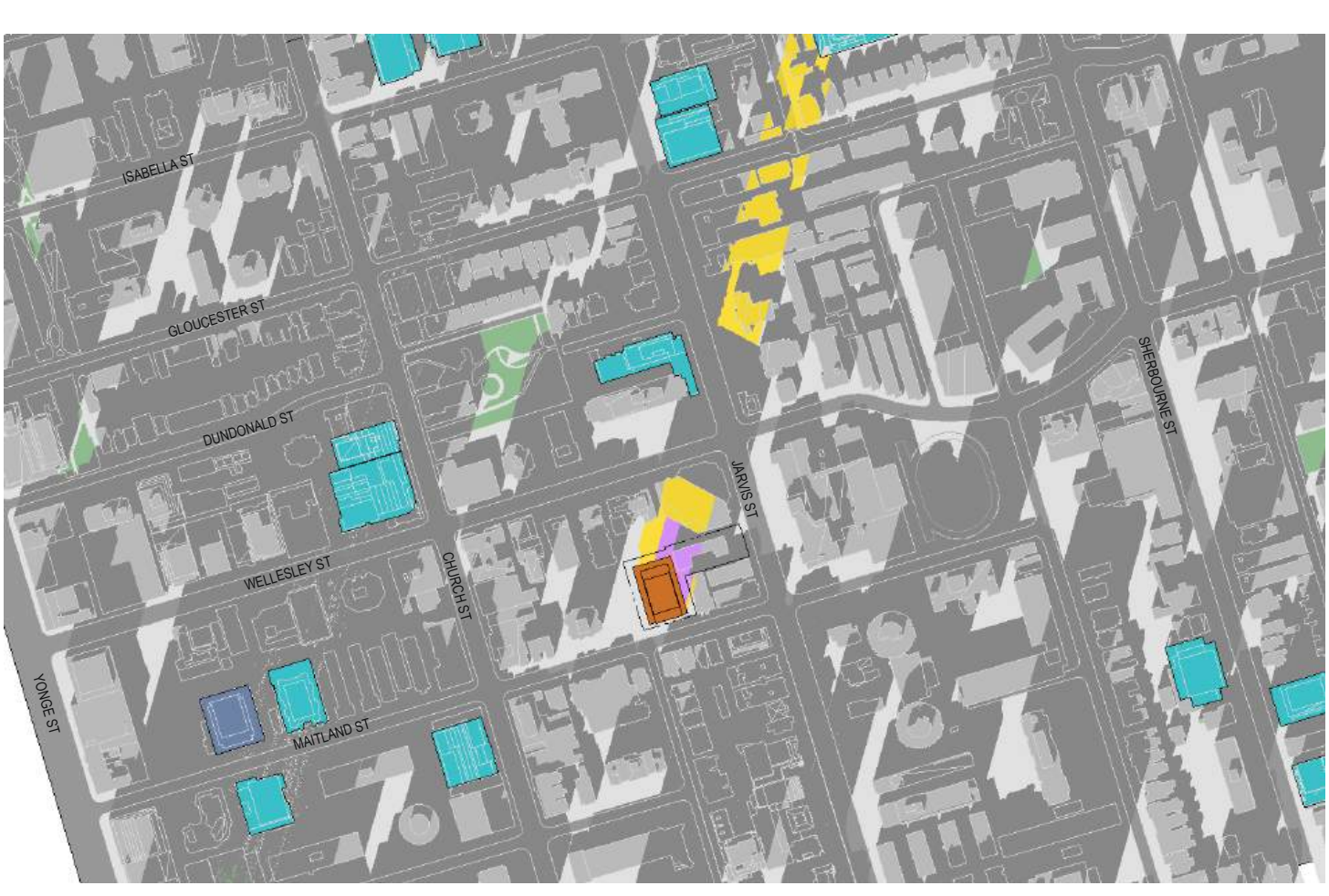
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diamond schmitt



Existing Condition



Proposed Development

- – – – Subject Site
- As-of-Right
- Proposed Development
- Net New Shadow From Proposed Development
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- Existing Shadows
- Curbs

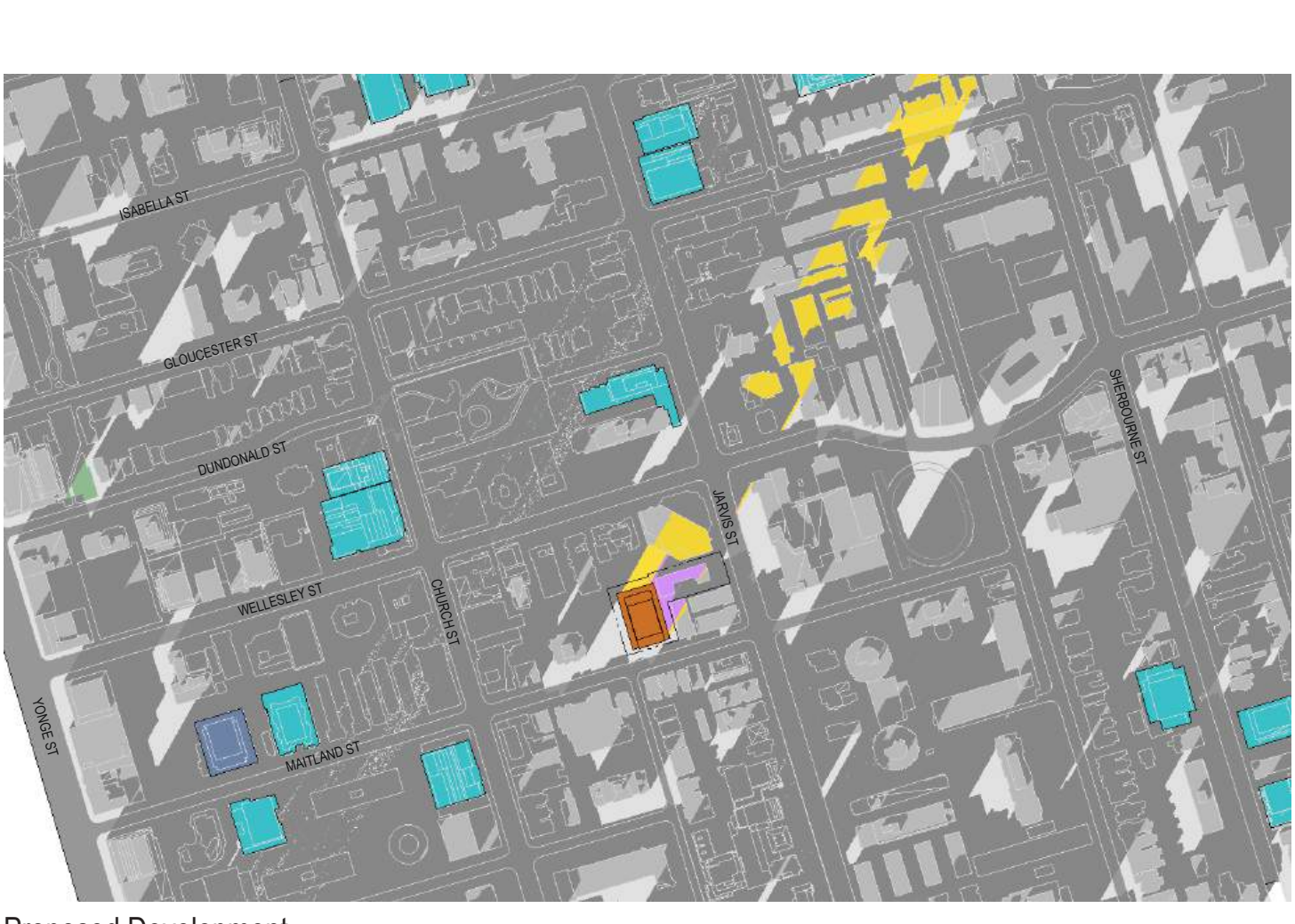
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diamond schmitt



Existing Condition



Proposed Development

- – – Subject Site
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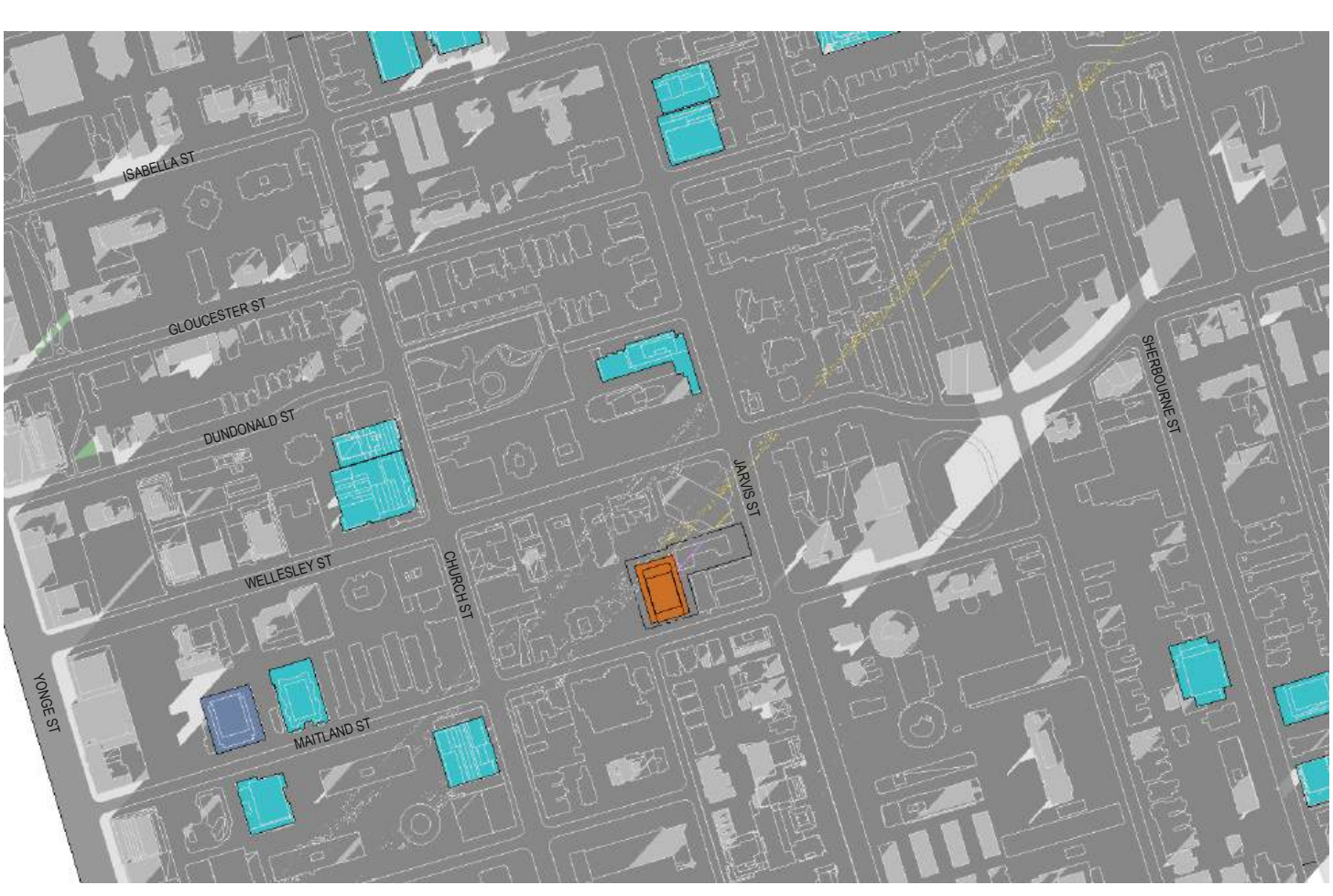
DECEMBER 21 / 2:18 PM

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diamond schmitt



Existing Condition



Proposed Development

- – – – Subject Site
- As-of-Right
- Proposed Development
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- Existing Shadows
- Curbs

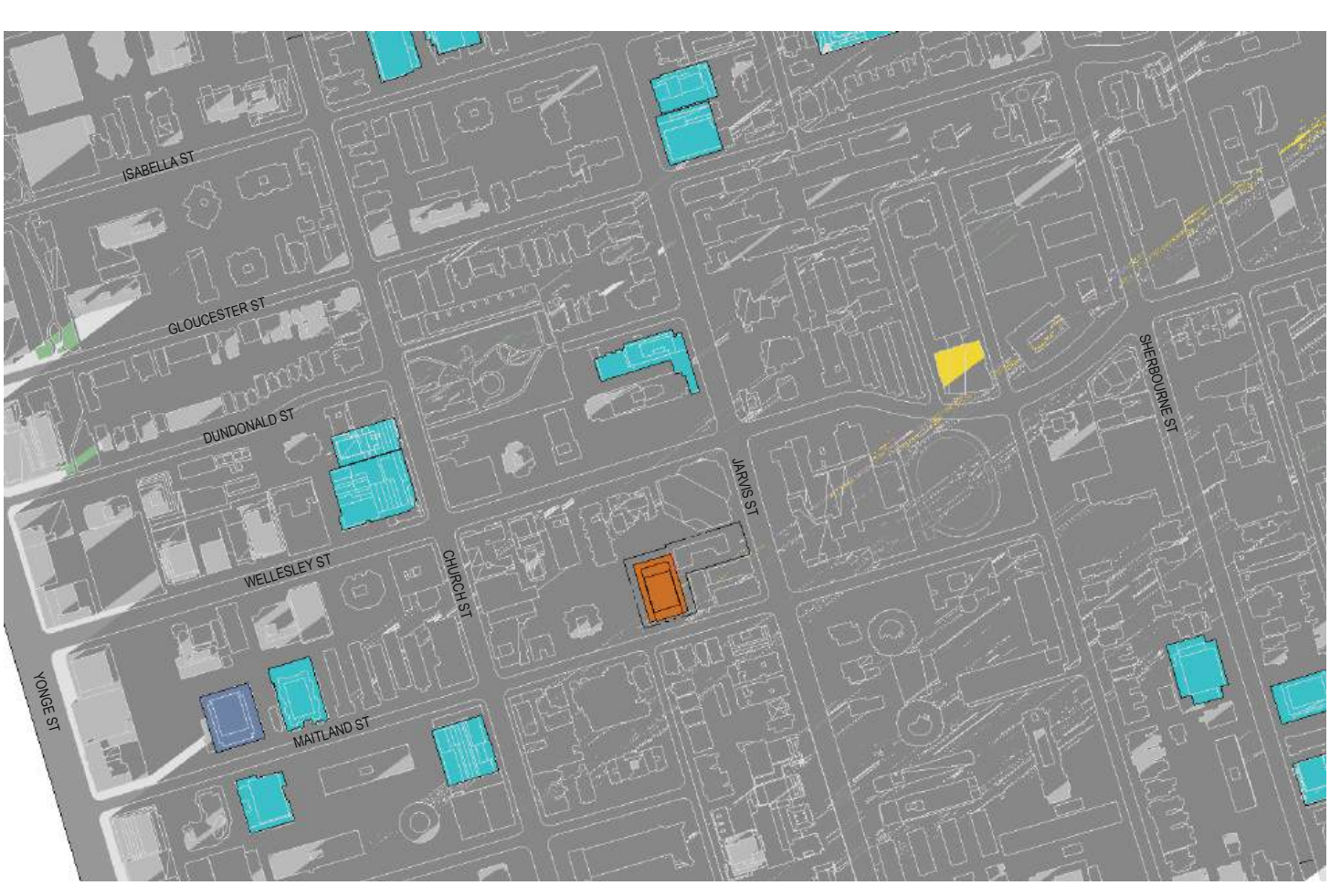
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diamond schmitt



Existing Condition



Proposed Development

- Subject Site
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DECEMBER 21 / 4:18 PM

Scale: 1:5000