

# SOUTH-EAST CORNER OF KING STREET WEST AND BATHURST STREET

## HERITAGE IMPACT ASSESSMENT

647 & 663 King Street West and 60 Stewart Street, Toronto, Ontario



ERA

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## EXECUTIVE SUMMARY

This Heritage Impact Assessment (HIA) has been prepared by ERA Architects, Inc. (ERA), on behalf of Stewart and Main Urban Properties Inc. It considers a proposal for the redevelopment of 647 King Street West, 663 King Street West, and 60 Stewart Avenue (the 'Site').

In addition to a single storey social club at 647 King Street West, the Site is currently occupied by a listed four-storey red brick commercial building at 663 King Street West and a four storey red brick building at 60 Stewart Street.

Both 663 King Street West and 60 Stewart Street are considered "contributing properties" in the draft King-Spadina Heritage Conservation District (HCD) Plan, which was recently issued for public review.

### Proposed Development

The proposal contemplates a 19 storey mixed-use building with retail at grade and underground parking. Commercial and retail uses will be retained over the first three storeys and residential uses will be introduced to the Site.

The entire north façade and first bay of the west façade of 663 King Street West will be retained and integrated into the new development. All other buildings will be replaced.

A new podium will be constructed to the east and south of the retained heritage elements. The podium will be differentiated through its design, but will respond to the retained portion of the building and adjacent listed and designated buildings through its form, massing and materiality.

### Detail of Impact

#### *663 King Street West*

- retention of the principal (north) façade and the first bay of the west façade;
- integration of the retained heritage fabric with new construction;

- alteration of the primary entrance to accommodate access for people with disabilities;
- application of a conservation scope to the retained façades; and
- replacement of the existing building beyond the first bay with a four-storey brick building.

#### *60 Stewart Street and 647 King Street West*

- demolition and replacement.

#### *Adjacent Resources*

- shadow impacts on listed buildings.

### Mitigation

The impact on heritage resources will be mitigated by:

- replacement of building fabric at 663 King Street West and 60 Stewart with a four-storey red brick podium to support the heritage character of the Site;
- stepbacks from the podium building and retained heritage façade to the tower above; and
- differentiation, in terms of design and materiality, of the tower from the podium building and retained heritage façade.

These mitigation measures are appropriate.

### Conclusion

Structural reports indicate that 663 King Street West is not a candidate for full building retention. The articulation, detailing and attributes of the building are concentrated on the principal (north) elevation and the first return bay of the west elevation.

Full retention of the north and partial retention of the west façades is therefore an appropriate conservation strategy, so long as the character of the streetwall, which is defined by the scale, form and massing of the existing industrial building, remains legible.



# 1 INTRODUCTION



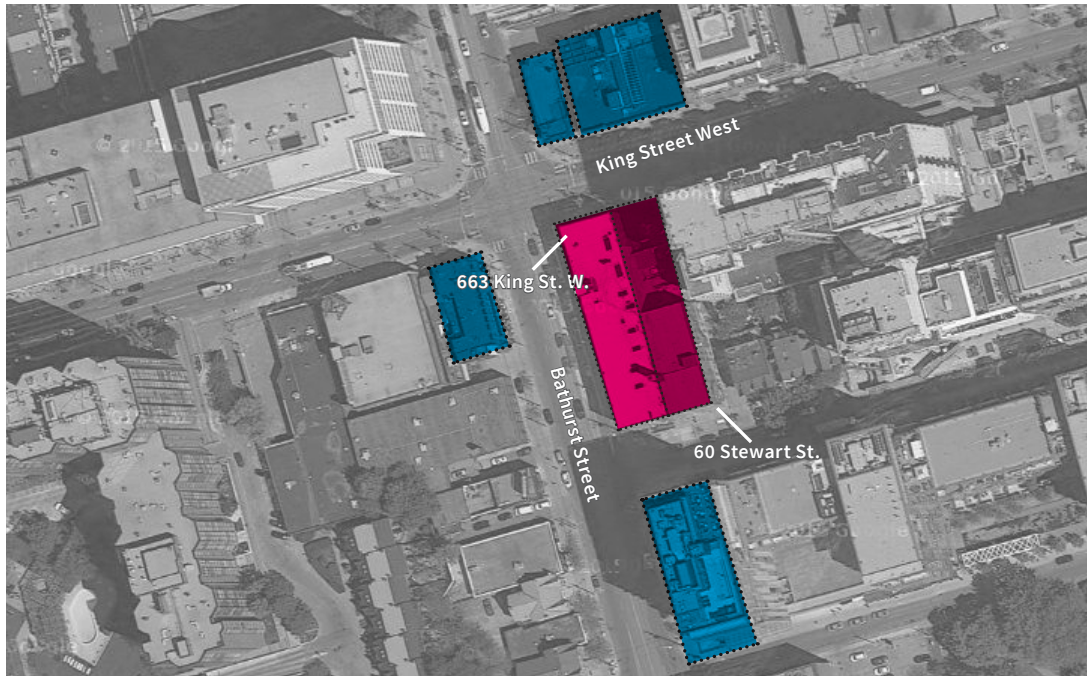
above | Proposed building (DSAI, 2016).

## 1.1 Scope of the Report

ERA were retained as the heritage consultant for the redevelopment of the properties located at 647 King Street West, 663 King Street West, and 60 Stewart Street (“the Site”). This report considers the impact of the proposal on:

- heritage resources/potential heritage resources on the Site; and
- adjacent heritage resources.

The Site is within the boundary of the proposed King-Spadina HCD. A draft of the HCD Plan was released for public comment in November 2016, however the HCD Plan has not yet been presented to City Council for approval. This report does not evaluate the proposal in the context of the draft HCD Plan.



Aerial view of the Site, in pink, with adjacent designated and listed heritage properties in blue (Google Maps, 2016, annotated by ERA).

## 1.2 Site Location and Description

The Site, comprising the three properties at 647 King Street West, 663 King Street West and 60 Stewart Street, is located on the southeast corner of King and Bathurst Streets, extending the full width of the block to Stewart Street. It is located within the King-Spadina Secondary Plan Area and the proposed King-Spadina HCD boundary, which was delineated in the draft King-Spadina HCD Plan.

The Site contains:

- At 647 King Street West, a single-storey building;
- At 663 King Street West, a listed four-storey building; and
- At 60 Stewart Street, a four-storey building.



Property data map showing Site in red (City of Toronto, annotated in red).

### 1.3 Current Context

The surrounding context includes a mixture of building types and uses including retail and high-density residential developments. The built form is a mix of low, mid-rise and tall buildings comprising both historic and contemporary building stock.

The area has a strong urban character with little landscaping or street trees. King and Bathurst Streets are busy traffic corridors and the intersection experiences high foot traffic. It is also the junction of two streetcar routes.

The vicinity has experienced significant growth and development in recent years, and is notable for recent large residential developments on King, Bathurst and Stewart streets. At the northwest corner of the intersection, diagonally opposite the Site, is a 13-storey mixed use building with significant massing. To the immediate south is the recently redeveloped 16-storey Thompson Hotel. A number of mixed-use buildings above 15 storeys are located to the north and east of the Site as well.

The remaining historic buildings in the immediate vicinity create visual coherence through a consistent material palette of red brick and sandstone with classical detailing.



## 1.4 Context Photographs



View looking east to the Site from the intersection of King and Bathurst Streets (ERA, 2016).



View south down Bathurst Street with the Site in the foreground (ERA, 2016).



View looking west from Stewart Street to Bathurst Street (ERA, 2016).



View looking north along Bathurst Street with the Site in the foreground (Google Maps, 2016).



## 1.5 Existing Heritage Recognition

663 King Street West is listed on the City of Toronto's Heritage Register. It is described as:

*Canada Biscuit Co., later Bank of Montreal, 1900, A.R. Denison, at 89 Bathurst St. - adopted by City Council on June 20, 1973*

663 King Street West is not designated under Part IV of the Ontario Heritage Act. None of the other properties within the Site are presently designated or listed on the Heritage Register.

## 2 BACKGROUND RESEARCH AND ANALYSIS

### 2.1 Historic Context

The Site, originally garrison reserve land, was initially surveyed as part of York's grid expansion westwards in the 1830s. Early development of the area concentrated along King Street, then the town's main thoroughfare. Until the 1850s the area's character was mainly residential and only sparsely developed.

The 1858 Boulton Atlas shows modest initial development along King Street west of Brock Street, though open space still predominates. Near the Site surveyors laid out residential squares connected by Wellington Street, a wide boulevard intended for the well-to-do. Stewart Street, at the south of the Site, originally fronted onto Victoria Square.

The arrival of the railways in the 1850s spurred industrial development of the wider area and introduced greater commercial activity. Conveniently sited near the harbour and benefiting from open spaces and good access, a wave of industrial development followed in which large brick factories and warehouse buildings were built alongside existing timber frame houses. However, as historic maps indicate, development west of Spadina remained modest in scale up to the 1880s.

Toronto's manufacturing sector expanded rapidly in the 1890s, driving regional economic growth. The Site's character changed markedly as large industrial concerns erected buildings closer to Bathurst Street. The Great Fire of 1904, which destroyed much of the city's original industrial core at Front and Bay Streets, further accelerated building around the Site. Improved streetcar networks also encouraged development along the King and Bathurst corridors.

As Goad's maps show, by the early 20th century the area was fully built out, containing a mixture of large-scale commercial buildings and small houses often



From top: Otto Higel Piano Factory, north-west corner of King and Bathurst Streets, c. 1919 (City of Toronto Archives); View of Stewart Street looking west with Site in the background, 1913 (City of Toronto Archives).



side by side. The landmark Otto Higel piano factory (demolished 1981), diagonally opposite the Site, illustrated the industrial scale of the neighbourhood. However vestiges of the residential neighbourhood remained: Stewart Street, at the rear of the Site, contained a large factory, a terrace of modest dwellings, a school and St. John the Evangelist church.

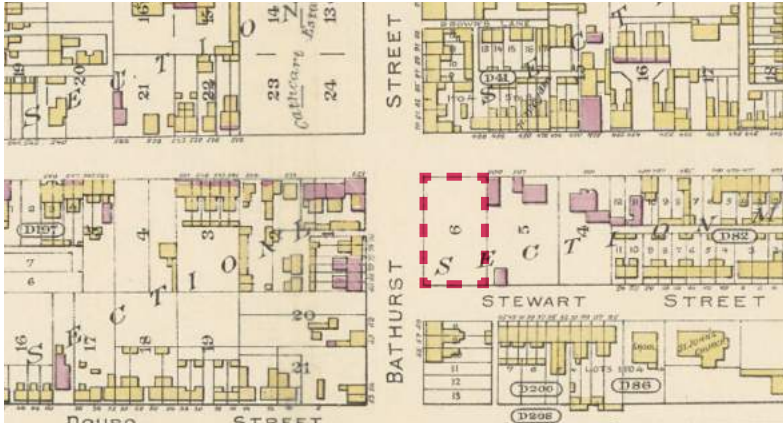
The area continued to prosper commercially through the 1920s as Toronto established itself as a regional manufacturing centre with a vast distribution network. Significant change came to the area in the postwar period, when broader transportation shifts from rail to road encouraged manufacturing and light industry to relocate out of the urban centre to cheaper and more accessible properties on the periphery. Many former industrial buildings in the area sat vacant or were demolished in the ensuing decades. Zoning changes in the 1990s resulted in renewed interest and development in the area. The 21st century brought intense high-density residential development to the intersection of King and Bathurst Streets as the wider area regenerates.



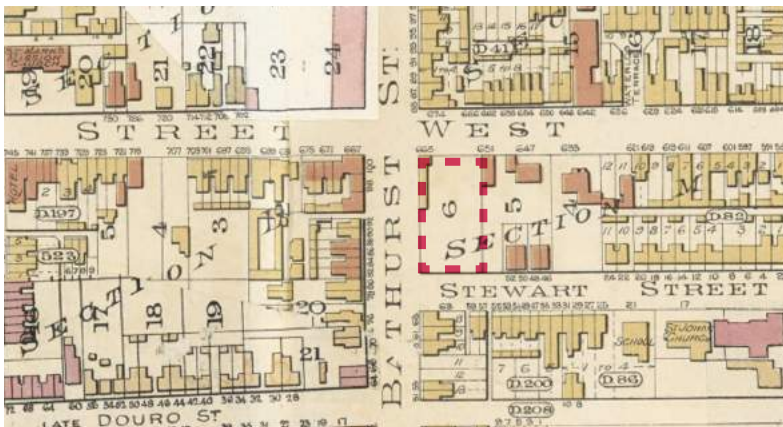
From top: Looking west from King Street with Samuel Trees & Co. in the background, 1927 (City of Toronto Archives); Bathurst Street elevation, 1955 (Toronto Public Library).



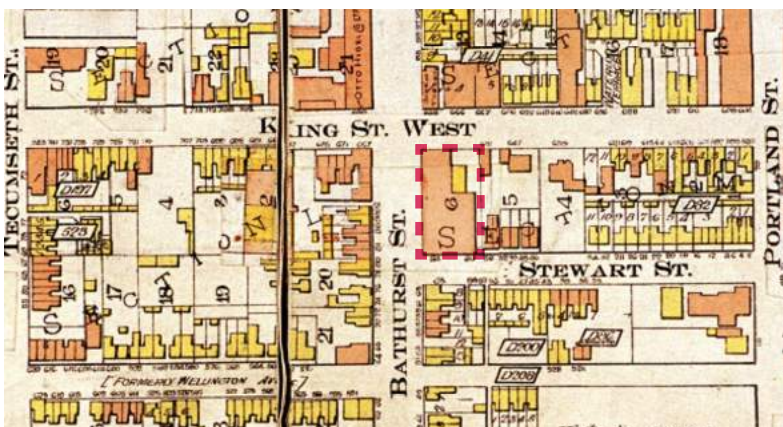
## 2.2 Site Evolution



Goad's Map 1884, indicating the Site (annotated by ERA)



Goad's Atlas of Toronto 1899, indicating the Site (annotated by ERA)



Goad's Atlas of Toronto 1913, indicating the Site (annotated by ERA)

## 2.3 Design and History

### *663 King Street West*

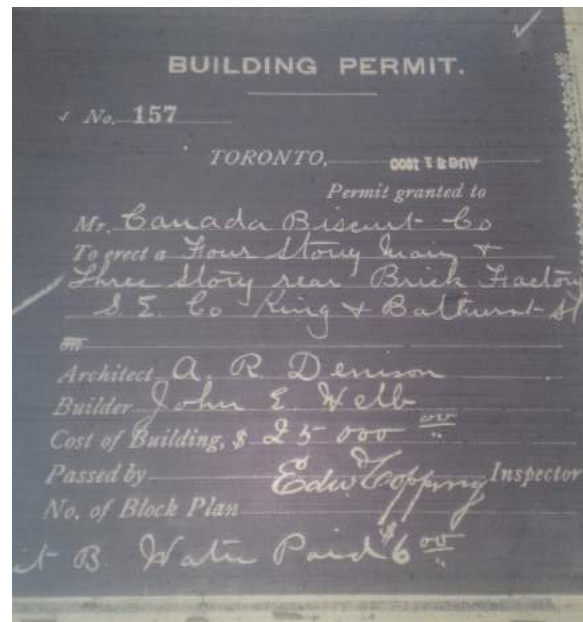
663 King Street is a four-storey commercial building in red brick with stone dressings. Typical of contemporaneous factory and warehouse design, it is rectangular in plan with plain elevations and subtle and well-executed detailing throughout. The principal elevation on King Street is three bays with a long flank elevation extending along Bathurst Street. Tall ground floor windows and smaller sashes above give vertical emphasis.

663 King Street West was built for the Canada Biscuit Company in 1900. In plan and appearance it is representative of the commercial architecture of Toronto during the industrial expansion of the early 20th century. The flank elevation of the building was originally three storeys, with a later addition matching the four-storey principal façade (date unknown), as indicated by Toronto Building Permit No. 157 (31st August 1900).

It was designed by prominent Toronto architect A.R. Denison, who was prolific in the late 19th and early 20th centuries, designing over 100 industrial, residential and ecclesiastical structures throughout Ontario, including warehouses and factories in Toronto.<sup>1</sup>

By 1905, the Montreal Gazette reported the Canada Biscuit Company was in receivership and liquidating its assets, including the factory and equipment.<sup>2</sup> City Directories show that the following year the building was vacant. Over the course of the next decade, 663 King Street was taken up by various leather and saddlery concerns, including Samuel Trees & Co., automobile accessory manufacturer, and the Anglo-Canadian Leather Company, which later moved into larger premises across the street. In 1923 the Bank of Montreal is listed as a tenant, and

remained the building's lead tenant until the 1990s. The building's banking association continued with the ground floor's change of use to the 'Banknote' public house in the 1990s.

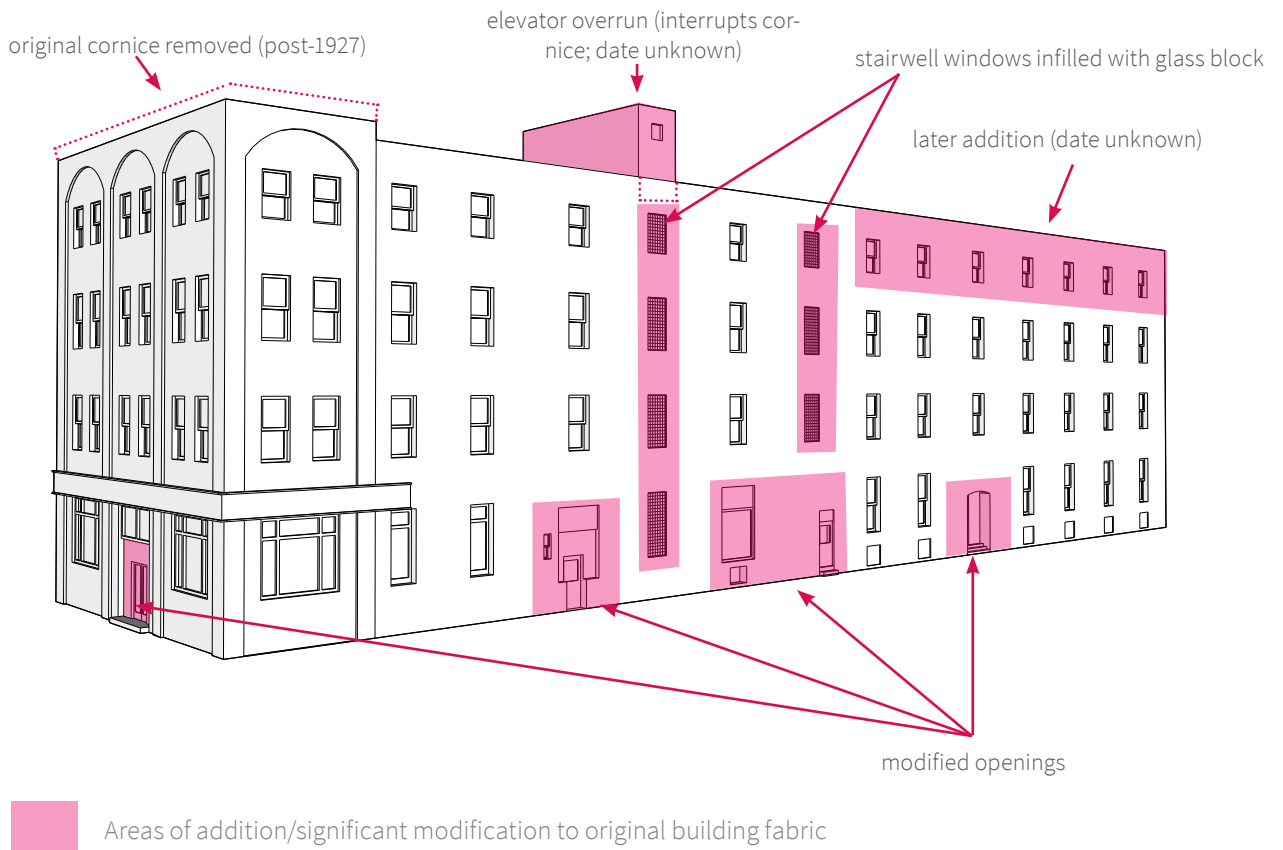


From top: Advertisement from City Directory, 1904; Building Permit No. 157, August 1900 (City of Toronto Archives)

1 Biographical Dictionary of Architects in Canada, 2016.

2 Montreal Gazette, 15 July 1905.

*Building Evolution (663 King Street West)*





### *647 King Street West*

647 King Street West is a one-storey commercial building contiguous with 663 King Street West. Its specific date of construction is unclear. Goad's maps show a small wooden structure dating to c. 1913 on the Site, but it did not have street frontage. This is confirmed by a 1927 photograph. Aerial maps show that a larger building occupying the full plot was erected by the 1950s; the city directories list various tenants including a lamp and glass company and a tool supplier. The current building, used as a social club, has a plain rendered façade with no windows.

### *60 Stewart Street*

60 Stewart Street is contiguous to 663 King Street at the southeast corner of the Site. The building shares the height, rectangular plan and proportions of 663 King Street but lacks its refinement of detail. Differing brickwork and fenestration patterns indicate it was a later addition, possibly built soon after the neighbouring structure was completed. The principal façade on Stewart Street is four storeys and two bays, with a plain offset entrance; the flank elevation features goods access and a hoist.

City Directories indicate that 60 Stewart Street was completed in 1901, listing a 'factory', although no initial tenant is named. City Directories further show that 60 Stewart Street hosted a wide range of companies over its history, often listing multiple tenants occupying separate floors.

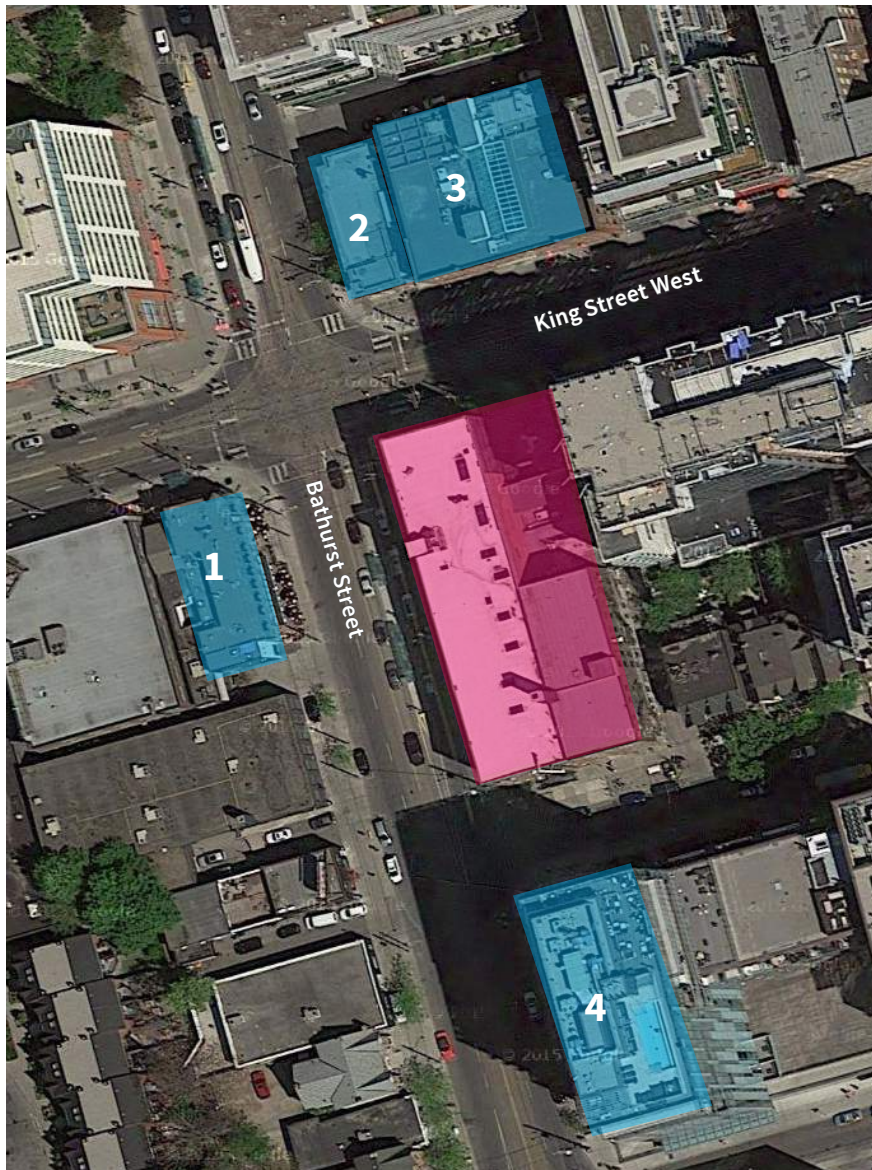
R. A. Lister & Co., manufacturers of agricultural cream separators, was a long-term tenant in the early 20th century. By the 1950s the building's varied tenants included cosmetics makers, automotive parts suppliers, lithographers and children's wear wholesalers.



From top: Bathurst Street with 663 King Street West, 1971 (City of Toronto Archives); King Street West elevation, 1973 (City of Toronto Archives).



## 2.5 Adjacent Heritage Properties



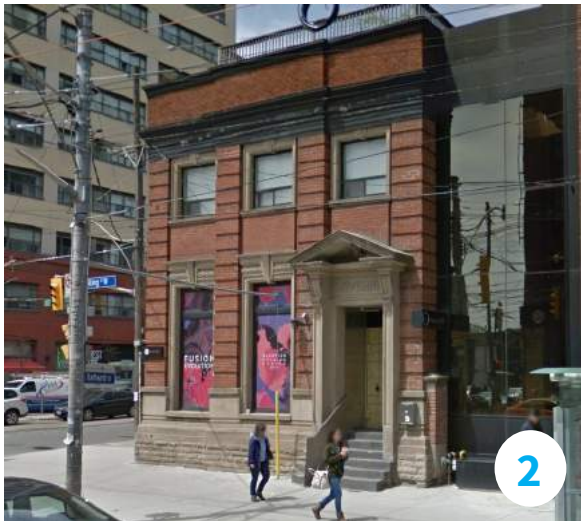
Site in red with adjacent heritage properties in blue (Googlemaps, 2016; annotations, ERA).



667 King Street West: listed



51 Bathurst Street: designated Part IV



668 King Street West: listed



662 King Street West: listed

### 3 HERITAGE POLICY CONTEXT

The following documents comprise the heritage policy framework and/or are relevant to heritage considerations on the property:

- The Standards and Guidelines for the Conservation of Historic Places in Canada (“Standards and Guidelines”);
- Ontario’s Provincial Policy Statement (“PPS 2014”);
- The City of Toronto Official Plan (the “Official Plan”);
- The King-Spadina Secondary Plan (the “Secondary Plan”); and
- The King-Spadina Urban Design Guidelines (the “Urban Design Guidelines”).

These documents encourage or require conservation of heritage properties in a manner that ensures their cultural heritage value is retained.

The heritage policy framework must nevertheless be evaluated within the broader policy context. The PPS 2014, Official Plan and Standards and Guidelines all encourage decision-makers to consider all of the relevant policies pertaining to a development proposal and to understand how they work together.

The impact of a development proposal on heritage resources should be evaluated in the context of broader planning goals, including growth and intensification strategies, for the City, region and Province.

The **Standards and Guidelines**, along with international charters and agreements, establish the guiding principles for conservation of built heritage resources in Canada.

The **PPS 2014** supports heritage conservation as part of land-use planning and provides that significant built heritage resources shall be conserved. “Significant built heritage resources”

is defined in the PPS 2014 as resources that have been determined to have cultural heritage value or interest.

The PPS 2014 provides that the criteria for determining significance are recommended by the Province (see: Ontario Regulation 9/06), but municipal approaches that achieve or exceed the same objective may also be used.

Section 3.1.5 of the **Official Plan** sets forth the mechanisms and parameters for heritage conservation in the City of Toronto. The Official Plan provides that properties of potential cultural heritage interest will be identified, evaluated and added to the Heritage Register.

Policy 4 provides that properties on the Heritage Register will be conserved in a manner that is consistent with the Standards and Guidelines. “Conservation” means the identification, protection, management and use of heritage resources in a manner that ensures their cultural heritage value is retained.

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

Integrity is defined in the Official Plan as a measure of the wholeness and intactness of the cultural heritage value and attributes of the property.

Policy 26 provides that new construction on or adjacent to a property on the Heritage Register will conserve the cultural heritage value, attributes and character of the property, and will mitigate any negative impacts of development.



Policy 27 encourages conservation of whole or substantial portions of buildings where it is supported by the cultural heritage value and attributes of a property on the Heritage Register. Façade retention is discouraged.

The **Secondary Plan** acknowledges the heritage character of the King-Spadina area and includes provisions that are intended to protect the legibility of heritage properties and distinguish them from new construction.

The Secondary Plan allows for increasing the height of new developments above what is specified in the Zoning By-law if conservation of heritage buildings is secured through a Section 37 agreement between the owner and the City.

Policy 4.3 of the Secondary Plan provides that new buildings should achieve a compatible relationship with heritage buildings in their context. Evaluating compatibility requires a consideration of building height, massing, scale, setbacks, stepbacks, roof line and profile, and architectural character and expression.

The Secondary Plan Review conducted in 2006 recommends stepbacks of 3-9 metres from heritage buildings.

The **Urban Design Guidelines** identify both King Street (west of John Street) and the east side of Bathurst Street as “special streets” to which certain guidelines apply (see Appendices).

The site will be designated under Part V if the **King-Spadina HCD Plan** is adopted by City Council. All proposed developments will then need to be consistent with the objectives and policies of the King-Spadina HCD Plan.

## 4 ASSESSMENT OF CULTURAL HERITAGE VALUE

### 4.1 Assessment for 663 King Street West



As evaluated by Ontario Reg. 9/06 this property is a candidate for designation under Part IV of the Ontario Heritage Act.

#### Value (quoted from Ontario Reg. 9/06)

#### Assessment

- 1. The property has design value or physical value because it,*
- i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,*
  - ii. displays a high degree of craftsmanship or artistic merit, or*
  - iii. demonstrates a high degree of technical or scientific achievement.*

Yes. The property is representative of an early 20th century Toronto commercial building built on a rectangular plan with a simple symmetrical elevation.

- The property has historical value or associative value because it,*
- i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,*
  - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or*
  - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*

Yes. The property is associated with the expansion of manufacturing in Toronto at the turn of the 20th century. The building is associated with noted Toronto architect A.R. Denison.

- The property has contextual value because it,*
- i. is important in defining, maintaining or supporting the character of an area,*
  - ii. is physically, functionally, visually or historically linked to its surroundings, or*
  - iii. is a landmark.*

Yes. The building illustrates the character of early industrial Toronto. It is visually linked to other buildings in its immediate vicinity by a shared materials palette, massing, and classical detailing.

### *Statement of Significance: 663 King Street West*

The property at 663 King Street West meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual values and is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act. The property was listed on the City of Toronto Inventory of Heritage Properties (now the Heritage Register) in 1973.

#### *Description*

The property is located at the southeast corner of King Street West and Bathurst Street. It is a four-storey commercial building in red brick with stone dressings, built for the Canada Biscuit Company in 1900. It is rectangular in plan with a flat roof. The principal elevation on King Street is three bays with a long flank elevation extending along Bathurst Street.

#### *Statement of Cultural Heritage Value*

The property at 663 King Street West has cultural heritage value as a surviving commercial building that recalls Toronto's westward industrial expansion in the early 20th century, when factories and warehouses were built around King and Bathurst streets. Combining a palette of red brick and sandstone, plain elevations with punched windows, and subtle detailing throughout, it is a good representative of contemporaneous functional warehouse architecture.

The property is also valued for its association with Toronto architect A. R. Denison, who was prolific in the late 19th and early 20th centuries, designing over 100 industrial, residential and ecclesiastical structures throughout Ontario, including warehouses and factories in Toronto.

Contextually, the commercial building at 663 King Street West has cultural heritage value as it maintains and supports the historic character of the King and Bathurst area, which was once an important manufacturing district. With its long brick flank wall it is a prominent local feature on Bathurst Street.

#### *Heritage Attributes*

The heritage attributes of the commercial building on the property at 663 King Street West are:

- A four-storey brick masonry industrial building with a flat roof and articulation on the King Street elevation and the corner at Bathurst Street;
- The placement, setback and orientation of the building on the southeast corner of King and Bathurst Streets;
- The principal (north) elevation, organized into three bays with stone pilasters at the ground floor and brick pilasters on upper floors terminating in blind arches, and stone sills, lintels and string courses, and 2/2 sash windows expressed in pairs; also the single-bay return to the west elevation which includes the same features;
- The detailing of the west elevation, with molded brick cornice and decorative brickwork in the parapet (original portion; not carried through on fourth storey addition).
- Modest functional openings along the Bathurst Street and Stewart Street elevations that are characteristic of industrial uses and have evolved to accommodate new uses.

#### *Other Features and Alterations*

- Green wood shutters (later addition)
- Removed cornice condition on principal elevation
- Fire escape
- Bump-up above roofline along Bathurst Street elevation
- 4th floor addition above cornice line at rear of building

The architectural details and features of the principal façade and first bay of the west façade are in good condition and have not been altered. Architectural features along the remainder of the west façade and the south façade have been altered to accommodate various uses, owners and tenants of the building.



## 4.2 Assessment for 60 Stewart Street



*As evaluated by Ontario Reg. 9/06 this property is not a candidate for designation under Part IV of the Ontario Heritage Act.*

<b>Value (quoted from Ontario Reg. 9/06)</b>	<b>Assessment</b>
<i>1. The property has design value or physical value because it, i. is a rare, unique, representative or early example of a style, type, expression, material or construction method, ii. displays a high degree of craftsmanship or artistic merit, or iii. demonstrates a high degree of technical or scientific achievement.</i>	Not applicable.
<i>The property has historical value or associative value because it, i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community, ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</i>	Not applicable.
<i>The property has contextual value because it, i. is important in defining, maintaining or supporting the character of an area, ii. is physically, functionally, visually or historically linked to its surroundings, or iii. is a landmark.</i>	Not applicable.

### 4.3 Assessment for 647 King Street West



*As evaluated by Ontario Reg. 9/06 this property is not a candidate for designation under Part IV of the Ontario Heritage Act.*

**Value (quoted from Ontario Reg. 9/06)**

**Assessment:  
647 King Street West**

- .....
- 1. The property has design value or physical value because it,*
- i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,*
  - ii. displays a high degree of craftsmanship or artistic merit, or*
  - iii. demonstrates a high degree of technical or scientific achievement.*
- .....

Not applicable.

- The property has historical value or associative value because it,*
- i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,*
  - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or*
  - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*
- .....

Not applicable.

- The property has contextual value because it,*
- i. is important in defining, maintaining or supporting the character of an area,*
  - ii. is physically, functionally, visually or historically linked to its surroundings, or*
  - iii. is a landmark.*
- .....

Not applicable.

## 5 ASSESSMENT OF EXISTING CONDITION

### **Definition of Terms:**

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

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

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

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

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

### 5.1 Structural Investigations

Blackwell Structural Engineers and Gulf Engineering were engaged in 2013 to determine whether the existing building at 663 King Street West could remain intact and be sufficiently upgraded to allow for continued and new uses.

Both Blackwell and Gulf found that the existing structure was inadequate to support a modest vertical addition. Gulf found that, at that time, the structure was also losing its capacity to carry existing loads. Blackwell recommended two options for a vertical addition to the building: replacing the building interior with a contemporary structure; or introducing new interior bracing to support additional loads from above. Blackwell noted that the existing interior column grid is tight and that introducing new supports would impact the viability of the interior spaces.

Blackwell was engaged again in 2016 to investigate the structural capacity and potential for future redevelopment at 663 King Street West and 60 Stewart Street. Blackwell found that the existing masonry perimeter walls appear to be able to perform their structural capacity, but will need to be re-pointed as part of a masonry conservation process. The extent of masonry repair required was evaluated by Hunt Heritage Masonry (see next section).

Blackwell's opinion on a vertical addition was largely the same as in the previous report: the existing structure could be retained and an additional floor could be added, but only with extensive structural intervention. If the façade is retained, the new building would need to provide lateral support to the existing façade.

All structural reports are attached as appendices to this HIA.

### *General Masonry Investigation*

Hunt Heritage Masonry performed an interior condition assessment at the fourth storey and basement of the masonry perimeter walls of 663 King Street West and 60 Stewart Street in October of 2016 and an additional condition assessment at the third storey of 663 King Street West in November of 2016 (see report in appendix). The conclusions of those investigations are summarized here.

At grade and basement level, investigations concluded the interior masonry condition at 663 King Street West and the south wall of 60 Stewart Street was typical, while the upper storeys showed the masonry's integrity was significantly compromised from exposure to the elements and lack of repair (particularly at 663 King Street West). The interior condition assessment on the third and fourth storeys of 663 King Street West revealed significant moisture ingress, salt migration, stepcracking and masonry unit deterioration around openings.

### *Fourth Storey Addition - 663 King Street West*

There is severe masonry deterioration on the fourth storey of 663 King Street West, particularly at the southwest corner of the building, on both the Bathurst Street and Stewart Street sides. Corresponding with the exterior assessment, which showed a lack of parapet flashing and severe deterioration, interior investigations concluded this section of the building is in urgent need of repair. During the course of investigation, which included brick removal and analysis, Hunt Heritage Masonry determined sections of the upper storey walls were unstable.

Problems include significant mortar loss, stepcracking, efflorescence and delamination of the interior brick coursing. Spalled bricks were common in the uppermost interior courses, some of which are only single-whythe. Several bricks in these courses had deteriorated to the point where daylight was clearly visible through the building, and Hunt Heritage Masonry opined that this section of wall had lost its structural integrity.

Investigations found the moulded bricks comprising the decorative cornice band below the fourth-storey windows (where the wall is double-whythe in thickness) are cantilevered from the wall on a short width (see diagram). Given the noticeable mortar loss, moisture ingress and salt migration to interior courses — as well as the spalling and failed parge repairs evident on the exterior — Hunt Heritage Masonry considered these courses unsafe.

The masonry investigation report is attached as an appendix to this HIA.

## 5.2 Condition Assessment

ERA performed a general condition assessment of 663 King Street West and 60 Stewart Street in August of 2016. ERA visually reviewed and photographed all exterior elevations from grade. No interior condition assessment was performed by ERA.

ERA also reviewed 647 King Street West from grade and found it to be in good condition. No detailed assessment was performed.

### *663 King Street West*

Overall, the building at 663 King Street West is in defective to poor condition.

#### *North Elevation*

The north elevation stone base is in poor to fair condition with areas of mortar and material loss, environmental staining and efflorescence at the base.

The north elevation brick façade is in poor condition with areas of mortar loss, environmental staining, spalled, missing and broken bricks, attached fasteners and holes.

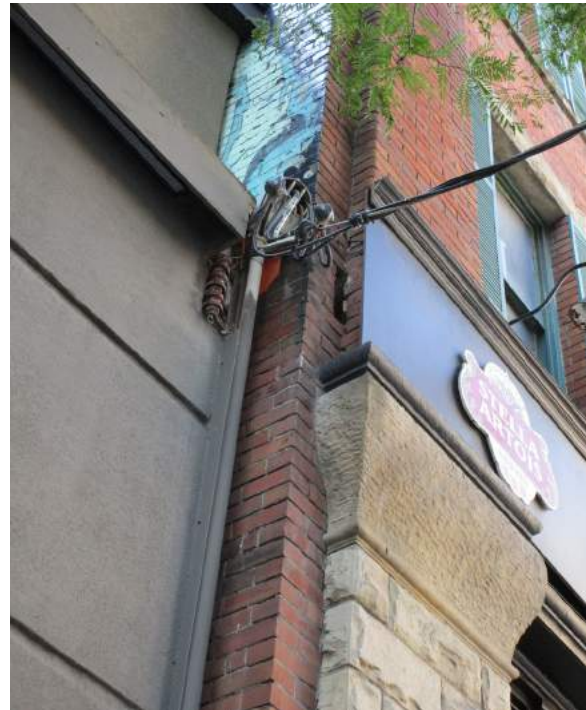
The wood window shutters are in poor to defective condition with material loss, warped wood, paint loss and water damage. The masonry window lintels and sills appear to be in fair condition with environmental staining and mortar loss.

The windows on the 2nd to 4th floor appear to be original and are in poor condition with paint and material loss and broken glass panes. The parapet flashing is in poor condition.

Top to bottom: north elevation (general); decorative brickwork, window and parapet (typical); stone base.







Clockwise from top left: deteriorated masonry; decorative brickwork; metal fasteners and contemporary painted signage (detail); original sill and windows (detail).

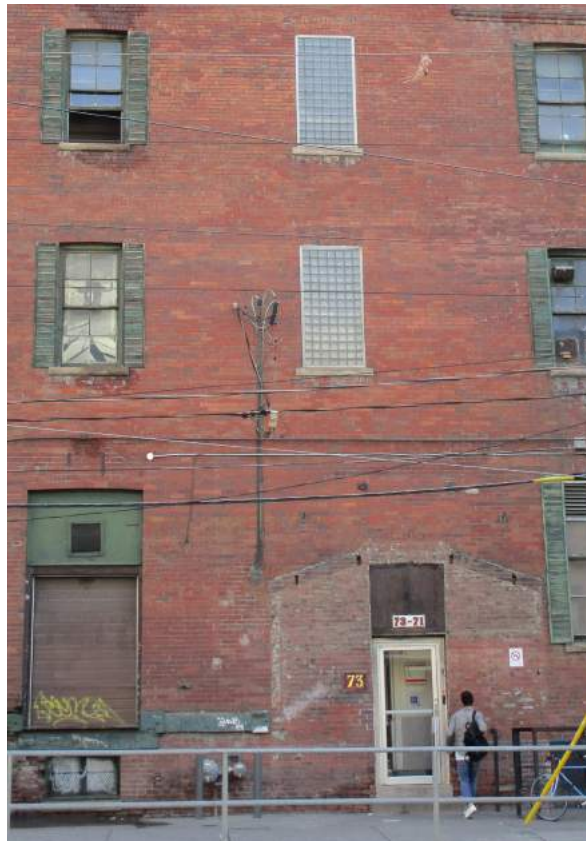
### *West Elevation*

The west elevation brick façade is in poor to defective condition with areas of mortar loss, efflorescence, water damage, environmental and biological staining, spalled, missing and broken bricks, attached fasteners and holes and step cracking in the brickwork.

Seven of the existing masonry openings have been modified with glass blocked infill. The majority of the window sashes on the 2nd to 4th floor appear to be original and are in poor condition with paint and material loss and broken glass panes. The remaining parapet flashing is in poor condition and the majority of the parapet flashing is missing on elevation. There is bird activity in one of the existing vents.

The wood window shutters are in poor to defective condition with numerous windows missing one or two shutters. An opening at grade appears to be modified with ghosting of a removed entryway and the brick façade in this area is in poor condition with missing, deteriorated and spalled bricks, attached fasteners and holes. The masonry sills on this façade are in fair condition but there is environmental staining beneath the majority of the sills.

The two existing metal exit stairs remain attached to the façade and are in fair condition with the south end stair area vandalized with graffiti (it is unclear whether these stairs are original).



Top to bottom: west elevation (general); altered openings (typical).





Clockwise from top left: removed entryway and modified door; windows, masonry sills and brick detailing (typical; southern bays); roof access/penthouse addition; parapet (typical).

### *South Elevation*

The south elevation brick façade is in defective condition with areas of mortar loss, efflorescence, water damage, environmental and biological staining, spalled, missing, deteriorated and broken bricks, attached fasteners and holes. Major step cracking is evident in the brickwork at two bays from the parapet to grade. The parapet bricks are deteriorated and have efflorescence and the parapet flashing is missing. The masonry sills on this façade are in fair condition but there is environmental staining beneath the majority of the sills.

The wood window shutters are in poor to defective condition with numerous windows missing one or two shutters. The windows on the 2nd to 4th floor appear to be original and are in poor condition with paint and material loss and broken glass panes. Two existing 2nd floor window openings have been modified to accommodate a new opening at grade.

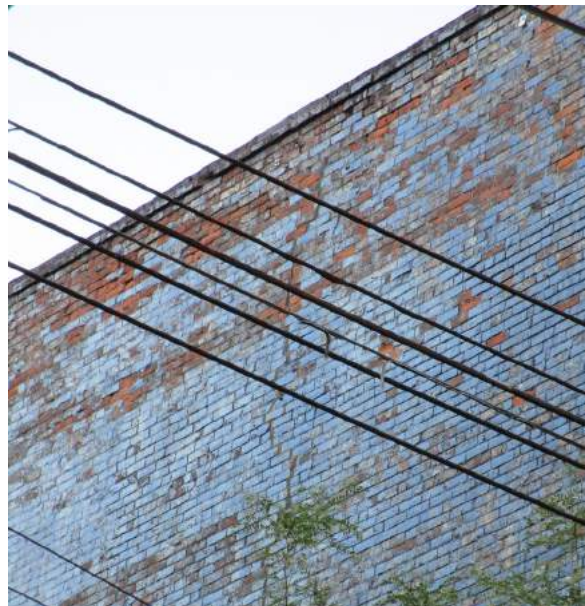


Top to bottom: south elevation (general); upper storey windows and parapet (typical).



*East Elevation*

The east elevation brick façade is partially visible from grade. Spalled and missing bricks and mortar loss are evident. The east elevation was historically used for painted signage, which appears to have been painted over.



Top to bottom: east elevation (general); painted masonry.

### *60 Stewart Street*

The building at 60 Stewart Street is in poor condition with areas of mortar loss, parging patches, efflorescence, water damage, environmental and biological staining, spalled, missing and broken bricks, obsolete fasteners and holes.

#### *South Elevation*

The south elevation parapet bricks are in poor condition with spalled, missing and broken bricks along the entire length of the façade.

Overall, the parapet flashing is in fair condition. The masonry sills are in fair condition. The windows are in poor condition with paint and material loss. The south elevation ground floor to 2nd floor brick façade appears to be sandblasted and the face of the brick eroded.



Top to bottom: south elevation (general), south elevation masonry (typical); parapet and masonry sills).



*East Elevation*

The east elevation brick façade is in poor to defective condition with numerous areas of step cracking in the brickwork, paint and graffiti at grade to the underside of the second floor window sills. There are two existing metal fire escape stairs on the façade and they are in fair condition. An existing loading dock is on this façade with a wooden door in poor condition. Vinyl windows are installed on the east elevation and are in fair to poor condition

The masonry sills are in poor to defective condition with some environmental staining, spalling and cracks in the sills.



Top to bottom: east elevation (general), east elevation masonry (typical).

## 6 DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed development contemplates new residential uses and expanded commercial uses on the Site. It includes a 19 storey mixed-use building that will integrate with the north façade and part of the west façade of 663 King Street West. The primary entrance of 663 King Street West will be modified in order to provide universal accessibility.

The buildings at 60 Stewart Street and 647 King Street West will be removed.

The proposal retains the entire principal (north) façade and the first bay of the secondary (west) façade of 663 King Street West. A conservation scope, to be detailed in a Conservation Plan, will be undertaken on the retained façades. The remainder of the building will be removed and replaced with new construction.

A new podium will be constructed to the east and south of the retained heritage fabric. It will be differentiated through its design, but will respond to the retained portion of the building and adjacent heritage resources through its material palette (red brick) and contribution to the continuous streetwall character along the east side of Bathurst Street.

The addition above will be stepped back 5.6 metres from the heritage façade along King Street West and 5 metres from the podium along Bathurst Street. It will be differentiated by its use of contemporary materials and design and articulated with undulating balconies that encroach onto the stepbacks.

The proposed development will increase permeability and activate the streetscape at grade along Bathurst Street, improving on the existing condition of the public realm. The replacement podium will feature larger openings than the current building, improving access to light for the users within.



## 7 ASSESSMENT OF DEVELOPMENT OR SITE ALTERATION

The proposed development has the following impacts:

### *663 King Street West*

- retention of the principal (north) façade and the first bay of the west façade;
- integration of the retained heritage fabric with new construction, including a new podium to the east and south and a 15 storey addition above the existing building;
- modification of the primary entrance to accommodate access for people with disabilities; and
- replacement of the building fabric beyond the first bay with a four-storey brick building designed to commemorate the form, massing, streetwall contribution and materiality of the existing building.

### *60 Stewart Street and 647 King Street West*

- demolition and replacement with a four-storey red brick podium.

### *Adjacent Resources*

- shadow impacts on adjacent listed buildings as follows:
  - minor additional shadowing on 667 King Street West at 9am; and
  - additional shadowing on 662 & 668 King Street West from 10am-2pm (see shadow study prepared by Diamond Schmitt Architects in Appendices).



## 7.1 Evaluation Against Heritage Policy

The property at 663 King Street West is the only part of the Site that is currently on the Heritage Register; the following analysis considers the proposed strategy for 663 King Street West in the context of the Official Plan.

### *City of Toronto Official Plan*

Section 3.1.5 of the Official Plan provides that buildings on the Heritage Register shall be conserved in a manner that is consistent with the Standards and Guidelines (Policy 4). Rehabilitation of heritage resources is a widely accepted conservation approach encouraged by the Standards and Guidelines.

The architectural integrity of the existing building has been evaluated by ERA (see: Policy 5). The architectural integrity has been diminished by alterations to openings at grade along Bathurst Street, the insertion of glass blocks in masonry openings on the west elevation and the addition of shutters on all elevations. The primary (north) and first bay of the west façades of the building and their features are largely intact, with the exception of a projecting cornice, which was removed at an unknown date.

There is no list of heritage attributes for the building at 663 King Street West; the evaluation that follows is based on the list of features included in this report. The proposal retains the integrity of the heritage attributes on the north façade and the first bay of the west façades of the building. The heritage attributes on the west façade beyond the first bay, as well as the south and east façades, will be removed.

With these attributes removed, the integrity of the cultural heritage value as a whole will be diminished; however, the west and south façades have been extensively altered and their integrity already somewhat compromised (the east façade is partly attached to 60 Stewart and not visible for examination from the public right-of-way).

New construction on a property on the Heritage Register will be designed to conserve the cultural heritage value and attributes of the property; when new construction will have an impact on heritage resources, mitigation is required (Policy 26). The impact of the anticipated loss of heritage attributes will be mitigated by the design of the podium, which will commemorate the existing form in a contemporary red brick building and restore the 4 storey red brick streetwall.

The integrity of adjacent heritage resources will not be impacted by the proposal.

Façade retention is discouraged in the Official Plan (Policy 27). Structural engineers have determined that conservation of the building as a whole, though technically feasible, would impact the viability of interior spaces. The building is consequently not a candidate for full building retention.

### *Secondary Plan and Urban Design Guidelines*

The Secondary Plan and Urban Design Guidelines encourage conservation of cultural heritage resources and provide that new buildings will have a compatible relationship with heritage buildings in the King-Spadina neighbourhood.

The proposal conforms to this objective by:

- retaining the primary (north) façade of 663 King Street West and first bay of the secondary (west) façade;
- stepping back the vertical addition 5 metres from the retained heritage building; and
- replacing the building fabric to be removed with a four-storey red brick streetwall to commemorate the existing building, support the character of nearby listed buildings and maintain the ubiquity of red brick as the primary building material in the King-Spadina neighbourhood.

The Urban Design Guidelines provide that:

- new development along these streets will respect the massing, height, setback, orientation and character of industrial buildings prevalent on these streets, and in the area generally
- new development along the east side of Bathurst Street south of King Street West will generally follow the built form characteristics of the existing industrial buildings;
- in-fill and new buildings will be built to the existing line of setback;
- street-related retail, business or community uses will be located on the ground floor of buildings; and
- height, massing and fenestration of new buildings will be based on building types prevalent in the area.

The proposed development conforms to these guidelines with its continuous 4 storey red brick streetwall, retail at grade, setbacks consistent with the existing building, and the height, massing and fenestration of the podium building.

## 7.2 Mitigation Strategies

The proposal requires the removal of building fabric at 663 King Street West. The loss of building fabric is mitigated by:

- retention of the primary north façade and partial retention of the west façade of 663 King Street West;
- a conservation scope for the retained building fabric and upgrades to accommodate retail use and access for people with disabilities; and
- replacement of building fabric with a continuous four-storey red brick streetwall in a contemporary design.

The impact of the proposed vertical addition to the existing building will be mitigated by the 5.6 metre stepback from the heritage façade on King Street and additional stepbacks at the top four storeys. The vertical addition will be differentiated from the heritage building by its contemporary style and materials.

The impact of the replacement structure along Bathurst Street and Stewart Street, to the south of the retained heritage fabric, will be mitigated by its form, massing and red brick materiality, which commemorates the heritage building.

These mitigation strategies are appropriate.

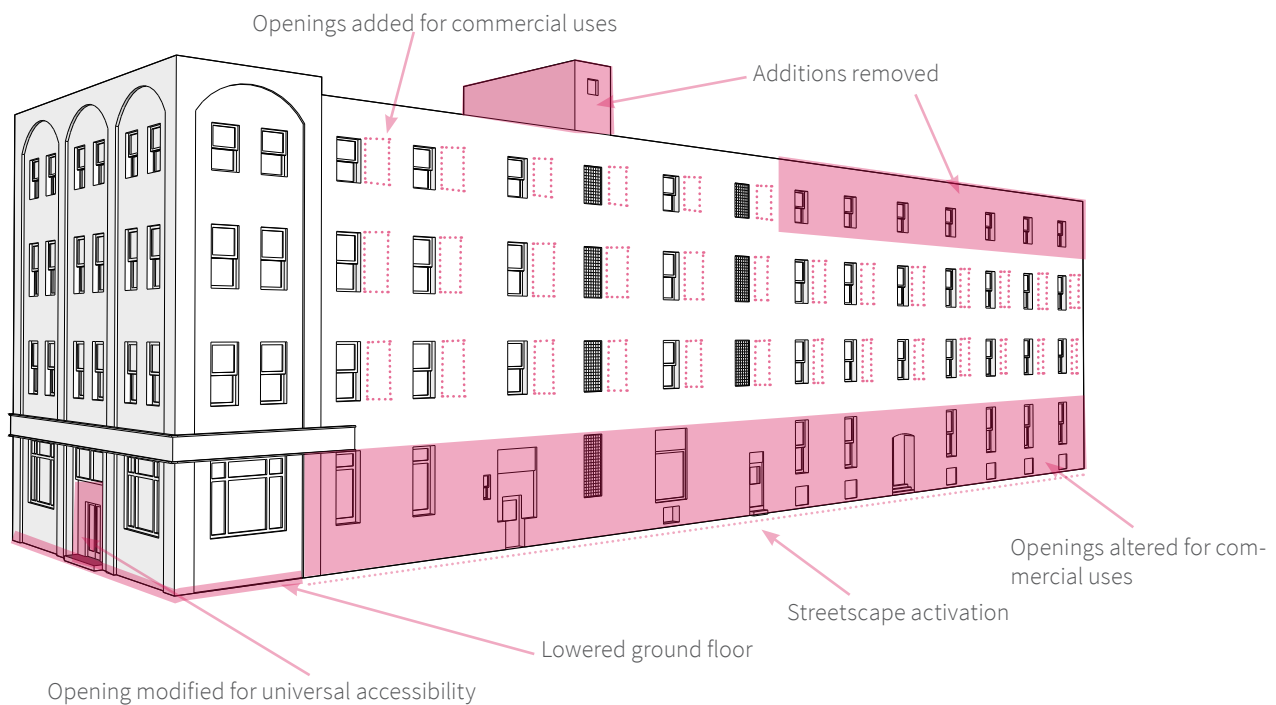
### 7.3 Considered Alternatives/Further Mitigation

The impact of the proposed development could be further mitigated by retaining more of the west and south elevations of 663 King Street West. Openings would need to be altered significantly along the entire west façade, removing original and previously modified building fabric.

Altering the building for retail will create active frontage along this stretch of Bathurst Street; the benefit of this active frontage to the streetscape should be weighed against the contribution of the unaltered west façade to the heritage character of the Site.

An alternative approach would retain the entire Bathurst Street façade, which is the most prominent façade after the principal façade on King Street West. The alternative approach would alter the existing ground floor and create additional openings paired with the existing openings above the first storey (referencing the paired openings on the principal and south façades). The approach would remove the later additions at and above the fourth storey to remediate structural issues.

The diagram below shows the extent of alteration required to achieve this alternative while still providing for accessibility and streetscape animation.



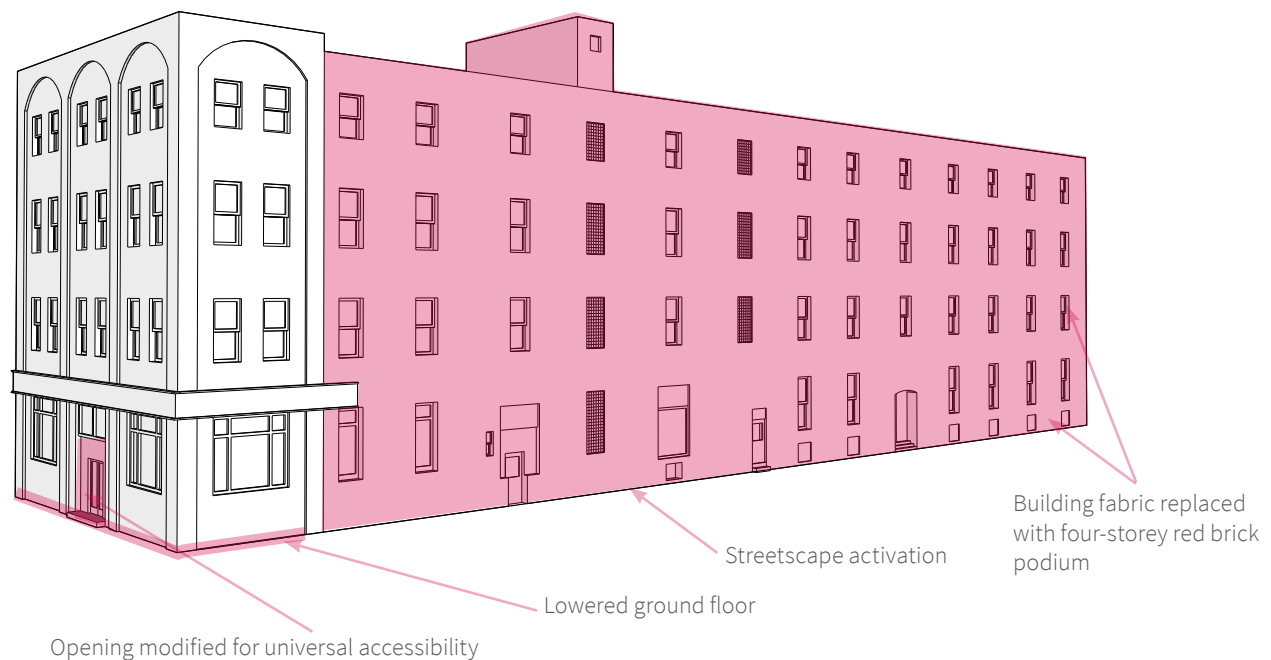


## 8 CONSERVATION STRATEGY

The approach to conservation for the Site as a whole is rehabilitation. The conservation strategy for 663 King Street West is detailed below.

### 8.1 663 King Street West

- the building at 663 King Street West will be partially retained;
- the retained façade section will be supported with a temporary bracing structure during demolition of the west elevation and construction of the new structure;
- modifications will be made to the floor levels and entrances to accommodate accessibility;
- the new structure will be tied into the retained façade from bottom to top, as it is constructed, providing internal lateral bracing to the façade;
- a conservation scope, to be detailed in a Conservation Plan, will be undertaken for the remaining building fabric; and
- the temporary bracing structure will be removed.





Opening modified for universal accessibility

Lowered ground floor

Streetscape activation

Building fabric replaced with four-storey red brick podium

## 9 CONCLUSION

The proposed development replaces 647 King Street West and 60 Stewart Street and partially integrates 663 King Street West with new construction.

The impact of the proposal is mitigated through:

- the retention of the principal (south) and first bay of the west façades of 663 King Street West,
- stepbacks from the retained heritage fabric; and
- replacement, in like materials and design, of the four-storey brick streetwall along Bathurst and Stewart streets.

These mitigation measures are appropriate, though further mitigation measures are also included in this report.

Structural reports indicate that 663 King Street West is not a candidate for full building retention. The articulation, detailing and attributes of the building are concentrated on the principal (north) elevation and the first return bay of the west elevation.

Full retention of the north and partial retention of the west façades is therefore an appropriate conservation strategy, so long as the character of the streetwall, which is defined by the scale, form and massing of the existing industrial building, remains legible.

## 10 PROJECT PERSONNEL

### Philip Evans

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

### Samantha Irvine

Samantha Irvine works with the heritage planning team at ERA Architects. She has graduate degrees in Historical and Sustainable Architecture (NYU) and Sustainable Urbanism (Wales). Samantha is a lawyer and member of the Ontario Bar.

### Jasmine Frolick

Jasmine Frolick is a planner with ERA Architects. She received her Master of Planning in Urban Development from Ryerson University after completing a Bachelor of Arts at McGill University.

### Nicholas Thompson

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



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## 12 APPENDICES

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## APPENDIX A: STRUCTURAL REPORTS

# *Gulf Engineering*

CIVIL AND STRUCTURAL ENGINEERS

October 22, 2013

Re.: 663 King Street West  
Toronto, Ontario

To Whom It May Concern:

Gulf Engineering was commissioned by Mr. Dimitri Evdoxiadis to review and assess the structural integrity of the existing building at 663 King Street West and provide structural recommendations for adding a fifth floor and underpinning the existing basement.

## A - IDENTIFICATION AND DESCRIPTION

A visual inspection of the four storey plus basement timber structure was undertaken by Gulf Engineering, followed by an excavation at the basement level on October 10<sup>th</sup>, 2013. The following observations were made:

### Roof

- A new roof membrane was installed within the last 2-3 years
- Roof drains are located at the southeast corner of the building, including two roof drains that are shared with the neighbouring property

### Fourth Floor (Roof Structure)

- 2 x 12 wooden joists @ 28" o/c
- 3 ½" x ½" wooden planks
- 13" x 12" wooden beams
- 12" x 12" wooden post
- Ceiling height of 12'
- Water damage to joists was noted where the structure was exposed and visible.
- Stress cracking in exterior brick wall was noted. (See photos of north side – King Street.) Similar stress cracking at the south wall was also noted.
- There is a gap in the brick wall at the intersection of the exterior south wall and the east party wall.
- Beam cracking was noticed where beams were exposed and visible.

### Third Floor (Fourth Floor Structure)

- 7 ½" x 6" wooden joists @ 28" o/c
- 13" x 12" wooden beams
- 12" x 12" posts
- Ceiling height of 12'.
- Noticeable stress cracking in exterior brick wall.
- Beam cracking noticed where beams were visible.

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Second Floor (Third Floor Structure)

- The structure matches the fourth floor framing.

Ground Floor (Second Floor Structure)

- The structure matches the fourth floor framing.
- Ceiling height of 14'.

Basement (Ground Floor Structure)

- 7 1/2" x 6" wooden joists @ 28" o/c
- 13" x 13" wooden beams
- 13" x 14" wooden posts
- Ceiling height of 8'.
- A portion of the floor area in a section located toward the northeast area of the building is partially reinforced by steel beams and posts.
- Beam cracking was noted where beams were exposed and visible.
- Post cracking was noted.

Foundations

- The base of the 13" x 14" wooden posts are encased in approximately 2 inches of concrete. This has resulted in the rotting of the base of the wood posts. In the locations where this was visible the effective area of the posts are reduced to approximately 8" x 8". It can be assumed that the majority of the wooden posts have this condition.
- The concrete slab on grade is approximately 4 inches thick on 3 inches of gravel.
- The single concrete footings (pad footings) are approximately 36" x 36" x 24" deep with a concrete pier of 20" x 20" x 10" deep.
- 18" thick brick masonry foundation wall.
- The strip footing is approximately 28" wide x 22" deep.

**B – FINDINGS**

Regarding the condition of the existing building and its structural elements, based on our visual investigations and structural calculations, the following are our findings:

- The existing roof structure cannot sustain the proposed fifth floor office live load of 50 psf.
- The structural elements of the fourth, third and second floors are adequate for the 50 psf office live load.
- The ground floor beams and joists cannot sustain the design live load of 100 psf for a dance floor.
- Provided that the restaurant on the ground floor does not exceed 100m<sup>2</sup> a design live load of 50 psf can be assumed as per the Ontario Building Code in which case the ground floor structure is capable of sustaining this load. If the restaurant exceeds 100 m<sup>2</sup>, a 100 psf live load is required as per the Ontario Building Code, and the ground floor beams and joists cannot sustain the design live load of 100 psf required for this occupancy.
- The existing wooden posts are losing their capacity to carry existing loads.

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# *Gulf Engineering*

CIVIL AND STRUCTURAL ENGINEERS

- The single footing of 36" x 36" x 24" cannot sustain the additional loading of the proposed fifth floor.
- The exterior double wythe brick masonry walls are showing stress cracks.
- There is noticeable water damage to roof joists and beams.

## C – RECOMMENDATIONS

The following are our recommendations for the structural remediation of the existing structure and the addition of a proposed new fifth floor and increased basement depth:

### Part I – Remediation to Existing Structure

#### Fourth Floor (Proposed Fifth Floor Framing)

- Replace existing roof joist with new 11 7/8" engineered wood joists @ 16"o/c.
- Existing floor beams to remain where undamaged by water. Where water damage has occurred, existing floor beams are to be replaced by minimum 14" deep LVL beams.

#### Basement (Ground Floor Framing)

- Existing floor joists and beams need to be reinforced in areas where the design live load exceeds 50 psf.
- Existing 13" x 14" wood posts need to be reinforced by two C-channels bolted to posts due to the rotting that has occurred at the base of the posts.

#### Exterior Brick Masonry Walls

- The existing exterior brick walls have noticeable cracking, particularly on the north and south sides of the building. Remedial work to the existing brick is required in these locations. The common repair for this type of damage is to remove and replace the existing brick where significant cracking has occurred.

### Part II – Proposed Fifth Floor and Increased Basement Depth

The following lists the general structural requirements in addition to the remedial work mentioned above for the addition of a fifth floor and increasing the depth of the basement. The addition of a fifth floor has many structural implications to the existing building. These include additional gravity and lateral loads that the existing structure has not been designed for and therefore may require additional structural reinforcement and remediation. Additional gravity load requirements are listed in the sections that follow and include reinforcing joists and beams that make up the current roof framing (proposed fifth floor framing) and increasing the capacity of the existing strip footings and post footings. Additional lateral loading will also occur on the structure as the result of the addition of a fifth storey. Additional framing will need to be added to the existing structure to resist the lateral forces applied to the building. This can be accomplished in different ways but is typically achieved by adding steel x-bracing to the existing structure at each storey from the basement through to the roof. The extent of the required framing due to the additional lateral loads falls outside the scope of this report and will vary depending on the size and shape of the proposed floor plan.

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# *Gulf Engineering*

CIVIL AND STRUCTURAL ENGINEERS

## Proposed Fifth Floor (New Roof Framing)

- 11 7/8" engineered wood joists @ 16" o/c.
- 14" LVL beams.
- 7" x 7" PSL posts lining up with timber columns below.

## Fourth Floor (Proposed Fifth Floor Framing)

- New 11 7/8" engineered wood joists @ 16" o/c
- Existing floor beams to remain where undamaged by water. Where water damage has occurred, existing floor beams are to be replaced by minimum 16" deep LVL beams.

## Basement (Ground Floor Framing)

- If the basement slab is lowered the ground floor posts will need to be replaced.

## Foundations

- A geotechnical engineer should be hired to provide an evaluation of the site soil conditions and confirm a soil bearing capacity at the base of the existing footings. The existing capacity of the footings can then be determined in order to confirm if they are adequate to support the resulting load of an additional floor. Due to the size of the existing footings it is anticipated that the single footings and strip footings will need to be remediated or replaced to increase the bearing capacity.
- If the height of the basement is increased by excavating below the existing slab on grade the existing single footings will need to be demolished and new footings will be required.
- The strip footings can be underpinned to increase the height of the basement. The bearing capacity of the strip footings can be increased by making the underpinning wider than the original footing.
- If only the height of the basement is increased and no fifth floor addition is done then benched footings are an alternative to underpinning to increase the basement ceiling height. This is often the desired option for party walls as the shared footing with the neighbour is not altered.

## Neighbouring Roof

- The addition of a fifth floor at 663 King Street West will result in additional snow loading on the neighbouring roof to the east due to snow piling and snow drift. The structural capacity of this roof will need to be reviewed and a determination made on whether or not the existing structure is capable of supporting the additional loading. If the existing structure is not capable of supporting the additional loads it will need to be reinforced.

Should you have any questions or concerns regarding this letter, please call 416-627-7977.

---

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# *Gulf Engineering*

CIVIL AND STRUCTURAL ENGINEERS

Yours truly,

GULF ENGINEERING  
Per:  
Hossein Azargive P.Eng.



Attached: Photos

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## MEMORANDUM

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TO: Daniel Byrne, Vice President, Development, Main and Main Developments Inc.  
COPY TO: Michael Jack, Main and Main Developments Inc.  
FROM: Ian Mountfort, P.Eng.  
DATE: 23 January 2013  
PROJECT: 663 King Street West  
PROJECT NO: 140032

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**RE: Re-configuration and Expansion Feasibility**

Hello Daniel,

Following on from our walk-through of the building this past Monday, I am writing to summarize our discussion about the range of proposals for this site, and to offer some preliminary thoughts and design concepts.

I understand that Main and Main is considering two schemes. The first involves a program of re-configuring the main floor to be level at King Street along with a general restoration of the existing structure. The second scheme focuses on a vertical addition to the existing site. We discussed 5 additional floors.

**Option 1:**

We do not see any feasibility issues around re-framing the ground floor. The existing conditions have a number of tightly spaced supports and a combination of timber, steel and concrete structural systems. It is a bit of a mess. We would propose that new foundations be established and that the existing columns be transferred at the new floor framing. We note that the proposed floor is lower, requiring the existing columns to be reinforced and extended. It will be important to pre-load this transfer system to counter the existing dead loads in order to avoid initial settlements. We would be happy to discuss strategies to accomplish this.

**Option 2:**

There are two basic approaches for a vertical addition to this site. The first approach uses a system of temporary lateral support for the existing heritage masonry walls and demolishes all interior structure and finishes. New structural floor plates and lateral load resisting walls (stairs, elevator cores) are built inside of, and tied into, the existing masonry walls. As the building clears the existing envelope, a conventional structural system (likely cast-in-place concrete) is employed. The lateral loads due to earthquake and wind are carried down through the new shear walls and circulation core elements. This approach is fairly straightforward, with a number of precedents. The temporary lateral support of the existing building requires its own system of foundations and stabilizing beams. Generally these systems are exterior to the building and are designed and installed by a shoring specialist. This represents an additional cost to the project.

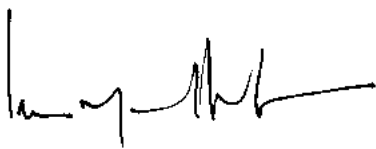
January 23, 2014

On site we discussed an alternative approach that would retain the existing floor plate and allow for new vertical supports for the additional floors above. It was noted that the existing timber column grid is tight, and that introducing additional columns would further impact the viability of the existing commercial spaces. The structural scheme shown on the attached sketches maintains the existing floor plate, but transfers out the timber columns to new concrete columns at every level. Above the existing structure, it makes sense to use a lightweight structural system to reduce the seismic and foundation loads. We are proposing a Bubbledeck cast-in-place concrete flat plate.

The proposal has implications for the construction sequencing, but allows for vertical expansion without an extensive temporary shoring system. The construction sequence would be something like:

- (1) Establish new foundations within the existing building footprint. This will likely require the use of a deep foundation system to achieve the anticipated column loads. The proposed system will need to be compact due to the existing conditions. We would expect either a field of helical screw piers or micropiles with pile caps or a raft slab. This is a significant undertaking.
- (2) Build concrete columns on the new structural grid to the level of the existing roof. Refer to PSK-1. These can be inserted into the existing structure without much interference.
- (3) Starting at the highest level, provide temporary support for the existing timber beams. Remove timber column, and re-support beams on new steel framing. The temporary shoring of timber beams is straightforward and would use simple jack-posts to the existing beams below. See plan. Proceed down through the building in this manner. Existing joists and beams are maintained, and provide lateral support to the existing walls. Steel beams are connected to the concrete column per PSK-3.
- (4) Lateral load resisting shear walls and / or braced frames are required. The existing timber floor plates will require a system of diaphragm bracing or structural topping to link the shear wall system together.
- (5) New construction proceeds conventionally above the existing roof. See PSK-3 for the column condition at the Bubbledeck slab. The logistics related to the tight sight, crane operations, and staging areas would require careful consideration.

I hope this is of some help. Please don't hesitate to contact me if you like to meet to discuss these or other options.

A handwritten signature in black ink, appearing to be 'L. M. Blackwell', written over a horizontal line.

**Blackwell**

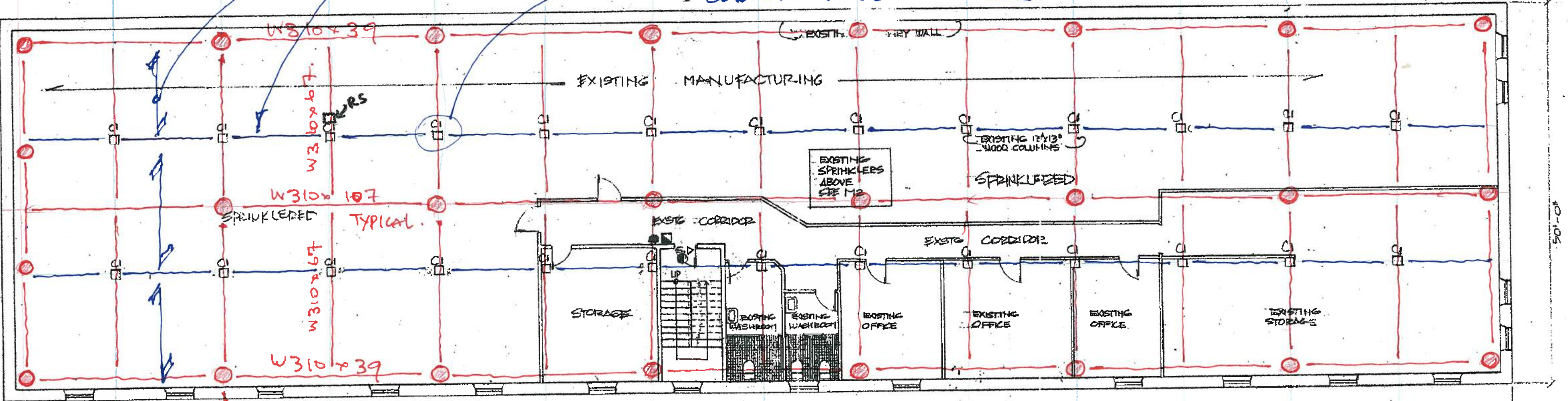
663 KINGS ST. WEST.

TYPICAL PLAN @ EXISTING FLOOR PLATE.

PSK-1

NOTE: EXISTING TIMBER FLOOR JOISTS AND BEAMS TO REMAIN.

NOTE: ALL EXISTING TIMBER COLUMNS TO BE DEMOLISHED.



EXISTING THIRD FLOOR PLAN SCALE 1/8" = 1'-0"



C1 = EXISTING 12x13 WOOD COLUMNS

NOTE: NEW CAST-IN-PLACE CONCRETE COLUMNS FOR SUPPORT OF EXISTING TIMBER FLOOR PLATE + CONCRETE FLOORS ABOVE.  
SUPPORT EXISTING ~~STEEL~~ TIMBER BEAMS ON NEW STRUCTURAL STEEL.

WRS = 2hr rated shaft to enclose kitchen exhaust duct from ground floor

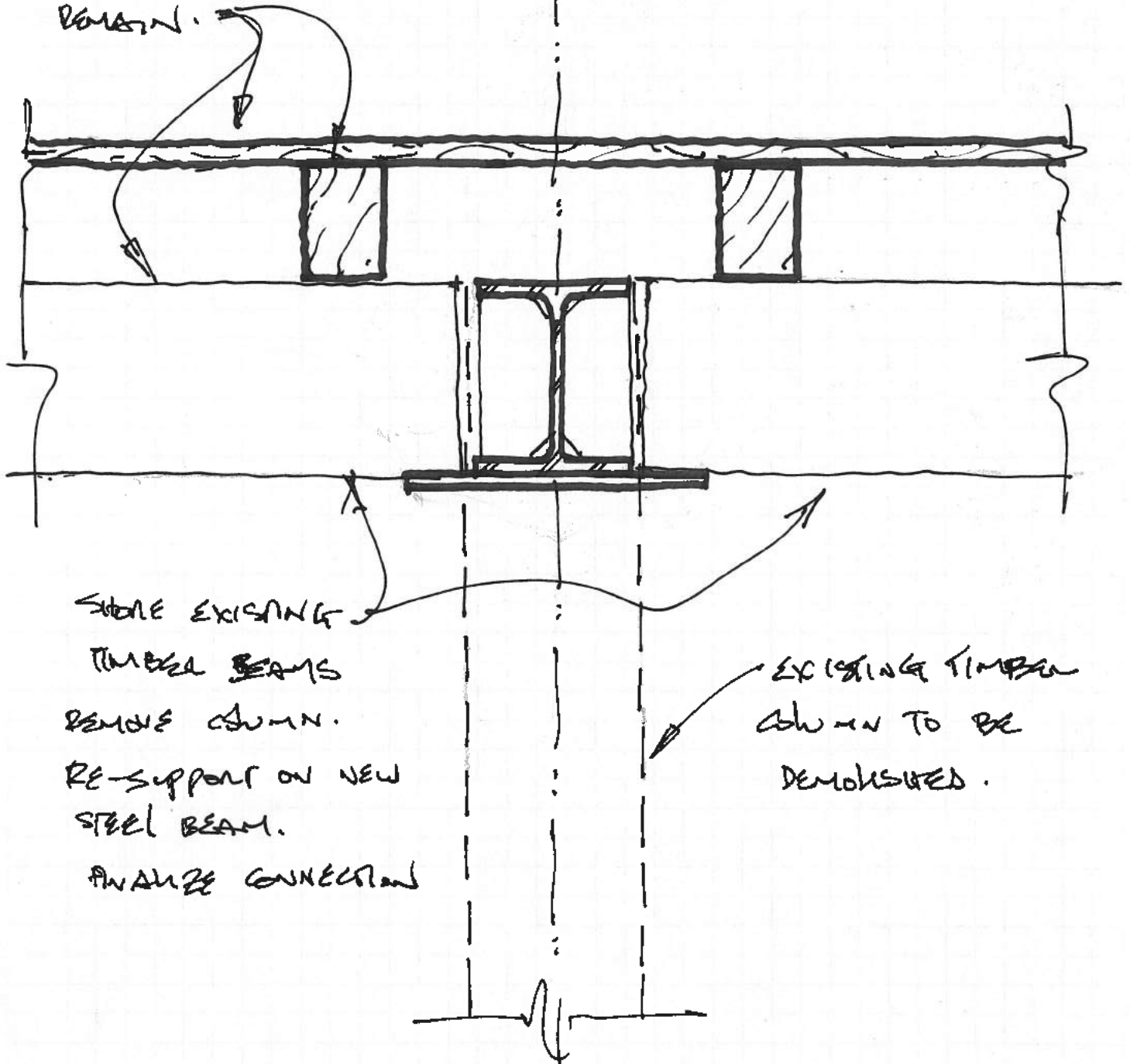
NOTE: NEW CONCRETE SHEAR WALLS / STEEL BRACED FRAMES REQUIRED. DIAPHRAGM BRACING REQUIRED @ TIMBER FLOORS.

JOB NO.	EXISTING SE
CHKD. BY	THIRD FLOOR
DRN. BY E. P.	
DATE 06-07-90	
SCALE 1/8" = 1'-0"	
DWG. NO.	663 KING ST.
	ENGINEERING SUITE 1200, 111 TORONTO, ONT. M5C 1A5

Seal	Title 663 KING ST. WEST DETAIL @ TIMBER cd. TO BE REMOVED -	Project # 140032	Date 2014.01.23
		Designer 	Scale
		Checked by 	Sheet # PSK-2

19 Duncan St. # 405, Toronto, M5H 3H1 T 416.593.5300 | 31 King St. N., 2nd Fl., Waterloo, NZJ 2W6 T 519.616.0895 | blackwell.ca

EXISTING TIMBER JOISTS,  
BEAMS + DECK TO  
REMAIN.



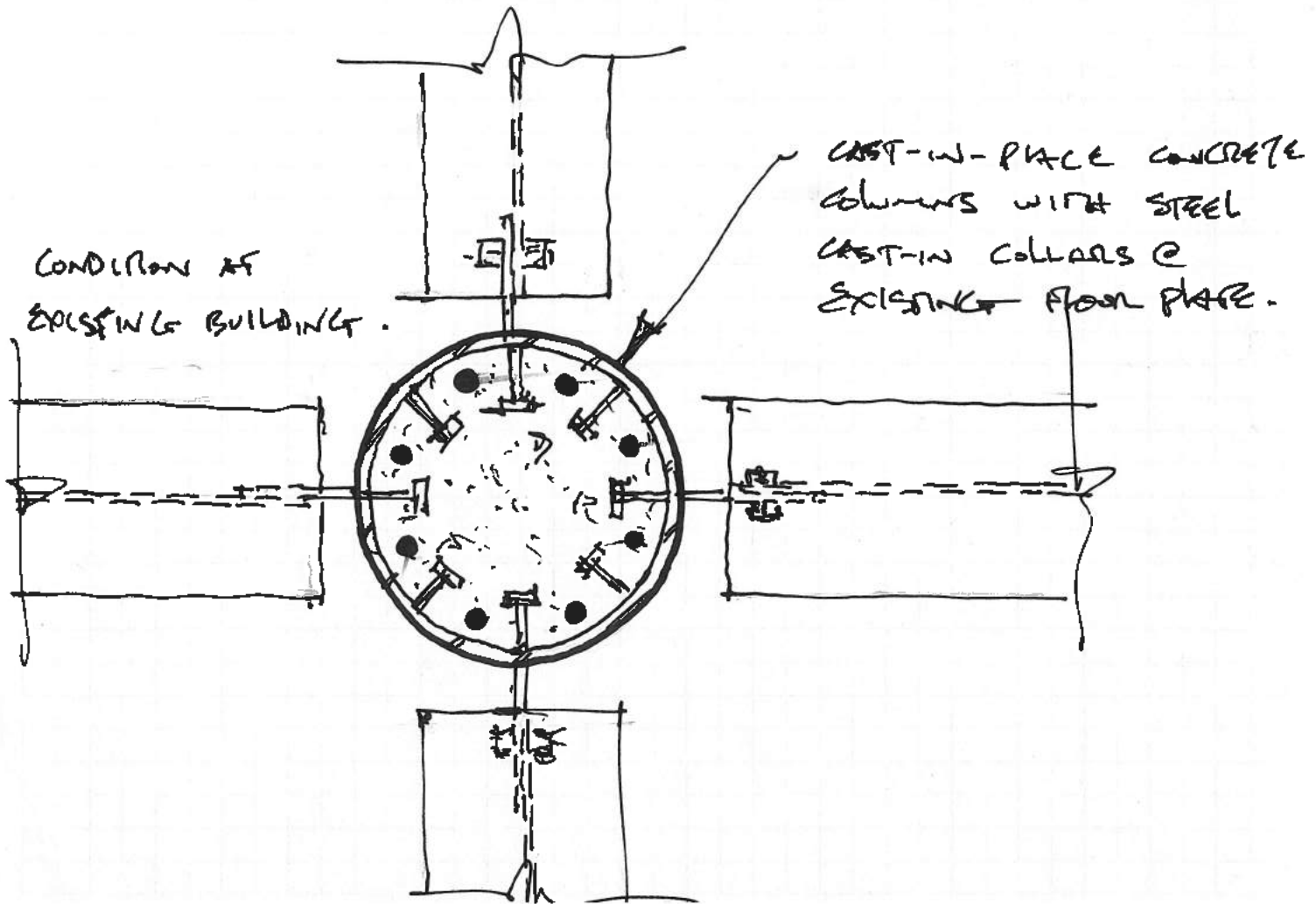
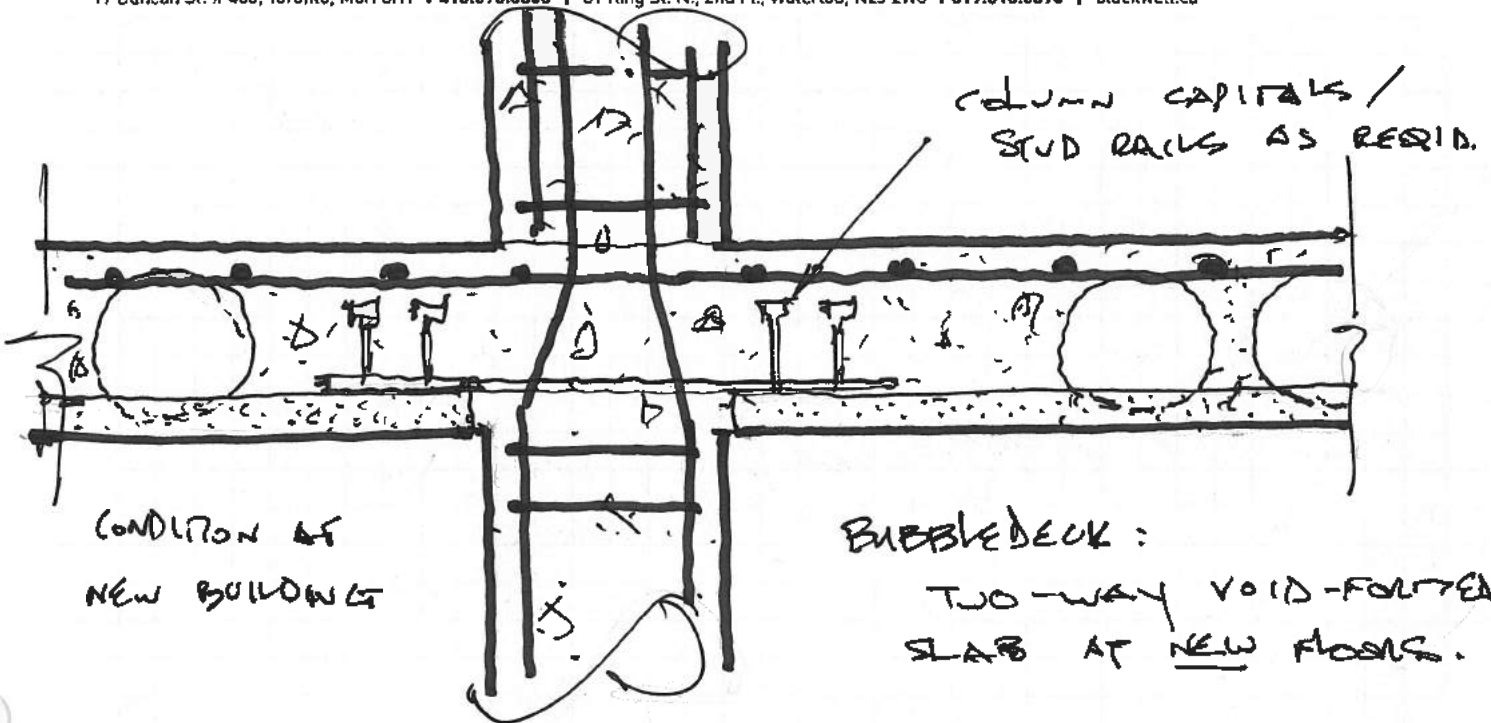
WHERE EXISTING  
TIMBER BEAMS  
REMOVE COLUMN.  
RE-SUPPORT ON NEW  
STEEL BEAM.  
ANALYZE CONNECTION

EXISTING TIMBER  
COLUMN TO BE  
DEMOLISHED.



Seat	Title	Project #	Date
	663 KING ST. WEST. DETAILS @ NEW COLUMNS.	140032	2014.01.23
		Designer	Scale
		Checked by	Sheet #
			PSK-3

19 Duncan St. # 405, Toronto, M5H 3H1 T 416.593.5300 | 31 King St. N., 2nd Fl., Waterloo, N2J 2W6 T 519.616.0895 | blackwell.ca



December 13, 2016

Stewart & Main Urban Properties Inc.  
109 Atlantic Avenue, Suite 302B  
Toronto, Ontario M6K 1X4  
Attn: Cale Brillinger

## Re: 663 King Street West & 58-60 Stewart St., our project 160692

Hello Cale:

We have been retained by Stewart & Main Urban Properties Inc. to complete a desk study of the above noted properties to outline their current structural capacity as well as their potential for further development. We visited 663 King Street West on September 15 and 58-60 Stewart Street on October 19 of this year. We have also reviewed reports by Blackwell, dated January 23, 2013, by Gulf Engineering, dated October 22, 2013, and by Hunt Heritage Masonry, dated November 3, 2016. Of particular interest to you were the perimeter masonry walls, wood floor framing, and existing foundations. Below is a summary of our initial findings and recommendations for further investigation.

### Masonry Perimeter walls

Both properties consist of masonry perimeter walls observed to be 4-wythes thick at the ground floor stepping back to 3-wythes at or below the 4<sup>th</sup> floor. The walls show areas of stress cracking and local deterioration typically near the parapet and window openings, but in general appear to be able to perform their structural capacity. According to the masonry condition assessment conducted by Hunt Heritage Masonry, restoration of the exterior of the fourth floor walls and cornice along the West facade of 663 King Street is required to prevent loose masonry from falling on the sidewalk below.

As part of our study, testing of the shear capacity of the perimeter masonry walls was conducted, refer to Mortar Shear Tests by Amec Foster Wheeler E&I dated November 1, 2016, File No. TB162045. Based on this testing, our visual review, and accepted historical values we have made the following conclusions:

#### Lateral Capacity

- In general, the masonry walls have adequate shear capacity as determined by the NRC Guidelines for Seismic Evaluation of Existing Buildings, with the exception of the following:
  - Further study of the first story of the north elevation of 663 King Street West is required to determine if additional framing was added when the size of the window openings was increased. It may be possible that the existing vault is functioning as the lateral element in the north end of the building.
- Shear test values for the exterior wythe of masonry at both properties suggest that the mortar bed is nearing the end of its structural service life and should be re-pointed as part of a larger masonry restoration process. Testing of the interior wythe of masonry gave adequate results.

- Hunt Heritage masonry conducted an investigation of the middle wythes of the masonry walls in multiple locations at the fourth floor and ground floor. Locations of deterioration of the surface were noted with some deterioration extending to the middle wythes. In general the header courses tying the wythes together were found to be in good condition.
- A building science or masonry restoration firm should be retained to develop a full scope of work for the durability and aesthetic restoration of the masonry walls.
- The stacked bond joint in the east façade of 58-60 Stewart Street and on the south elevation between 58-60 Stewart Street and 663 King Street West appears to increase in width up the height of the building. Further investigation should be conducted to determine if this joint should be reworked to close the gap and join the two buildings.
- Further assessment of the out of plane anchorage of perimeter walls to floor levels is required to determine if reinforcement is required to meet recommendations in the NRC Guidelines for Seismic Evaluation of Existing Buildings.

**Vertical Capacity**

- According to Annex F of S304.1-04 Design of masonry structures, a compressive capacity of 0.7 MPa is a reasonable empirical assumption of the allowable compressive stress in the masonry. Based on this value, and the loads described in the floor framing section below, the following table summarizes the calculated additional capacities of the perimeter walls.

<b>Property</b>	<b>Elevation</b>	<b>Calculated additional capacity (kN/m)</b>
<b>663 King St. West</b>	North	25
	East	115
	South	40
	West	65
<b>58-60 Stewart</b>	North	80
	East	30
	South	80
	West	105

- An additional floor framed similarly to the existing building would add approximately 25 kN/m to the existing walls. Therefore, the masonry walls have adequate capacity for the addition of a single story of masonry wall. Other options involving lighter cladding would allow for further floor addition.
- The compressive capacity of the masonry should be tested to validate assumptions used in the assessment of the walls capacity.

**Floor Framing**

In general, the floors consist of cross laid wood decking on sawn timber joists supported on wooden columns and beams. For the purposes of our assessment of the framing the following loads were used in accordance with the Ontario Building Code 2012:

December 13, 2016

- Live loads
  - 2.4 kPa for all floors above ground,
  - 4.8 kPa for the ground floor.
- Dead loads
  - 0.55 kPa for the roof,
  - 0.5 kPa for typical floors.
- Snow Loads
  - 1.12 kPa for the roof.

Below is a summary of the various floor framing configurations both properties, where not noted, the framing is generally adequate for the loads outlined above:

### **663 King Street West:**

#### **Roof:**

##### **North:**

- 89x190 wood joists @ 610 mm
- 305x305 wood beams

##### **South:**

- 52x305 wood joists @ 710 mm
- 240x305 wood beams
  - Bending tension strength to exceed 8.3 MPa.
- Reinforcement of the joists and beams in both the north and south portions of the roof would be required to be adequate for a 2.4 kPa live load.

#### **Typical Floors (levels 2-4):**

- 140x190 wood joists @ 710 mm
  - Bending tension strength to exceed 10.3 MPa.
- 290x340 wood beams
  - Bending tension strength to exceed 9.9 MPa.
- Reinforcement of the joists and beams would be required for an increase in load.

#### **Ground Floor:**

- Heavily modified with multiple systems in various areas. The typical existing framing was similar to the above typical floors with the exception of the beams.
- 340x340 wood beams are not adequate to support a 4.8 kPa live load, but are adequate for the 2.4 kPa live load if the bending tension strength is tested to exceed 7.9 MPa.
- A change in use of this floor would require more extensive investigation to fully understand the various systems involved.

#### **Wooden columns:**

##### **Basement:**

- 340 mm x 340 mm
  - 86% utilized and could support an additional 70 kN.

##### **Ground-4<sup>th</sup> floor:**

- 290 mm x 290 mm



December 13, 2016

- 81% utilized and could support an additional 60 kN.

### **58-60 Stewart Street:**

#### **Typical framing:**

- Similar framing observed in the roof and ground floors:
- 140x190 wood joists @ 650 mm
  - To resist a 2.4 kPa live load, bending tension strength to exceed 11.4 MPa. However, the joists do meet typical floor deflection criteria.
  - Reinforcement of the ground floor framing would be required to resist a live load of 4.8 kPa. Built up 2-38x286 wood joists were observed as reinforced framing at the ground floor exit.
- 5-52x350 built up wood beams
  - Bending tension strength to exceed 15.9 MPa to be adequate for 2.4 kPa live load.
- Steel beams are anticipated at the South end of the building, but were not revealed in this investigation.

#### **Columns:**

- 240x240 wood columns in basement
  - Parallel to grain compression to exceed 8.9 MPa, or
  - Install adequate beams in place of the 76x190 members on flat above the secondary columns in the ground floor framing and test the parallel to grain compression to exceed 7.4 MPa.
- 290x290 wood columns at ground
  - Adequate for an additional 80 kN of factored load.
- Built up steel column composed of 4 riveted steel channels.
  - Adequate for approximately 240 kN of factored load, subject to coupon testing and confirmation of channel sizes and rivet hole dimensions.

A conservative estimate of the grade and species of the existing wood framing has been used to develop the existing capacities. Where this estimate is exceeded the required strengths are specified. A firm specializing in the testing and grading of existing wood structures should be retained to determine the actual design strengths of the existing framing.

#### **Foundations:**

As part of the study, test pits were dug to expose the existing foundations and to assess the bearing capacity of the native soil below, refer to Test Pit Evaluation by Terraprobe dated October 28, 2016, File No. 1-16-0696-21. The bearing capacity of the native soil was determined to be 300 kPa ULS and 200 kPa SLS. Based on the estimated dimensions and bearing capacity determined by the above report, we have made the following conclusions:

### **663 King Street West:**

- The 600 mm x 600 mm x 300 mm thick pad footings for the wood columns do not provide adequate bearing area for the calculated factored column load of 438 kN.
  - A previous engineering report by Gulf Engineering suggest these footings are 900 mm x 900 mm x 600 mm. This would increase the capacity of the footing, but it would still not be adequate.
- The 800 mm x 300 mm thick strip footings for the perimeter masonry walls are adequate for the existing loads.
  - The existing footing may be able to support 16 kN/m of additional un-factored load.

### **58-60 Stewart Street**

- The 850 mm x 850 mm x 400 mm thick pad footings for the wood columns do not provide adequate bearing area for the calculated factored column load of 423 kN.
- The 1550 mm x 1550 mm x 300 mm thick stepped pad footing for the steel column is adequate for the calculated factored column load of 587 kN.
  - The existing footing may be able to support 73 kN additional un-factored load.
- The 1000 mm x 150 mm thick strip footing for the masonry walls are adequate for the existing loads.
  - The existing footing may be able to support 48 kN/m of additional un-factored load.

If additional load is to be added to the existing footings, the footings should be revealed to a greater extent to ensure the estimated dimensions are accurate. In addition, a geotechnical engineer should be retained to comment on the anticipated settlement due to additional load.

### **Development possibilities**

Based on the existing capacities outlined above the following strategies are available for use of the existing structure in further development:

#### **Additional floors**

- The columns at 663 King street west have adequate capacity to support an additional floor with a 2.4 kPa live load. However, the column foundations are not adequate for any increase in load and underpinning of the existing footings would be required in order to increase their capacity.
- The basement columns in 58-60 Stewart St. would need to be reinforced or replaced in order to accommodate an additional floor. New foundations would be required as part of this work.
- The roof framing in both buildings would need to be reinforced to be able to act as a floor.
- The existing masonry perimeter walls are adequate as the lateral force resisting system for the existing building. The east and west walls of both properties are capable of supporting significant additional lateral load, however, the north and south walls of 663 King street west are near their capacity. If additional floors were added, cross walls or steel braced frames could be added at points along the building to relieve the north and south walls.
- The perimeter walls have adequate capacity for the addition of a single masonry clad story. The walls may have capacity for addition floors if a lighter cladding and framing strategy is used.

December 13, 2016

- Depending on the weight of the cladding strategy used, underpinning of the perimeter walls at 663 King Street may be required.

**Façade retention**

- If the existing interior framing were to be replaced by new structure, the masonry walls would have adequate in plane strength, but would require out of plane support at each story.
- The mortar beds of the exterior wythe of masonry will require re-pointing in accordance with the recommendations of a building science engineer or masonry restoration specialist.
- We have previously outlined two strategies for the retention of the perimeter walls in a memo by Ian Mountfort dated January 23, 2013.

**Change in load**

- In general, the floor assemblies are at their capacity under the current loading conditions. Increases in load due to a change in use would require reinforcement of the joists and beams in most cases.

Best regards,



Sean Reinsma, EIT  
Designer



J. David Bowick, P. Eng  
Principal

**Blackwell**

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## APPENDIX B: MASONRY INVESTIGATION



# HHM

Restoration: Preservation  
New Build



HUNT HERITAGE  
MASONRY

November 3rd, 2016

**To:** ERA Architects  
**Attn:** Samantha Irvine  
**Client:** Cale Brillinger  
Main and Main  
109 Atlantic Ave., Suite 302B  
Toronto, ON M6K 1X4

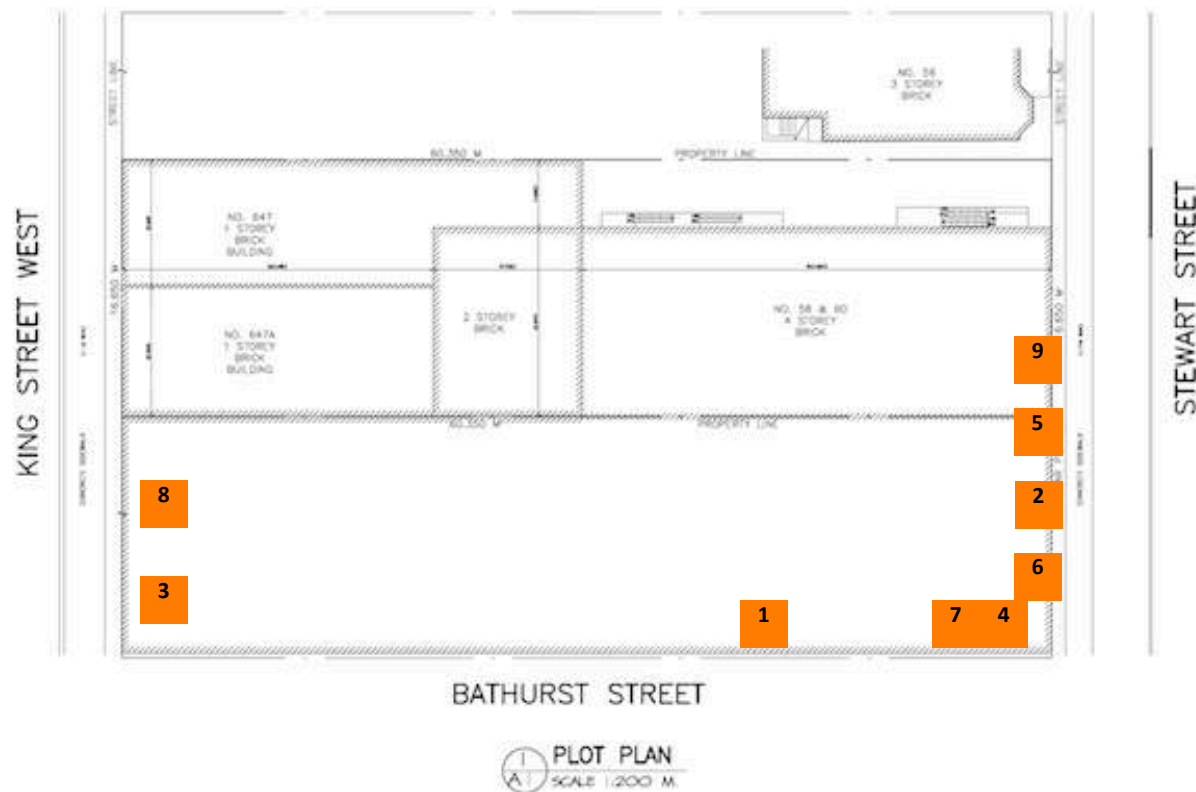
**Masonry Report:** 663 King Street West  
Toronto, ON  
M5V 1M5

The following report summarizes the site observations during a recent visit to the above address to investigate the interior and exterior brick masonry construction.

### **663 King Street West Masonry Testing:**



## 4<sup>th</sup> Floor – Multiple Locations on the King Street, Bathurst Street and Stewart Street Elevations



### Location 1 – Bathurst Street South 4<sup>th</sup> Floor



Shown here is the double wythe brick wall with decorative header courses that corbel out on exterior just below the window sill height on the 4<sup>th</sup> floor (South original cornice decorative detail). The headers are bearing on less than the width of a single brick and could be seen as a liability to pedestrian traffic below if work were to be performed on the wall in the future. Noticeable efflorescence and salt migration into the interior coursing is causing the paint to peel and crack.

Salt deposits were evident on the exterior wall as well and noticeable from the sidewalk. Common bond header courses every 6 courses bonds the wall together. This Fourth floor wall section is in poor condition.

**Location 2 Stewart Street - Just below window sill height**



A hole was made on the Stewart Street side and we noticed the use of steel strapping to help reinforce the double brick wall. This was the only location we found this. All of the openings on the 4<sup>th</sup> floor exhibited the original cement-free lime mortar that was typical of the era. This fourth floor wall section is in poor condition.

**Location 3 - King Street - Just below window sill height West corner**





Depending on the section of wall we were opening, there was a change in the interior brick from red to buff colour. Shown here is the interior buff row of headers that are tied into the inner red/orange building brick. The center course of brick then ties the exterior wythe together with the use of header courses visible from the exterior. All headers in this photo are showing no signs of cracking. This section was part of an exterior pilaster. Excessive mortar loss is seen on the exterior walls. This fourth floor wall section is in poor condition.

**Location 4 Bathurst Street 4<sup>th</sup> Floor (just above window sill)**



Along the entire 3 feet of the interior 4<sup>th</sup> floor there is cement parging on the interior wall. This is an old repair and has been covered with paint for a long time. The parging was a quick solution to repairing the spalled brick and often covers up worse problems from years of neglect. Cement coatings seal the wall and do not allow for moisture to pass through the brick, causing compounding effects from freeze thaw and salt migration. We noticed this wall to be very unstable during the brick removal, especially near or below the windows. This fourth floor wall section is in poor condition.

**Location 5 Stewart Street 4<sup>th</sup> Floor South Center location**



A section of the Stewart Street fourth floor south center wall with interior fill coursing. The wall looks to be in good condition and looks to be functioning as it should. Buff Brick was used as interior with a mixture of infill. This building is triple brick wall thickness. It should be noted that the building on the South East corner near Stewart street was built around the same time with similar materials (brick/lime mortar).



**Basement** – Multiple Locations on the King, Stewart and Bathurst Street Elevations

**Location 6 Stewart Street West Corner**



Shown here is the Basement foundation brickwork on the Stewart Street West corner. The wall, we guess, is 18 inches thick, comprising 4 courses of brick. There are salt deposits found just under the paint and typical of a brick foundation. The yellow buff brick was used for its density and durability over the softer red brick. No signs of interior brick spalling or cracking. This fourth floor wall section is in fair condition as the interior brick has very little deterioration.

**Location 7 – Hoxton Basement Bathurst side**



This photos shows the interior buff wall to be in fair condition despite the paint and cement parging. The interior brick coursing was loosely and is tied into the exterior brick wall facing Bathurst Street.

### Location 8 – King Street Basement Brick Foundation



This test hole was completed in the bottom of the Bank Note basement. It is facing the King Street side. The photo shows the harder buff brick tied into the interior wall. The exterior brick wall is most likely the same yellow buff brick. The wall looks to be in good condition.

### Location 9 Stewart Street Basement



Another example of the basement foundation brickwork. This section was parged and painted a white back. The interior wall looks to be in fair condition with previous poor repairs and painted surface peeling off. The interior wall looks to be in good condition.

The Following report was written to give an indication to the condition of the masonry wall. We noticed quite a change in deterioration from the 4<sup>th</sup> floor down to the basement. This was expected given the exposure to the elements and a lack of repairs over the last decades. The Bathurst side of the 4<sup>th</sup> floor walls was the worst and must be repaired as it is a liability to pedestrian traffic below. Evidence of brick loss and heavy mortar loss around window openings is evident from the street.

The Basement openings were in good condition overall and no surprises came up other than some evidence of salt migration. The walls must be a minimum of 4 bricks (18" thick) or more in thickness. Typical repairs to the foundation are recommended.

Sincerely,

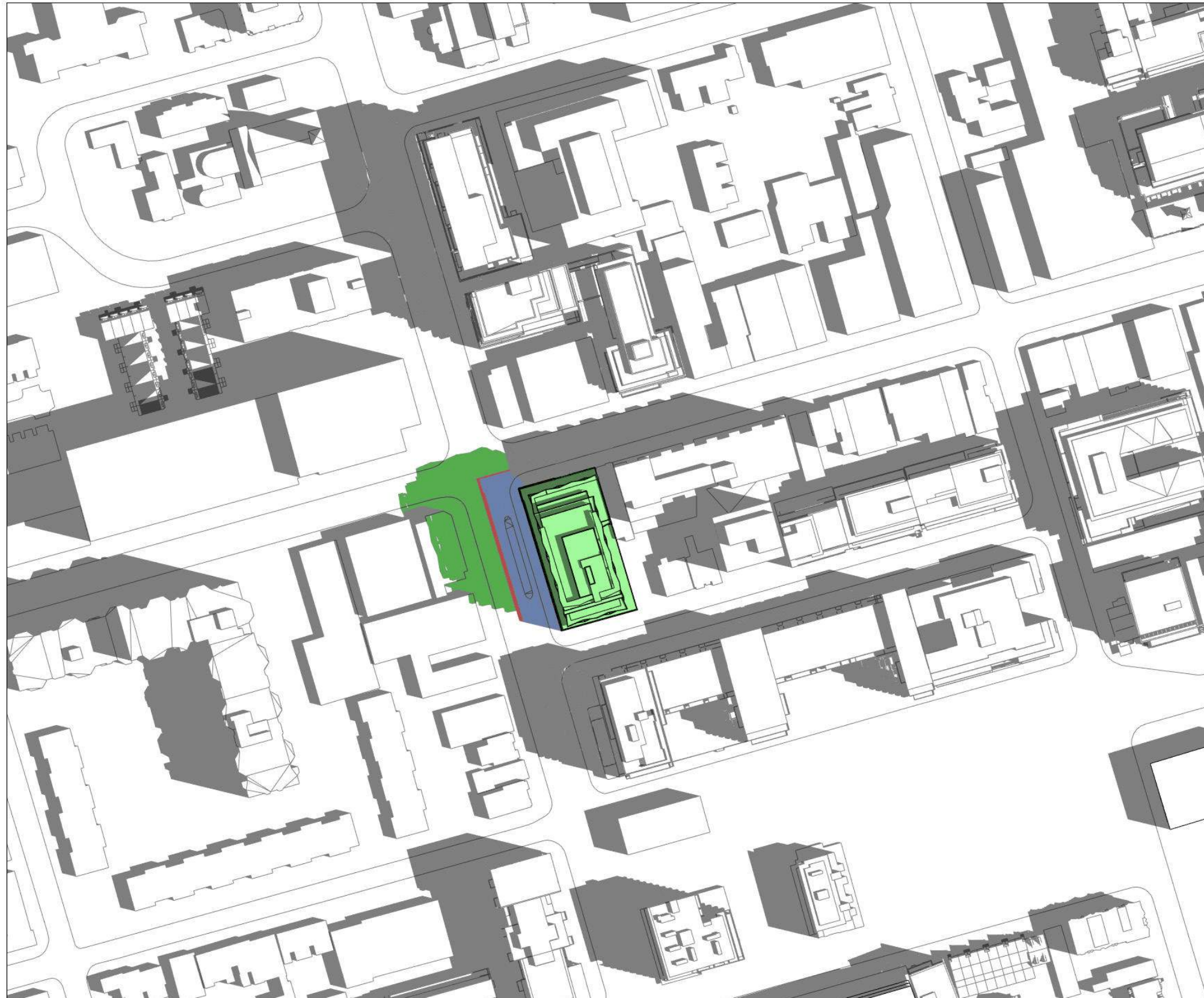


Barkley Hunt  
416-219-1616  
info@huntheritage.ca

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## APPENDIX C: SHADOW STUDIES (DSA)





- EXTENT OF PROPOSED SHADOWS
- EXTENT OF EXISTING SHADOWS
- EXTENT OF AS OF RIGHT SHADOWS



**KING AND BATHURST DEVELOPMENT**  
647 + 663 KING STREET WEST + 60 STEWART STREET

**Diamond and Schmitt Architects Incorporated**  
384 Adelaide Street West, Suite 100. Toronto, Canada M5V 1R7  
T 416.862.8800  
F 416.862.5508

DECEMBER 15, 2016





- EXTENT OF PROPOSED SHADOWS
- EXTENT OF EXISTING SHADOWS
- EXTENT OF AS OF RIGHT SHADOWS



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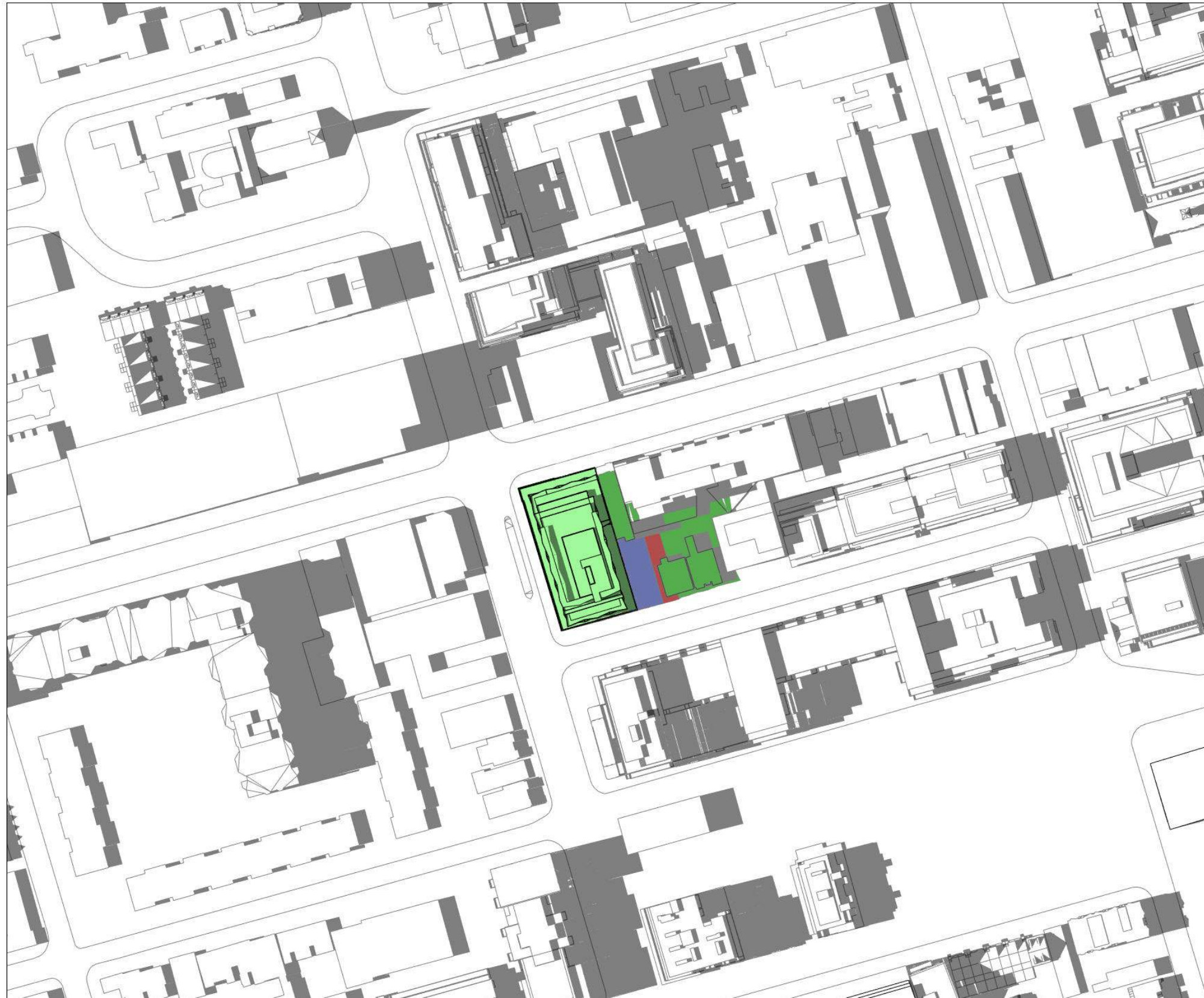


**KING AND BATHURST DEVELOPMENT**  
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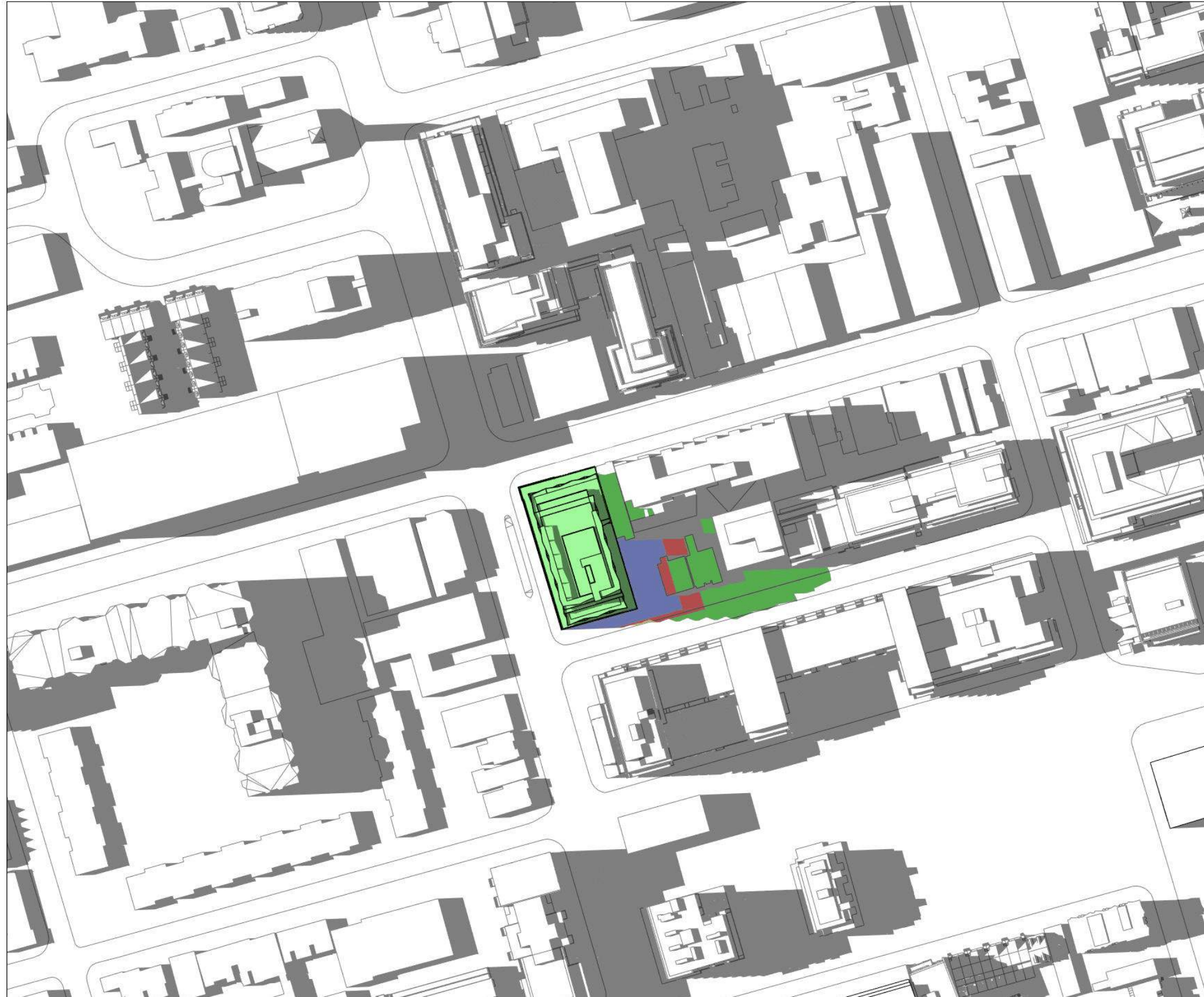


**KING AND BATHURST DEVELOPMENT**  
647 + 663 KING STREET WEST + 60 STEWART STREET

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DECEMBER 15, 2016





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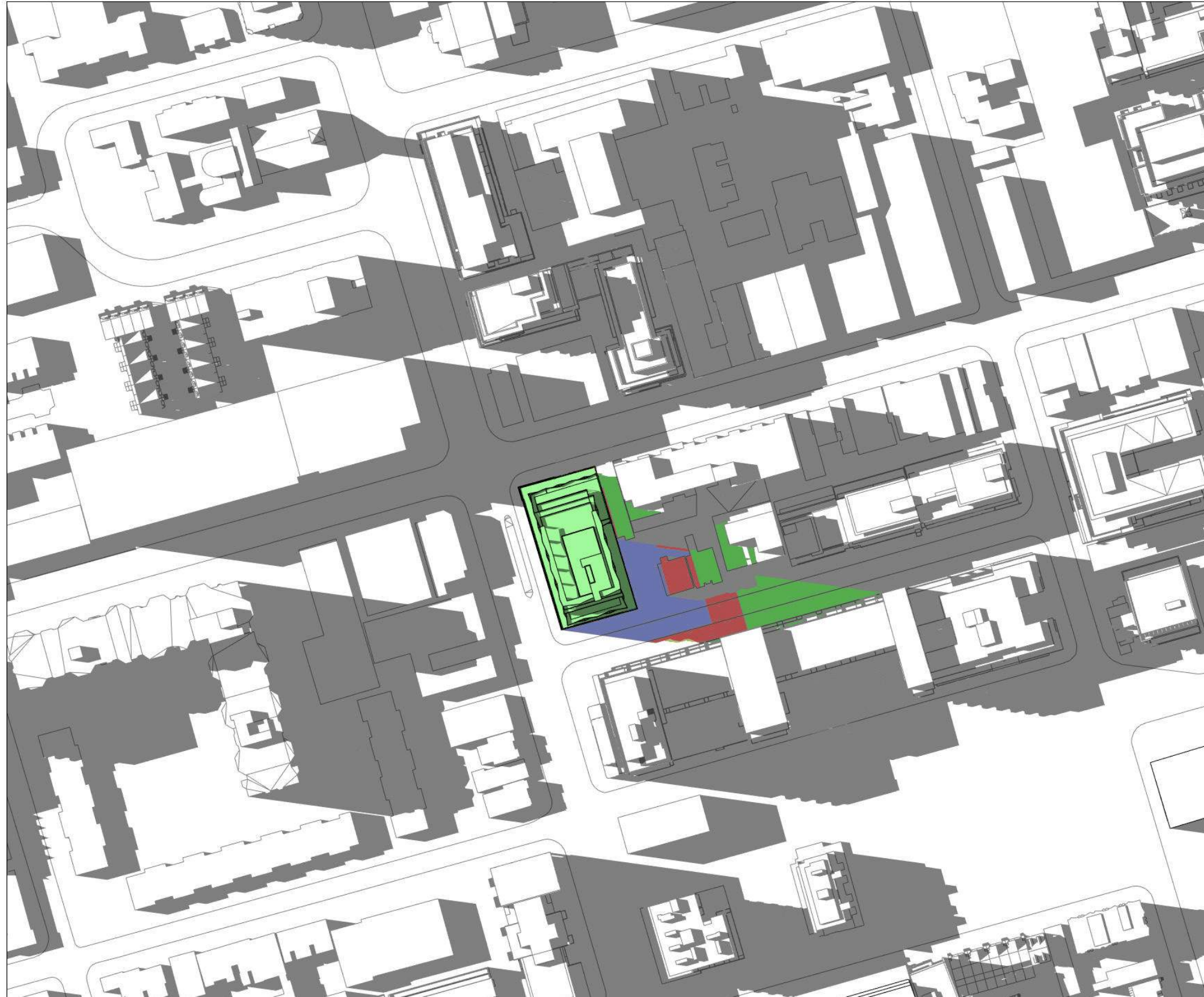


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DECEMBER 15, 2016





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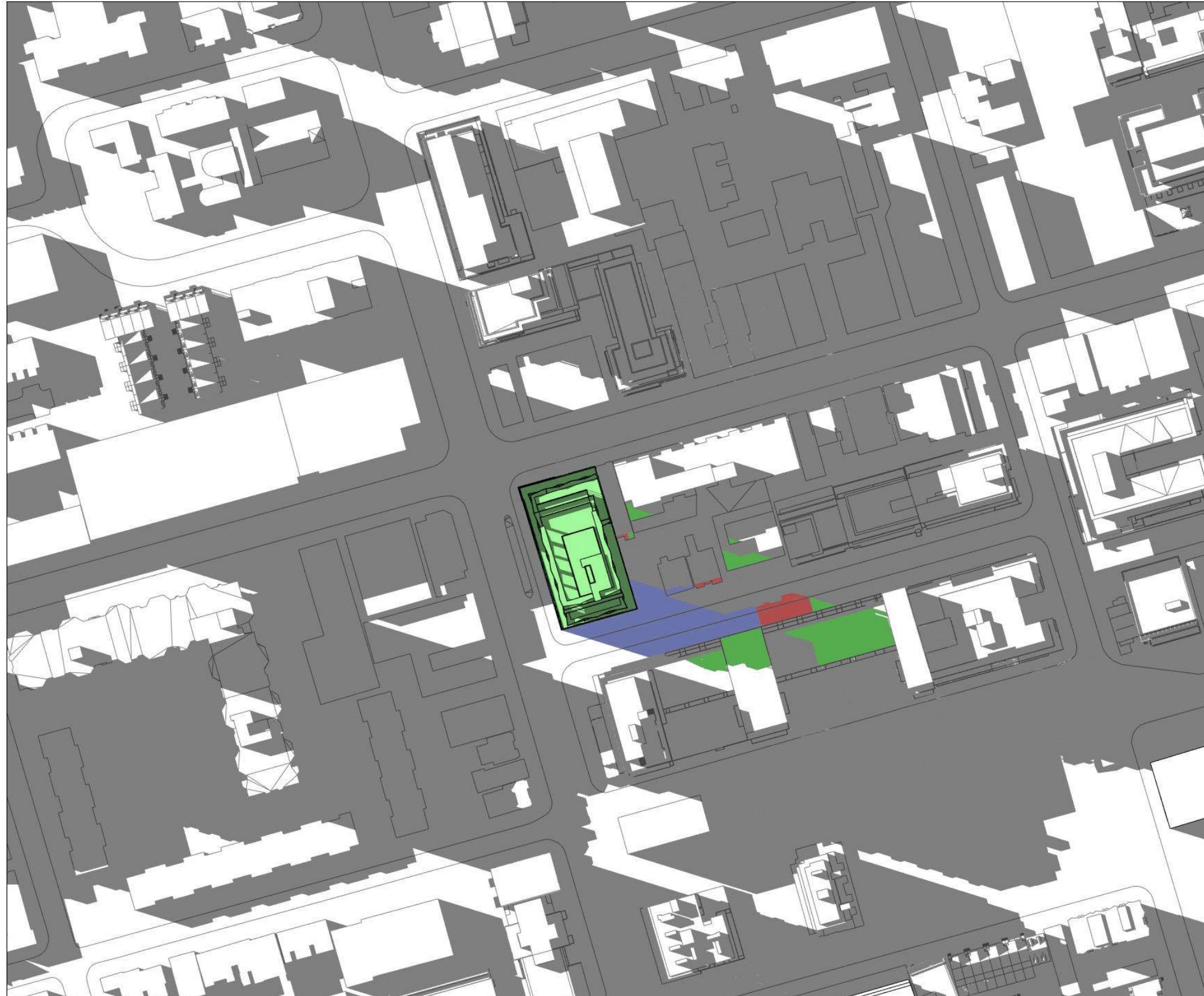


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DECEMBER 15, 2016





- EXTENT OF PROPOSED SHADOWS
- EXTENT OF EXISTING SHADOWS
- EXTENT OF AS OF RIGHT SHADOWS



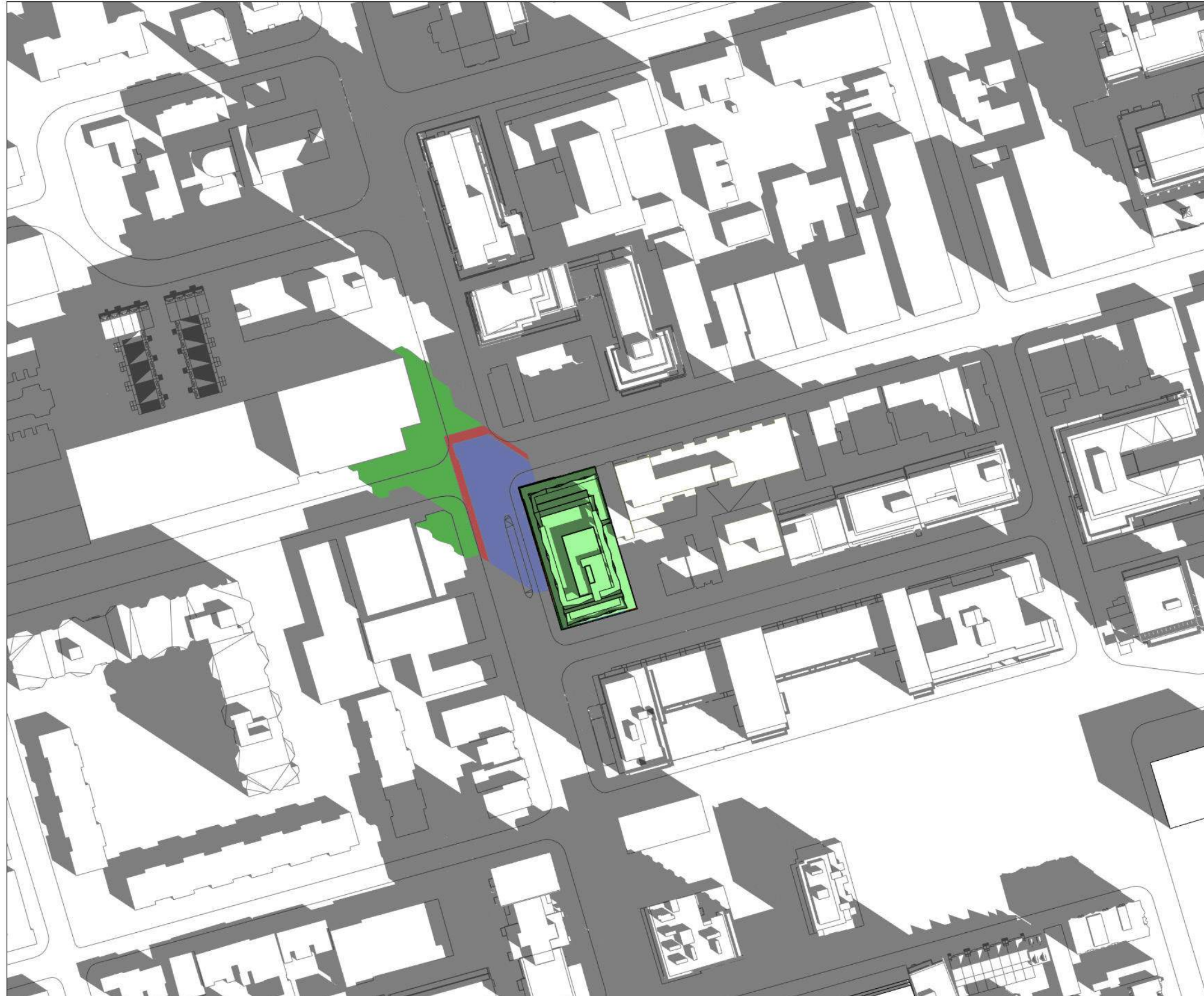
**KING AND BATHURST DEVELOPMENT**  
647 + 663 KING STREET WEST + 60 STEWART STREET

**Diamond and Schmitt Architects Incorporated**

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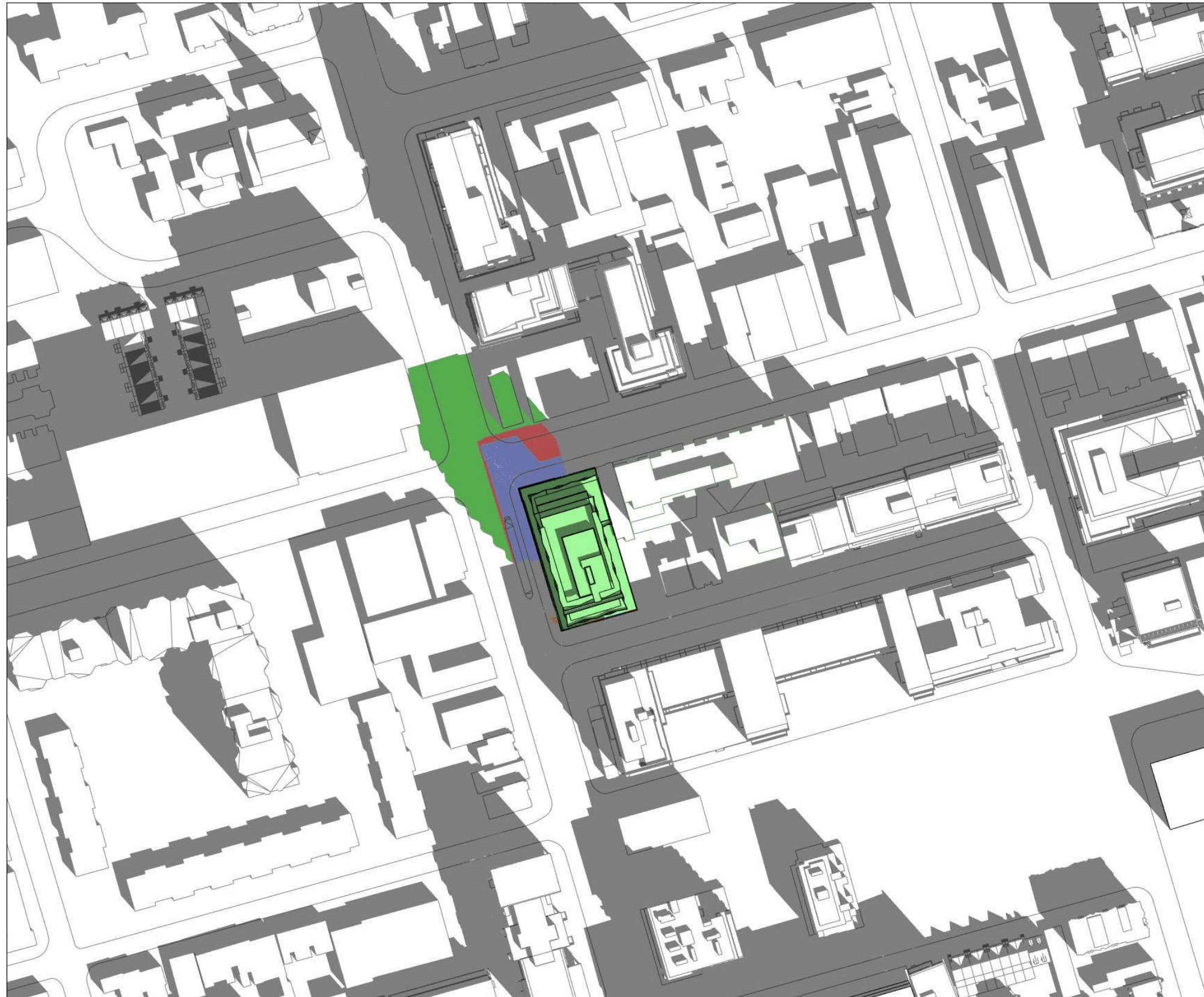


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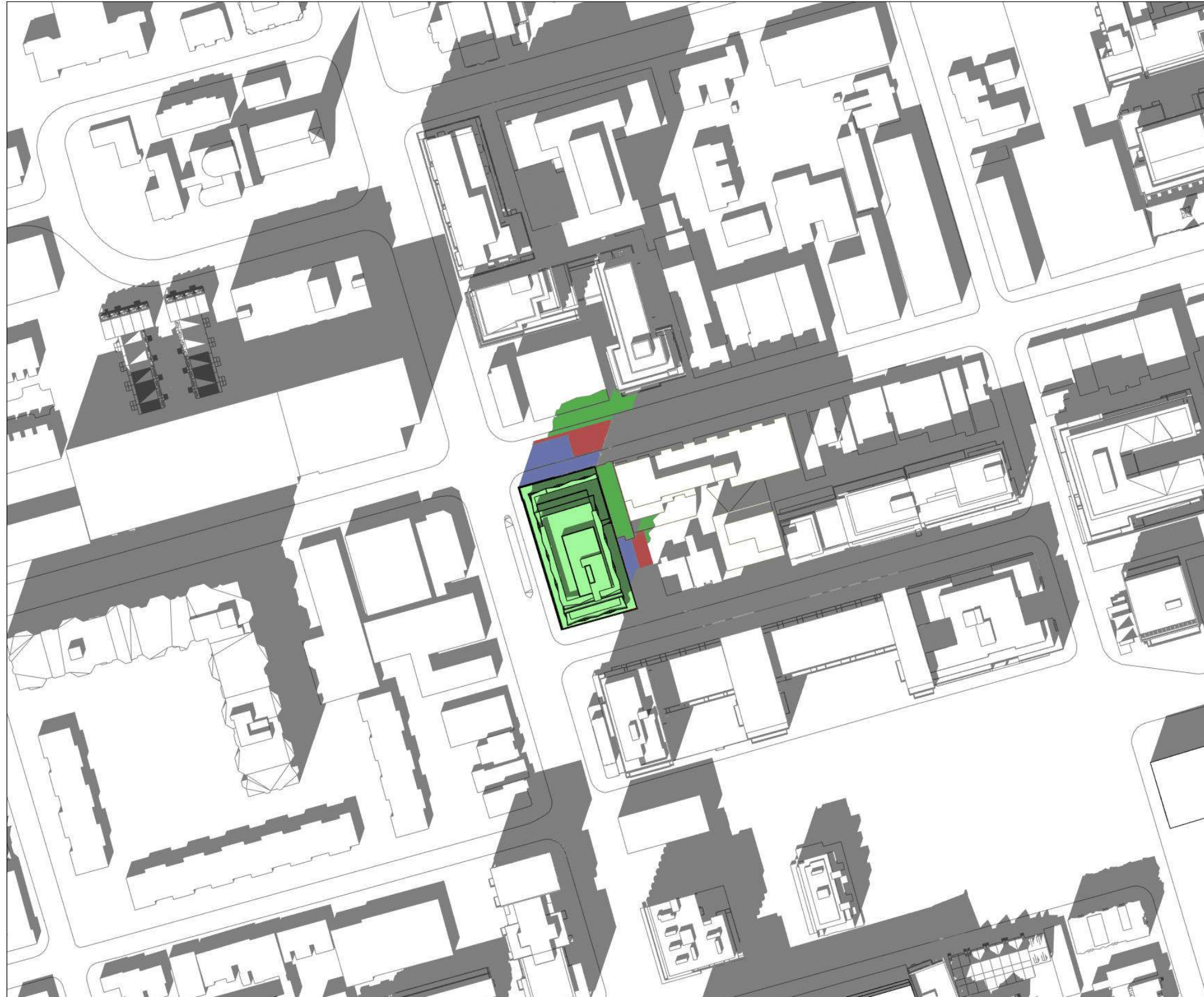


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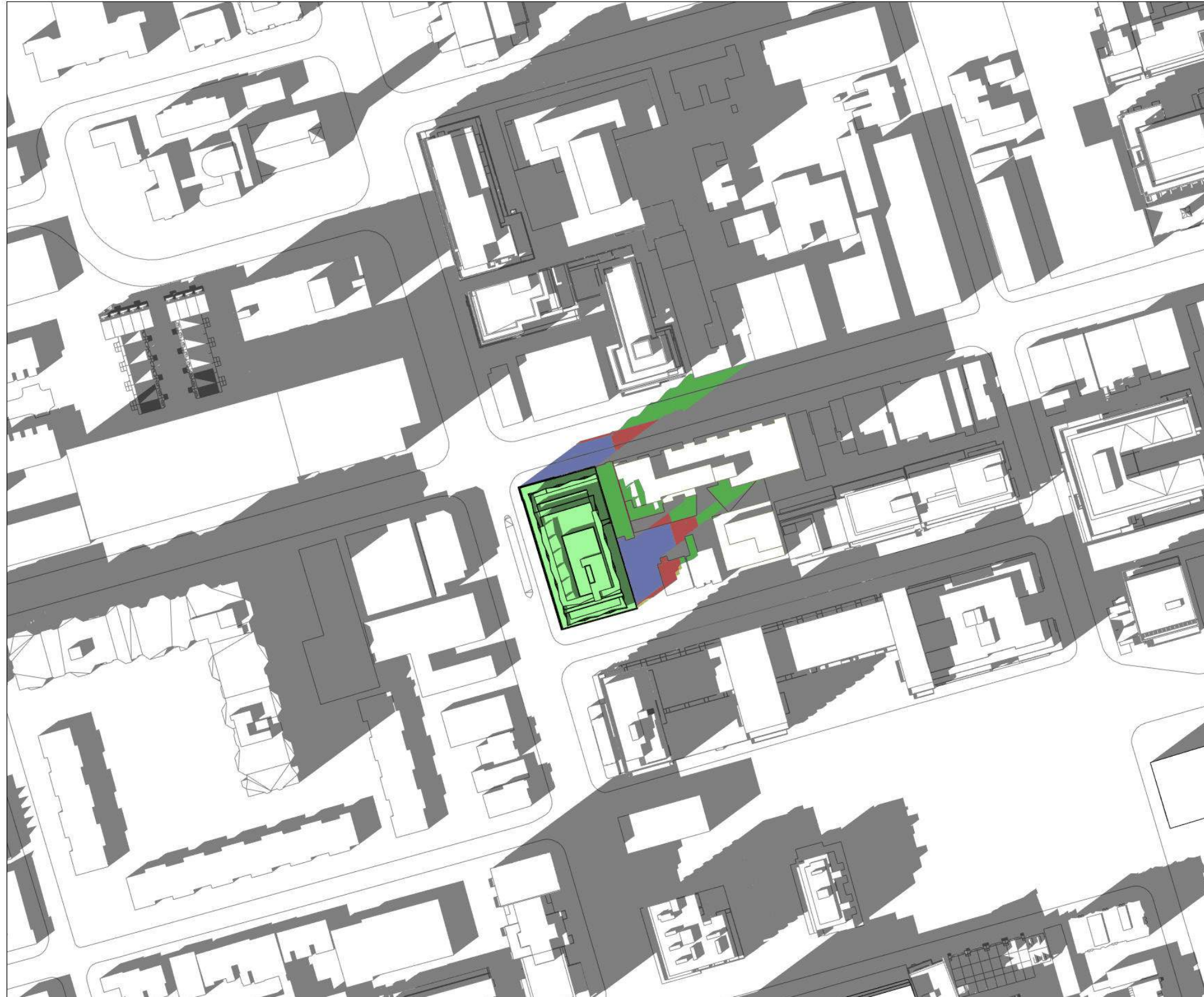
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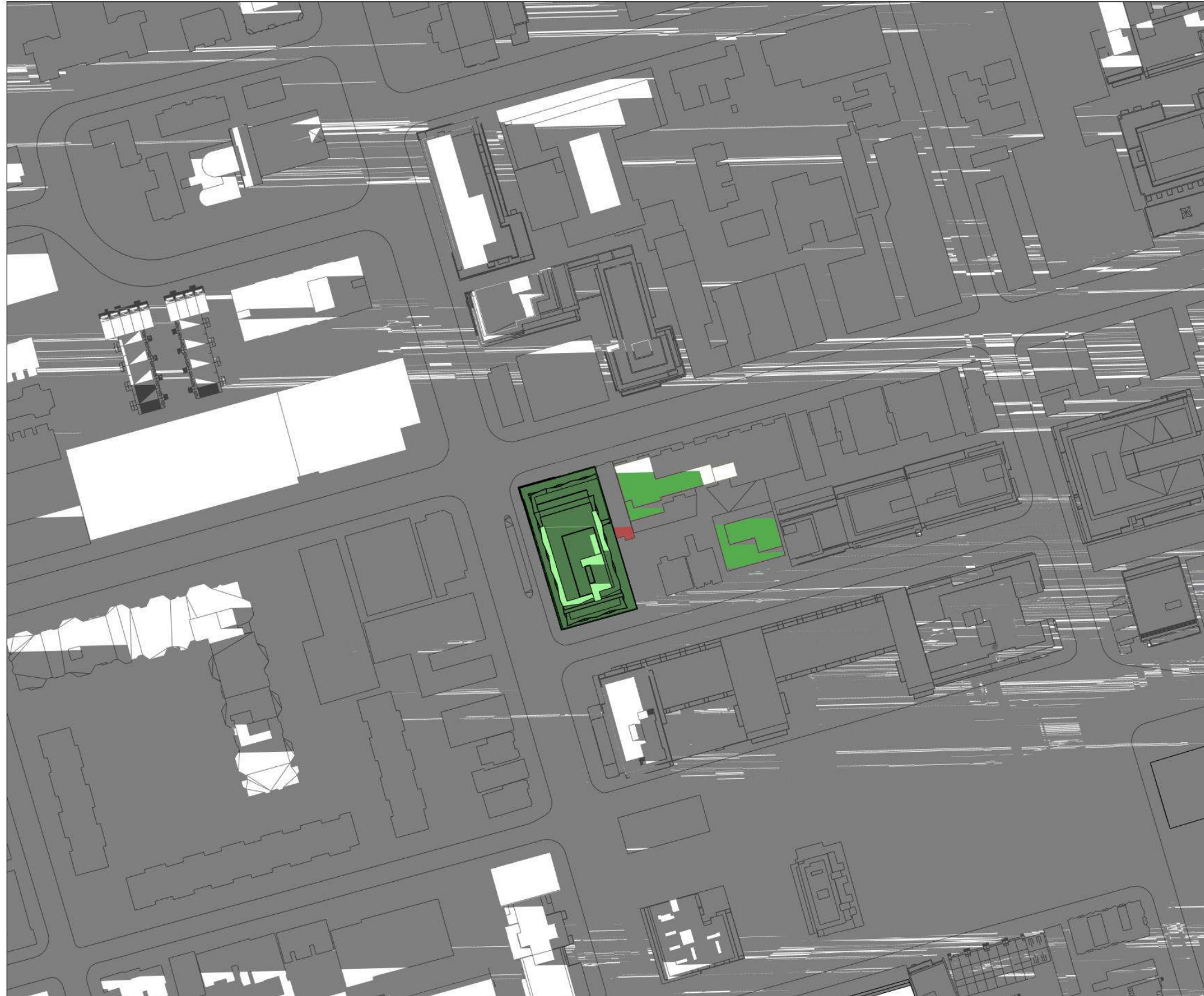
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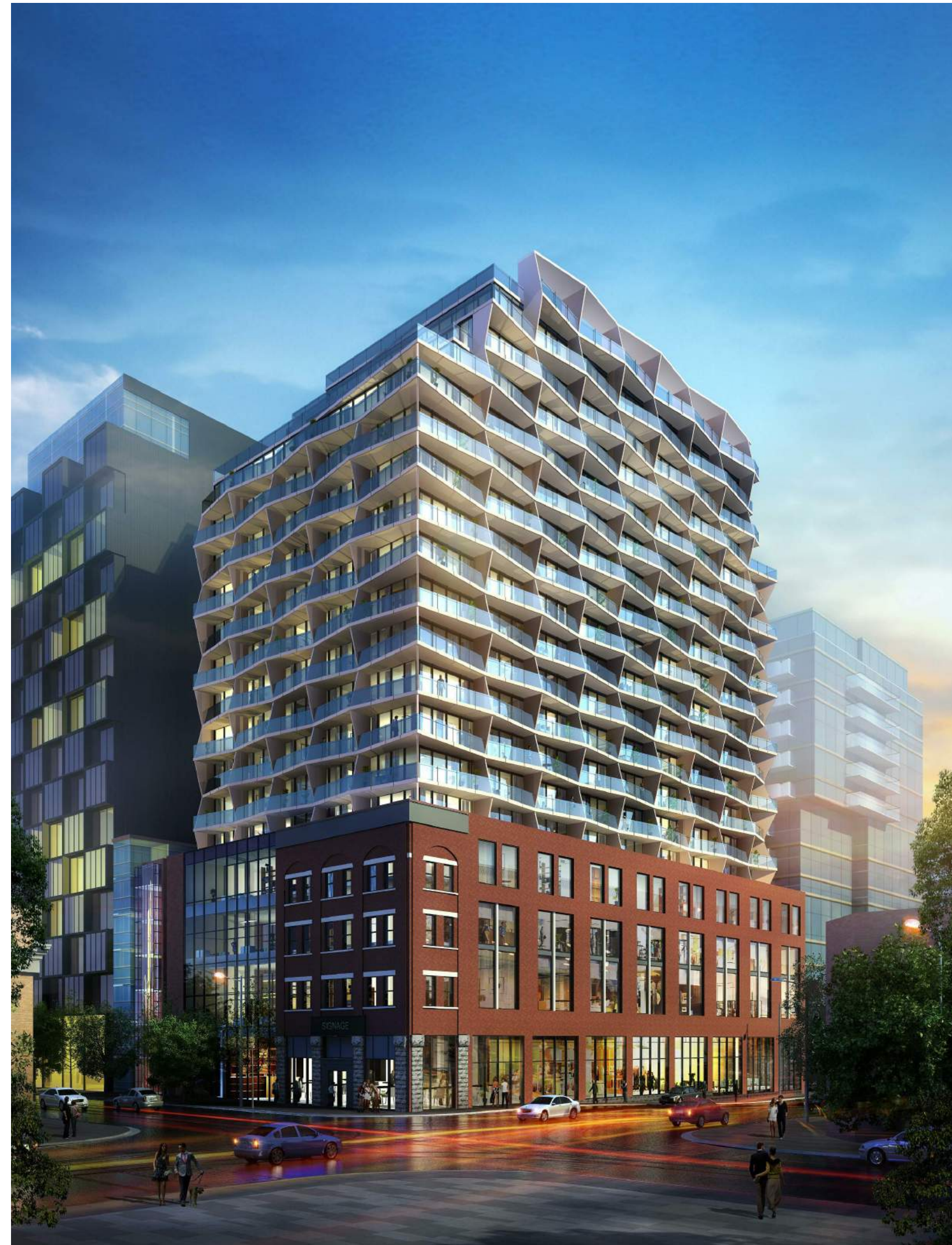
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## APPENDIX D: ARCHITECTURAL SET (DSAI)



# 663 KING STREET WEST

Stewart and Main Urban Properties Inc.



ARCHITECTURAL DRAWING LIST	
Sheet Number	Sheet Name
A000	COVER AND DRAWING LIST
A001	CONTEXT PLAN + BUILDING STATS
A002	BOUNDARY PLAN OF SURVEY AND TOPOGRAPHICAL SURVEY (BY OTHERS)
A003	SITE PLAN + GREEN STANDARD STATS
A098	P2 FLOOR PLAN
A099	P1 FLOOR PLAN
A101	GROUND FLOOR PLAN
A102	LEVEL 2 FLOOR PLAN
A103	LEVEL 3 FLOOR PLAN
A104	LEVEL 4 FLOOR PLAN
A105	LEVEL 5 FLOOR PLAN
A106	LEVEL 6,8,10,12,14 FLOOR PLAN
A107	LEVEL 7,9,11,13,15 FLOOR PLAN
A108	LEVEL 15 FLOOR PLAN
A109	LEVEL 16 FLOOR PLAN
A110	LEVEL 17 FLOOR PLAN
A111	LEVEL 18 FLOOR PLAN
A112	LEVEL 19 FLOOR PLAN
A113	ROOF FLOOR PLAN
A301	ELEVATIONS
A302	WEST ELEVATION
A303	EAST ELEVATION
A401	BUILDING SECTION
A402	BUILDING SECTION

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**663 KING STREET WEST**

647-665 KING STREET WEST + 58-60 STEWART STREET,  
 TORONTO ONTARIO

COVER AND DRAWING LIST

Scale:  
 Project No: 1636  
 Date: DECEMBER 2016

**A000**



## BUILDING STATISTICS

### ZONING

SITE AREA (sq.m)	1954.50
AVERAGE GRADE	86.62
TOTAL GROSS FLOOR AREA (sq.m.)	22243
DENSITY	11.38
BUILDING HEIGHT	62m + MP

### PROPOSED RESIDENTIAL GFA

LEVEL 1	148	1160/floor x 9 floors
LEVEL 4	1878	
LEVEL 5	1147	
LEVEL 6-14	10442	
LEVEL 15	1144	
LEVEL 16	936	
LEVEL 17	840	
LEVEL 18	758	
<b>TOTAL</b>	<b>17293</b>	

### PROPOSED NON-RESIDENTIAL GFA

LEVEL 1	1441
LEVEL 2	1894
LEVEL 3	1615
<b>TOTAL</b>	<b>4950</b>

### UNIT COUNT

STUDIO	12
1 BEDROOM	171
2 BEDROOM	34
3 BEDROOM	23
RR-BACHELOR	4
RR-1 BEDROOM	2
RR-2 BEDROOM	1
<b>TOTAL UNITS</b>	<b>247</b>

### CAR PARKING

REQUIRED PARKING	
0.3 PER STUDIO	4
0.5 PER 1 BEDROOM	86
0.8 PER 2 BEDROOM	28
1.0 PER 3 BEDROOM	23
RESIDENT PARKING SUBTOTAL	141
VISITOR PARKING (0.1 PER UNIT)	24
NON-RESIDENTIAL PARKING (1.0 PER 100sqm)	49

### PROPOSED PARKING

PROPOSED RESIDENT PARKING	83 (1)
PROPOSED VISITOR PARKING	15 (2)
NON RESIDENTIAL PARKING	15 (2)
TOTAL PARKING	98 (1)
PROPOSED LEVELS OF PARKING	2

### NOTE:

- (1) Includes a factor of 4 for 4 car share spaces
- (2) Visitor and non-residential parking shall be shared

### BICYCLE PARKING

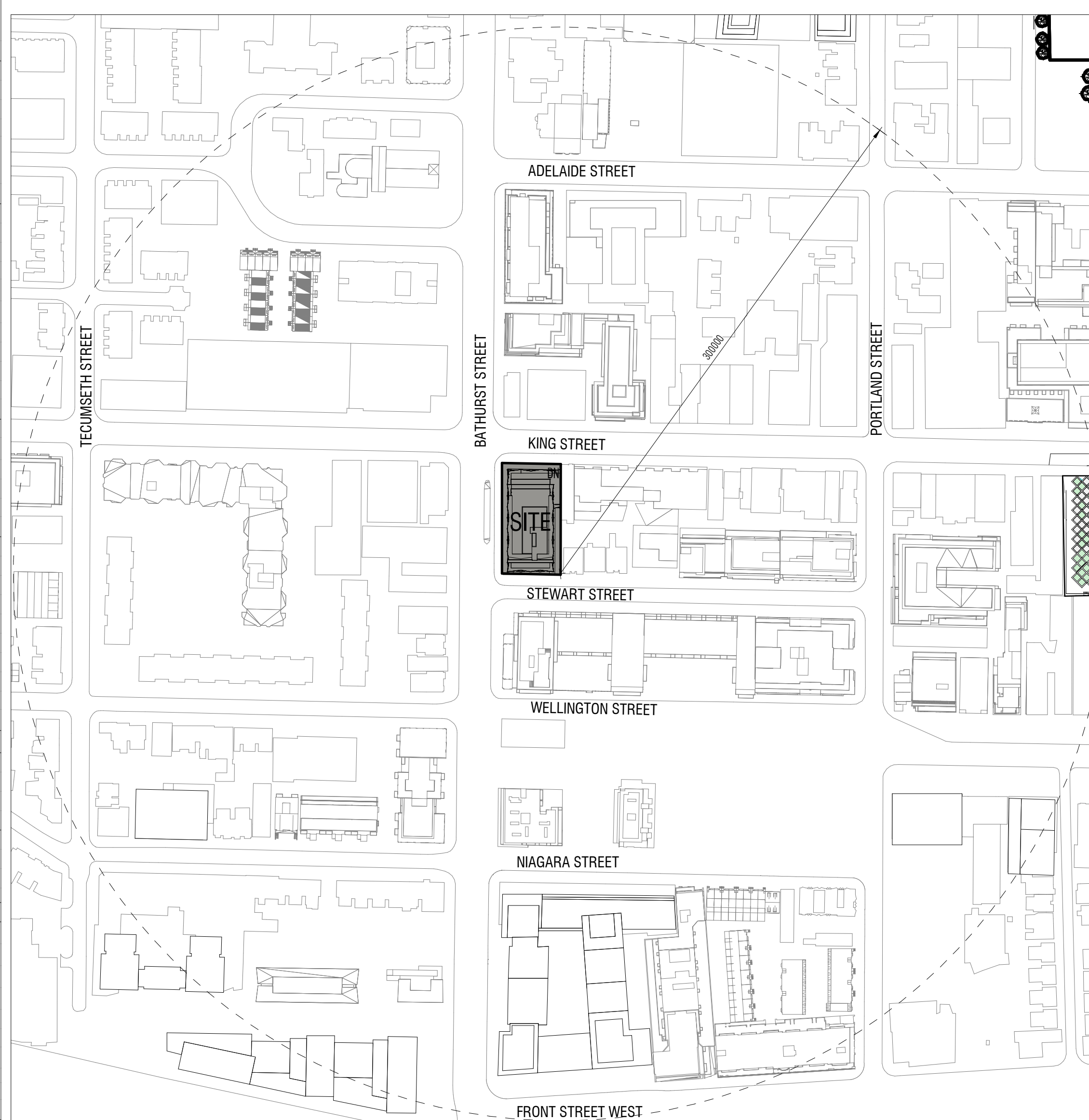
REQUIRED RESIDENTIAL OCCUPANT BICYCLE PARKING (.9 per unit)	222
REQUIRED RESIDENTIAL VISITOR BICYCLE PARKING (.1 per unit)	25
REQUIRED RETAIL BICYCLE PARKING (.2 per 100sm)	10
REQUIRED RETAIL VISITOR BICYCLE PARKING (3+ (.3 per 100sm))	18
REQUIRED TOTAL BICYCLE PARKING	275
PROPOSED BICYCLE PARKING TOTAL	275

### AMENITY AND LANDSCAPE AREA

PROPOSED INDOOR AMENITY	494
PROPOSED OUTDOOR AMENITY	502
LANDSCAPED OPEN SPACE	502

## 60 STEWART RENTAL REPLACEMENT

UNIT TYPE	UNIT NUMBER	CURRENT SIZE (SQ.M)	PROPOSED AREA (SQ.M)
BACHELOR	RR-01	83.6	83.6
BACHELOR	RR-04	93.9	64.4
BACHELOR	RR-02	107.5	107.5
BACHELOR	RR-13	136.1	136.1
1 BEDROOM	RR-12	152.6	123.6
1 BEDROOM	RR-10	132.4	88.7
2 BEDROOM	RR-11	108.0	108.0



1  
A001  
CONTEXT PLAN  
1 : 2000

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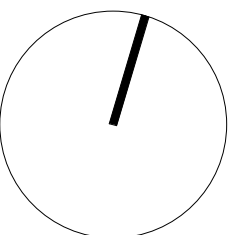
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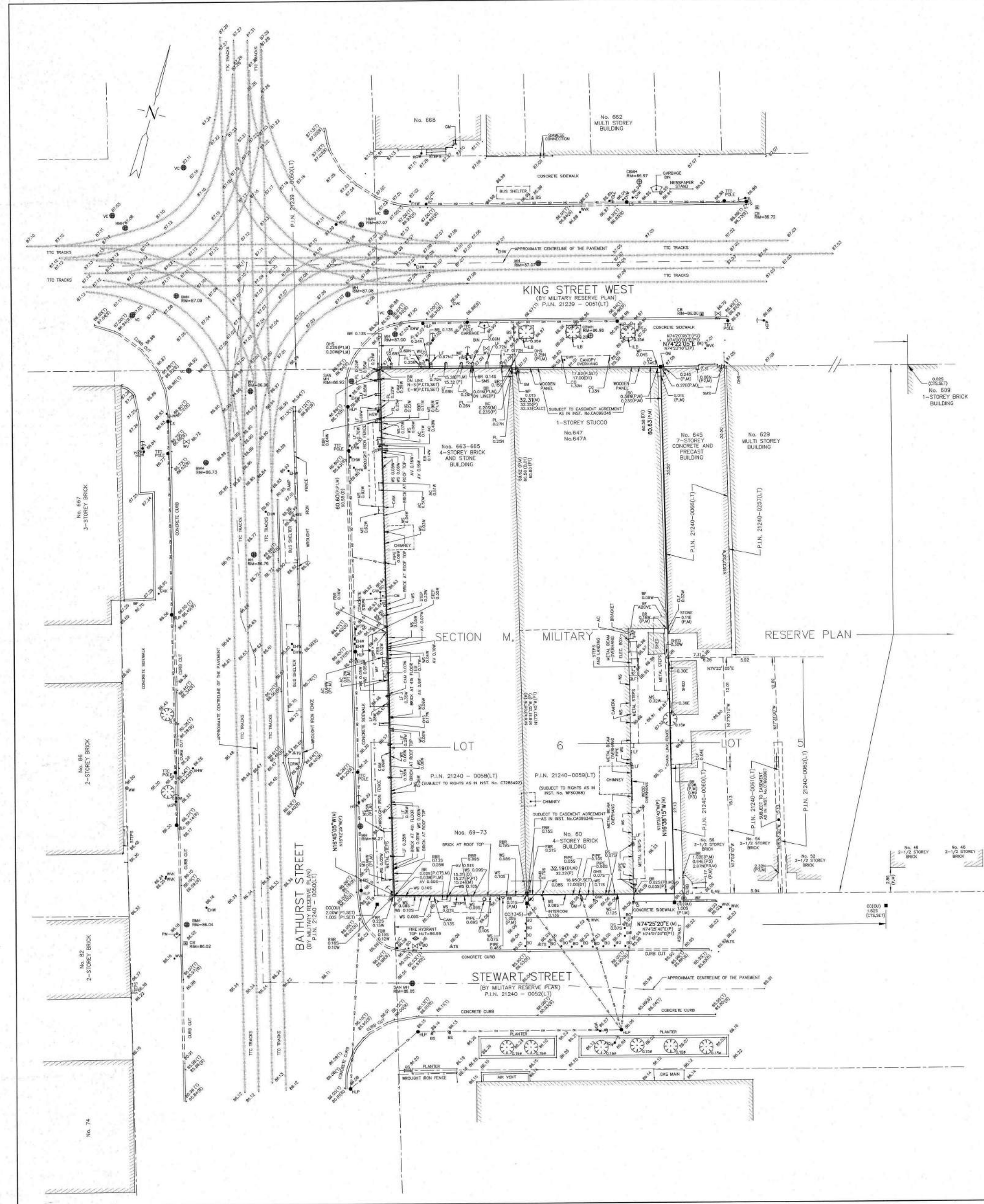
## 663 KING STREET WEST

647-665 KING STREET WEST + 58-60 STEWART STREET,  
TORONTO ONTARIO

### CONTEXT PLAN + BUILDING STATS

Scale: 1 : 2000  
Project No: 1636  
Date: DECEMBER 2016

# A001



**BOUNDARY AND TOPOGRAPHIC SURVEY OF  
LOT 6  
SECTION M  
MILITARY RESERVE PLAN  
CITY OF TORONTO**

SCALE 1 : 200

R. AVIS SURVEYING INC.

METRIC : DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

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**NOTES AND LEGEND**

BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE DERIVED FROM HORIZONTAL CONTROL MONUMENTS NO. 020208008 AND NO. 021974023, ZONE 10, CENTRAL MERIDIAN 79° 30' WEST LONGITUDE, (17) MODIFIED TRANSVERSE MERCATOR PROJECTION, NAD 83 (CSRS-1997)

HCM No. 020208008      HCM No. 021974023  
N 483381.839            N 483373.040  
E 312677.650            E 312684.440

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF TORONTO BENCH MARK NO. C1564, HAVING AN ELEVATION = 87.308 metres.

DISTANCES SHOWN HEREON ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A CORRECTED SCALE FACTOR OF 0.99998719.

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- SB DENOTES STANDARD IRON BAR
- SSB DENOTES SHORT STANDARD IRON BAR
- SB DENOTES IRON BAR
- CC DENOTES CUT CROSS
- WT DENOTES WETNESS
- NEAR/M DENOTES NEAR, SOUTH, EAST, WEST
- N.E.W. DENOTES NORTH, SOUTH, EAST, WEST
- P DENOTES SURVEYOR'S REAL PROPERTY REPORT BY GUIDO PAPA SURVEYING LTD. O.L.S. DATED NOVEMBER 3, 2006
- P1 DENOTES PLAN OF SURVEY BY C. C. DOTTERL L.T.O. O.L.S. DATED AUGUST 3, 2006
- P2 DENOTES PLAN 688-28580
- P3 DENOTES BUILDING LOCATION SURVEY BY CONGOLI & RABIEAU SURVEYING LTD. O.L.S. DATED OCTOBER 3, 1983
- P4 DENOTES PLAN 688-28580
- D1 DENOTES DIST. NO. W50368
- 1345 DENOTES GUIDO PAPA LTD. O.L.S.
- CALLC DENOTES CALCULATED FROM O, D1
- GTS DENOTES NOTES FROM THE CITY OF TORONTO DATED FEBRUARY 18 TO 16, 1999
- AC DENOTES AIR CONDITIONING
- AV DENOTES AIR VENT
- BMH DENOTES BELL MANHOLE
- BO DENOTES BOLLARD
- BF DENOTES ROAD FENCE
- BS DENOTES BICYCLE STAND
- B DENOTES BRICK
- (U) DENOTES BOTTOM OF CURB
- CAM DENOTES CAMERA
- CB DENOTES CATCH BASIN
- CBMH DENOTES CATCH BASIN MANHOLE
- CLF DENOTES CANOPY FENCE
- CO DENOTES CONCRETE RETAINING WALL
- CS DENOTES CONCRETE
- DS DENOTES DOOR
- EM DENOTES ELECTRIC MANHOLE
- EB DENOTES ELECTRIC BOX
- ETC DENOTES ELECTRICAL
- FL DENOTES FLAGPOLE
- FR DENOTES FLOOR ON THE FOURTH FLOOR
- GS DENOTES GAS VALVE KEY
- GM DENOTES GAS MAN
- HP DENOTES HYDRO POLE
- HOW DENOTES HYDRO OUT WIRE
- HLP DENOTES HYDRO LIGHT POLE
- IF DENOTES INTERLOCKING BRICK
- LF DENOTES LIGHT FIXTURE
- LS DENOTES LIGHT STANDARD
- MS DENOTES MANSARD
- MS DENOTES MANSARD WELL
- MS DENOTES METAL STEPS
- MS DENOTES OVERHEAD WIRE
- UHS DENOTES OVERHEAD WIRE
- PL DENOTES PILLAR
- PM DENOTES PARKING METRE
- RR DENOTES BRICK AT THE ROOFTOP
- SMS DENOTES SANSSE CONNECTION
- SMB DENOTES SANITARY MANHOLE
- TS DENOTES TRAFFIC SIGN
- TTD DENOTES TORONTO TRANSIT COMMISSION
- TD DENOTES TOP OF CURB
- WMC DENOTES WATER VALVE CHAMBER
- WV DENOTES WATER VALVE
- WVC DENOTES WATER VALVE CHAMBER
- OW DENOTES OVERHEAD SIGN
- TL DENOTES TRAFFIC LIGHT STANDARD

■ DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER 0.10 metres

○ DENOTES SPOT ELEVATION

AREA: 1954.5 sq. m.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 30th DAY OF AUGUST, 2016.

AUGUST 15, 2016

DATE

FRAN NEDJIAN RAMACHANDRAN  
Ontario Land Surveyor

**ASSOCIATION OF ONTARIO LAND SURVEYORS**  
PLAN REGISTRATION FORM  
1984059

**R. AVIS SURVEYING INC.**  
SUITE 203  
235 YORKLAND BOULEVARD  
TORONTO, ONTARIO  
M2J 4J8

TEL: (416) 490-8302 FAX: (416) 491-6206  
www.ravisurveying.com

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CALCULATED BY: J.P.S./J.B. DRAWING No.: 3021-01.DWG  
DRAWN BY: J.B.

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## 663 KING STREET WEST

647-665 KING STREET WEST + 58-60 STEWART STREET,  
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### BOUNDARY PLAN OF SURVEY AND TOPOGRAPHICAL SURVEY (BY OTHERS)

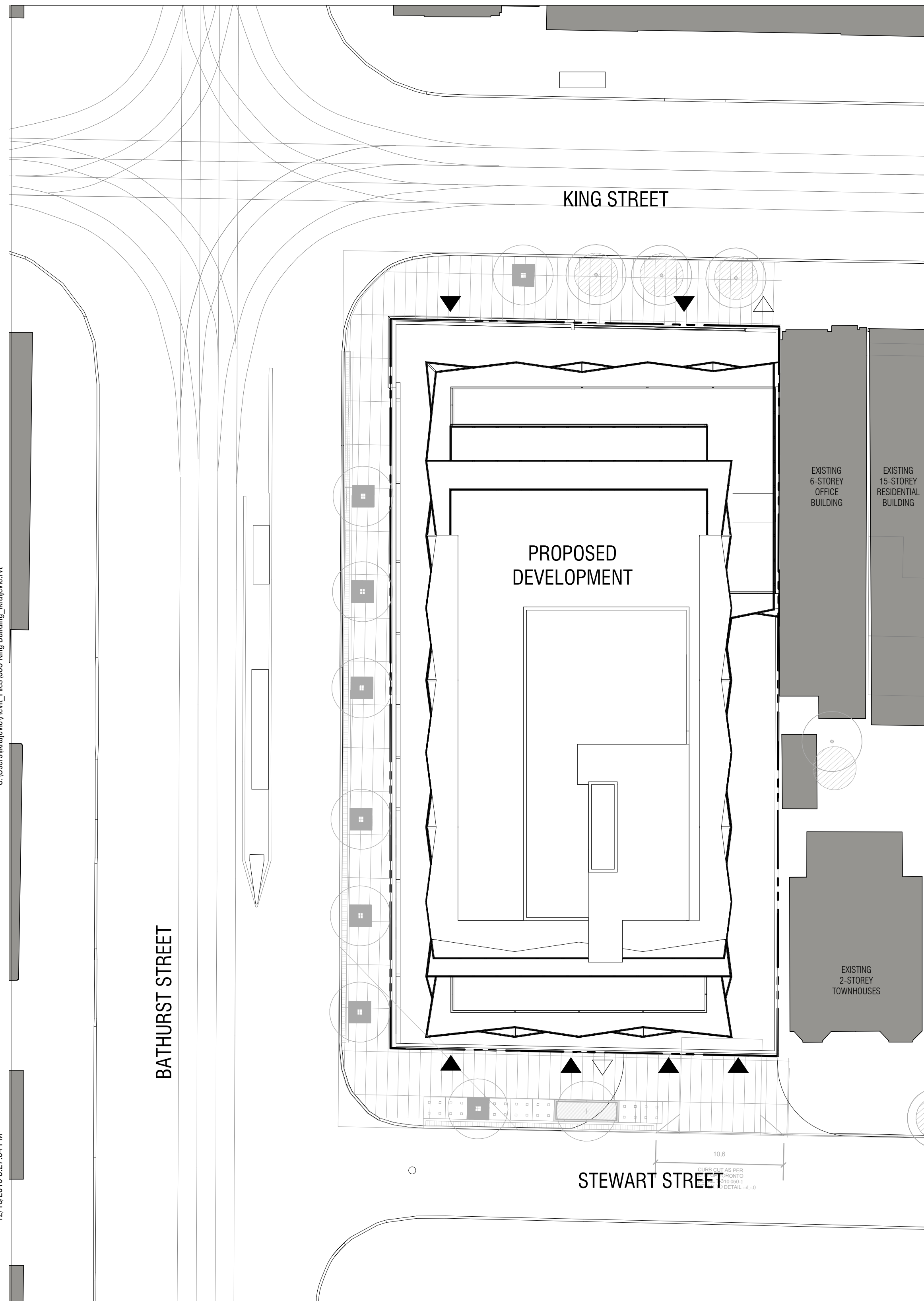
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### Toronto Green Standard Version 2.0 Statistics Template

The Toronto Green Standard Statistics Template is submitted with Site Plan Control Applications and stand alone Zoning Bylaw Amendment applications. Complete the table and copy it directly into the Site Plan submitted as part of the application. Refer to the full Toronto Green Standard for Mid to High-Rise Residential and All Non-Residential Development (Version 2.0) for the complete set of standards and detailed specifications: [www.toronto.ca/eng/development](http://www.toronto.ca/eng/development)  
 For Zoning Bylaw Amendment Applications: complete General Project Description and Section 1.  
 For Site Plan Control Applications: complete General Project Description, Section 1 and Section 2.

#### Toronto Green Standard Statistics

General Project Description	Proposed
Total Gross Floor Area	22,243.0 m <sup>2</sup>
Breakdown of project components (m <sup>2</sup> ):	
Residential	17,293.0m <sup>2</sup>
Retail	4,950.0m <sup>2</sup>
Commercial	n/a
Industrial	n/a
Institutional/other	n/a
Total number residential units (residential only)	247

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

Automobile Infrastructure	Required	Proposed	Proposed (%)
Number of parking spaces	214	86	
Number of parking spaces with physical provision for future EV charging (residential)		2	
Number of parking spaces dedicated for priority parking: LEV, car pooling, car sharing (residential/commercial)		4	
Cycling Infrastructure	Required	Proposed	Proposed (%)
Number of long-term bicycle parking spaces (residential)	222	222	
Number of long-term bicycle parking spaces (all other uses)	10	10	
Number of long-term bicycle parking (residential and all other uses) located on:			
a) first storey of building		0	
b) second storey of building		0	
c) first level below-ground (also indicate % of net area of level occupied by bicycle parking)		80	7.8
d) second level below-ground (also indicate % of net area of level occupied by bicycle parking)		182	11.1
e) other levels below-ground (also indicate % of net area of level occupied by bicycle parking)		0	
Number of short-term bicycle parking spaces (residential only)	25	25	
Number of short-term bicycle parking spaces (all other uses)	18	18	
Number of male shower and change facilities (non-residential only)	1	0	
Number of female shower and change facilities (non-residential only)	1	0	
Storage and Collection of Recycling and Organic Waste	Required	Proposed	Proposed (%)
Waste storage room area (residential only) (m <sup>2</sup> )	87m <sup>2</sup>	89m <sup>2</sup>	

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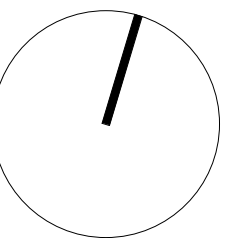
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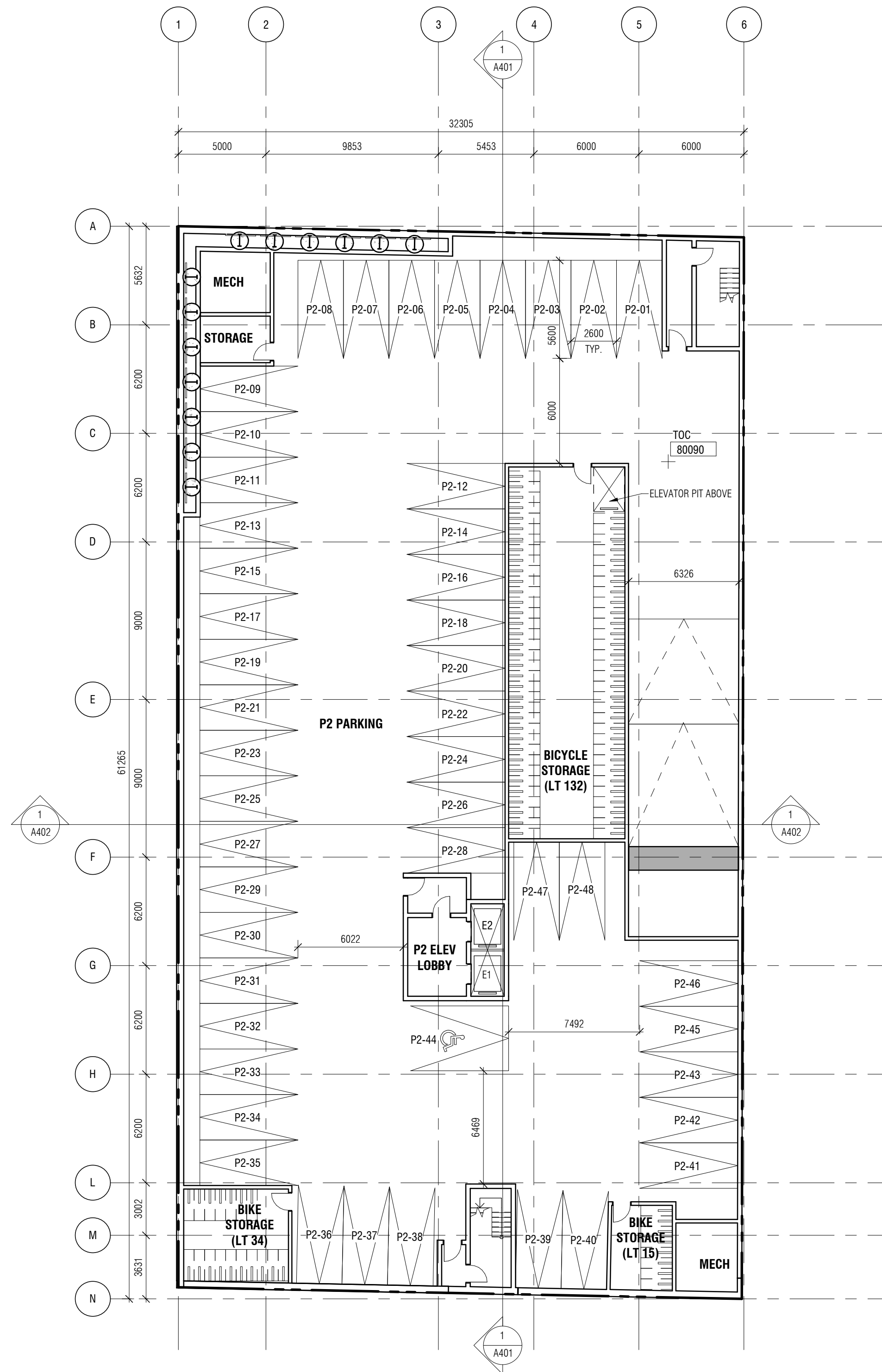
SITE PLAN + GREEN STANDARD STATS

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 Project No: 1636  
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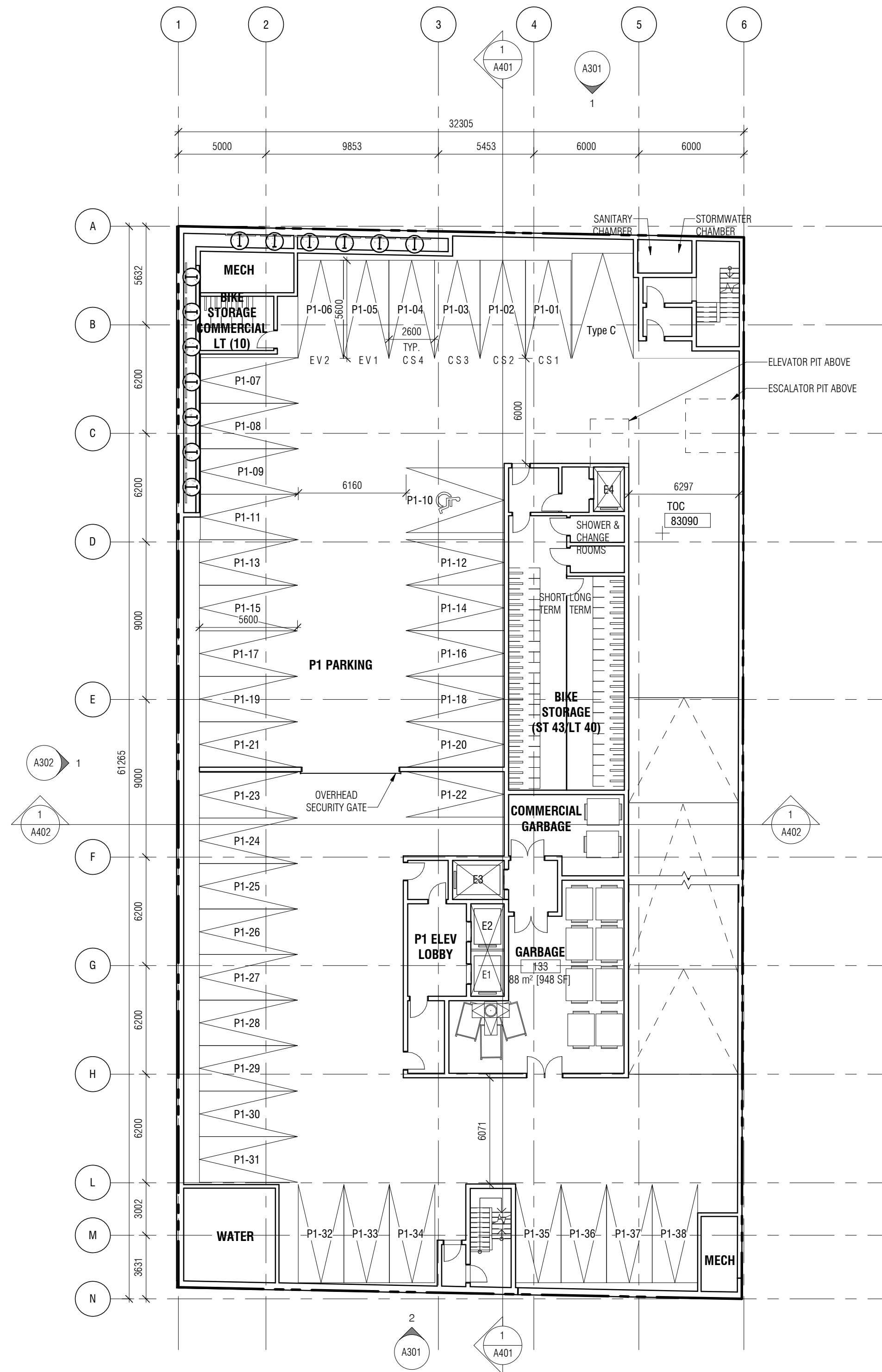
### P2 FLOOR PLAN

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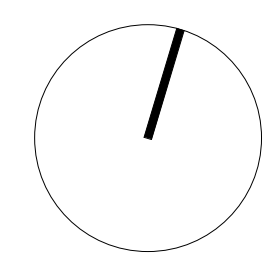
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## 663 KING STREET WEST

647-665 KING STREET WEST + 58-60 STEWART STREET,  
 TORONTO ONTARIO

### P1 FLOOR PLAN

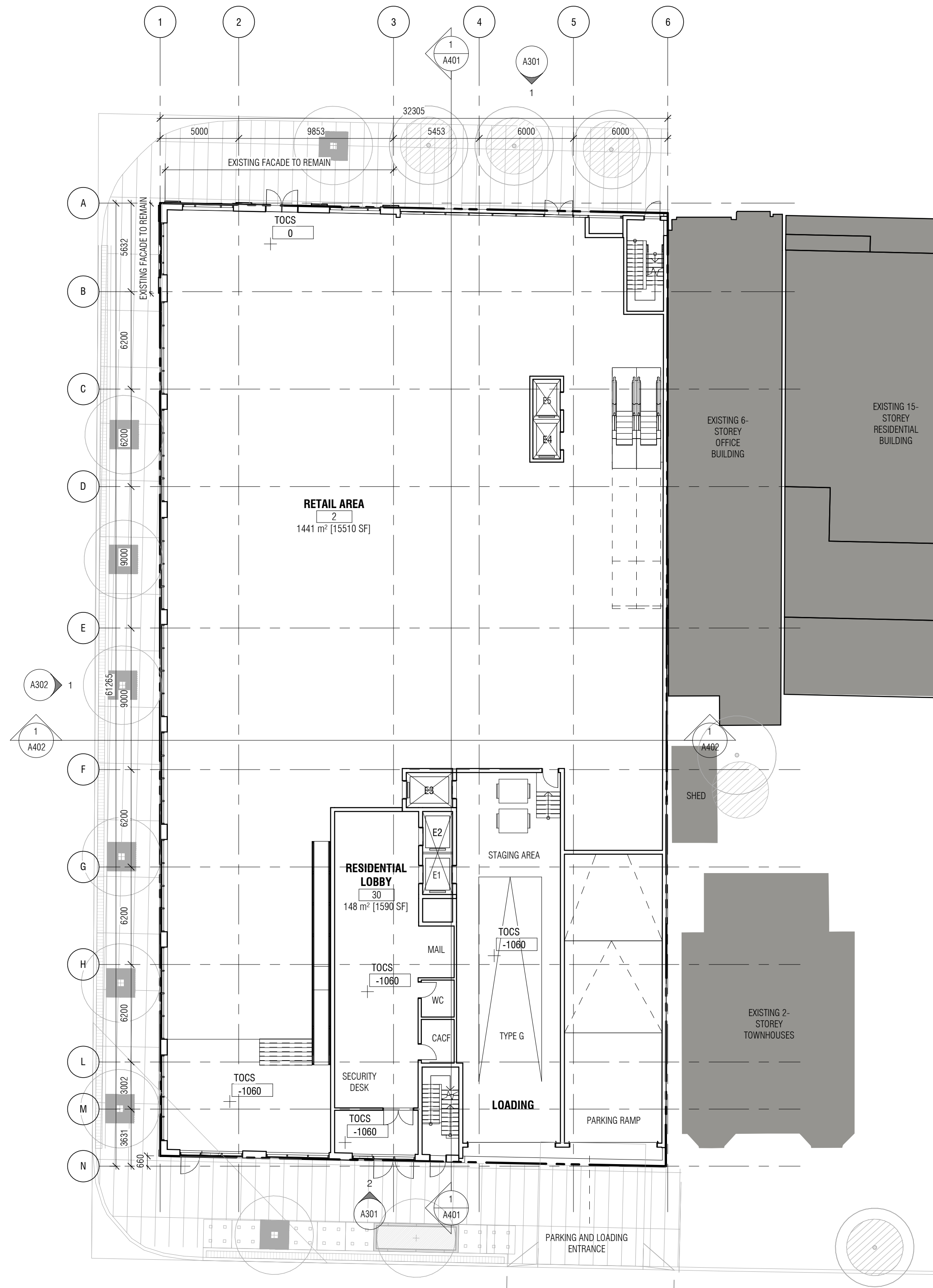
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 Project No: 1636  
 Date: DECEMBER 2016

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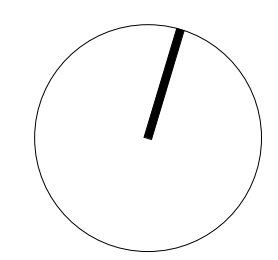
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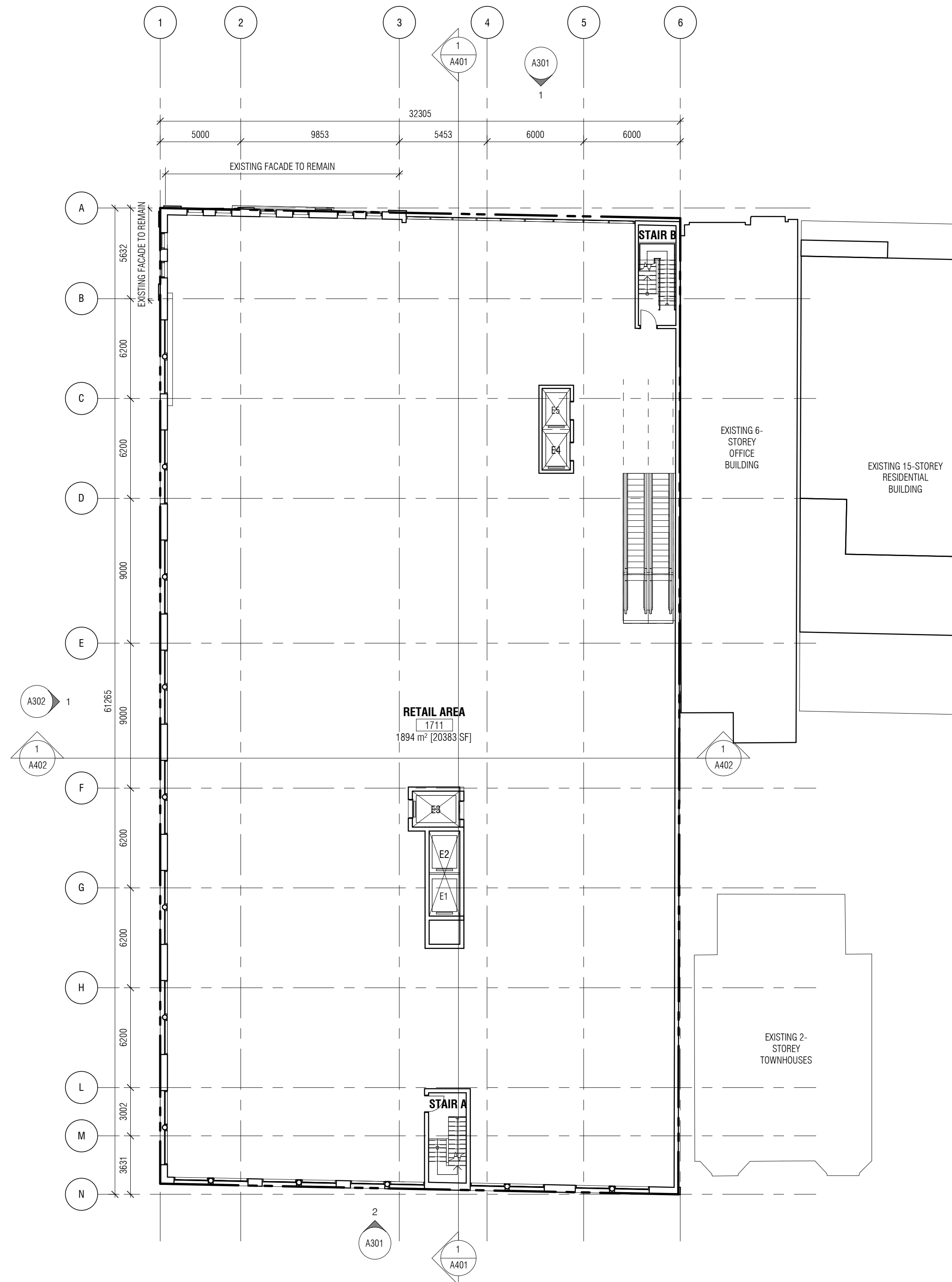
### GROUND FLOOR PLAN

Scale: 1 : 200  
 Project No: 1636  
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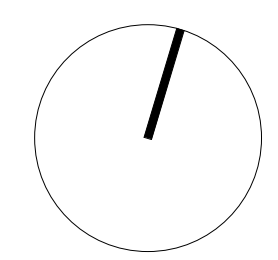
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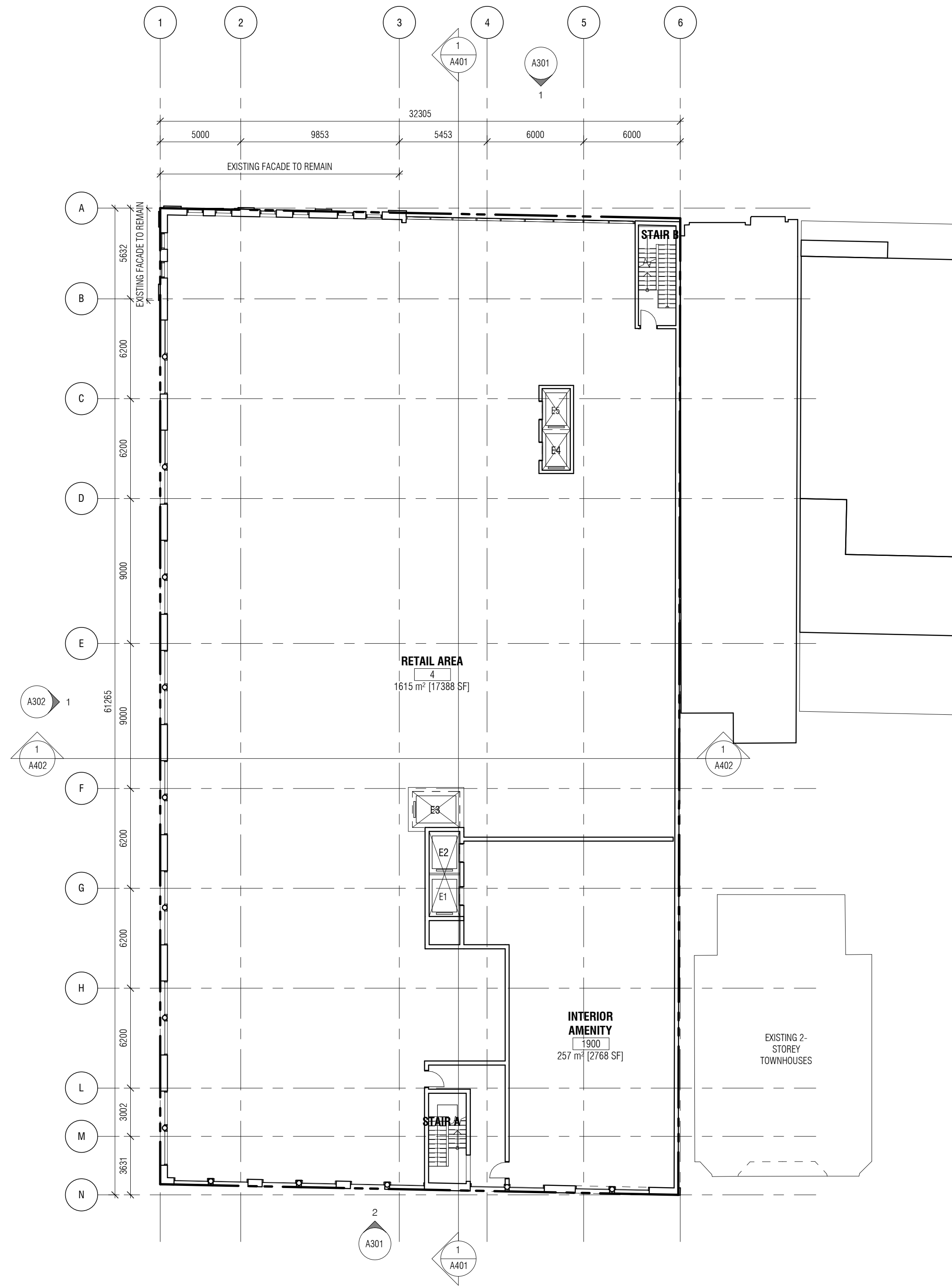
### LEVEL 2 FLOOR PLAN

Scale: 1 : 200  
 Project No: 1636  
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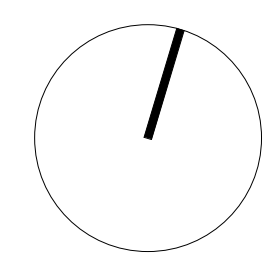
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### LEVEL 3 FLOOR PLAN

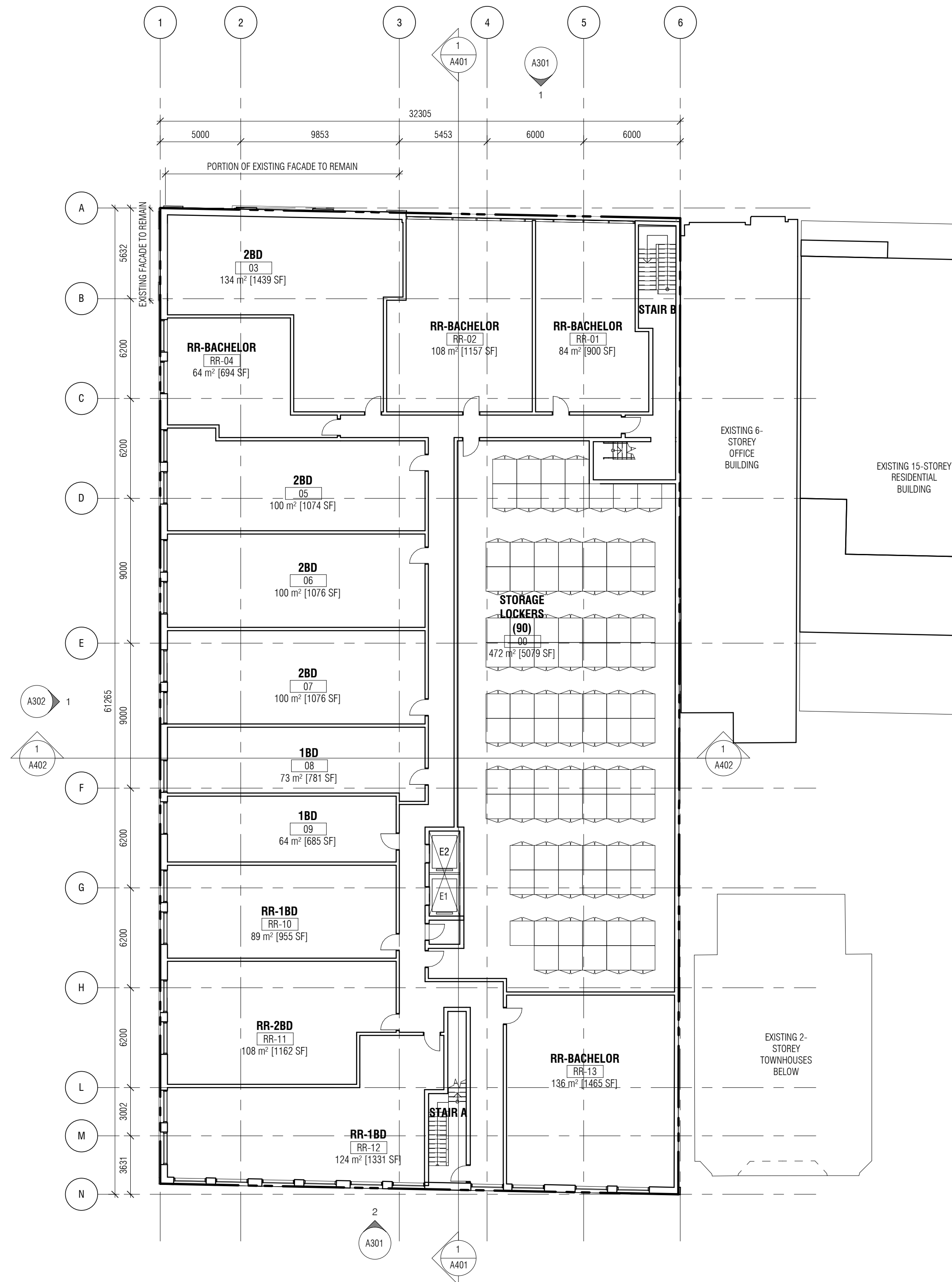
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 Project No: 1636  
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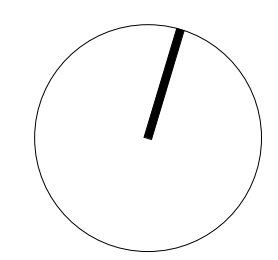
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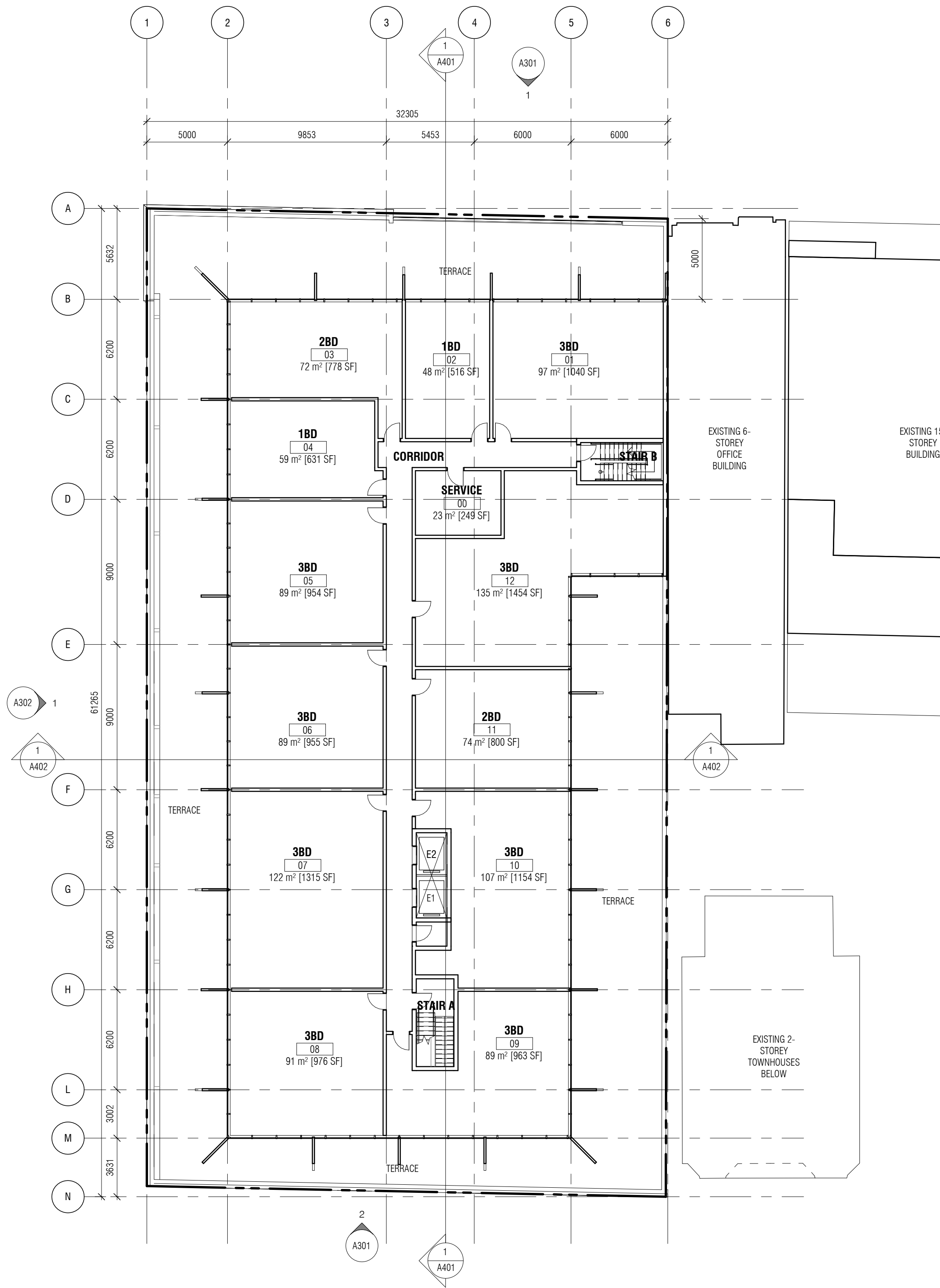
LEVEL 4 FLOOR PLAN

Scale: 1 : 200  
 Project No: 1636  
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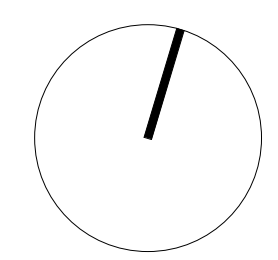
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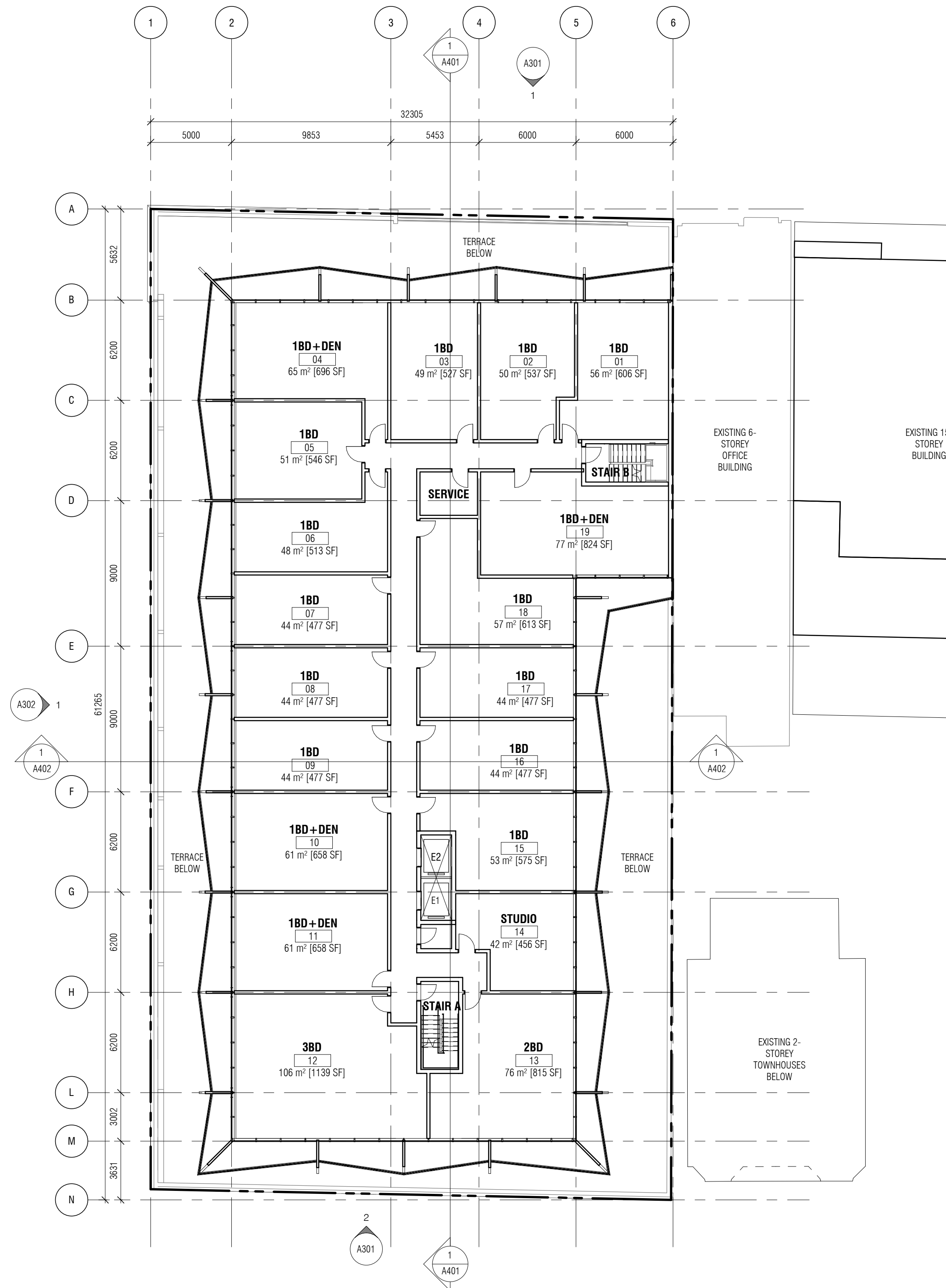
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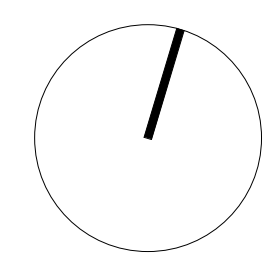
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LEVEL 6,8,10,12,14 FLOOR PLAN

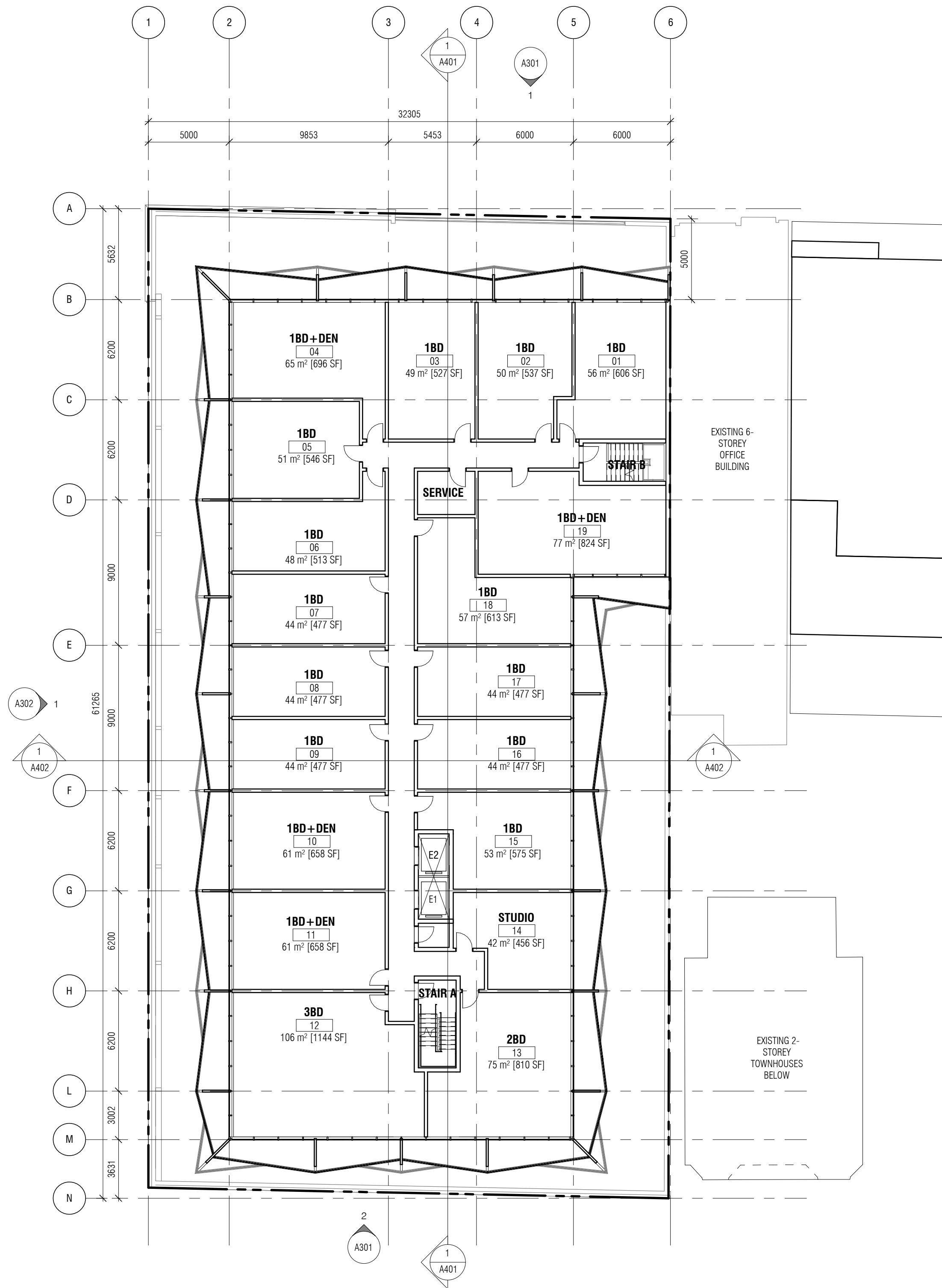
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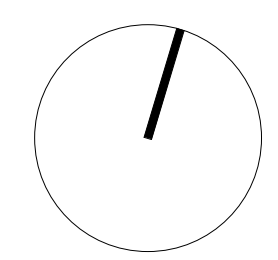
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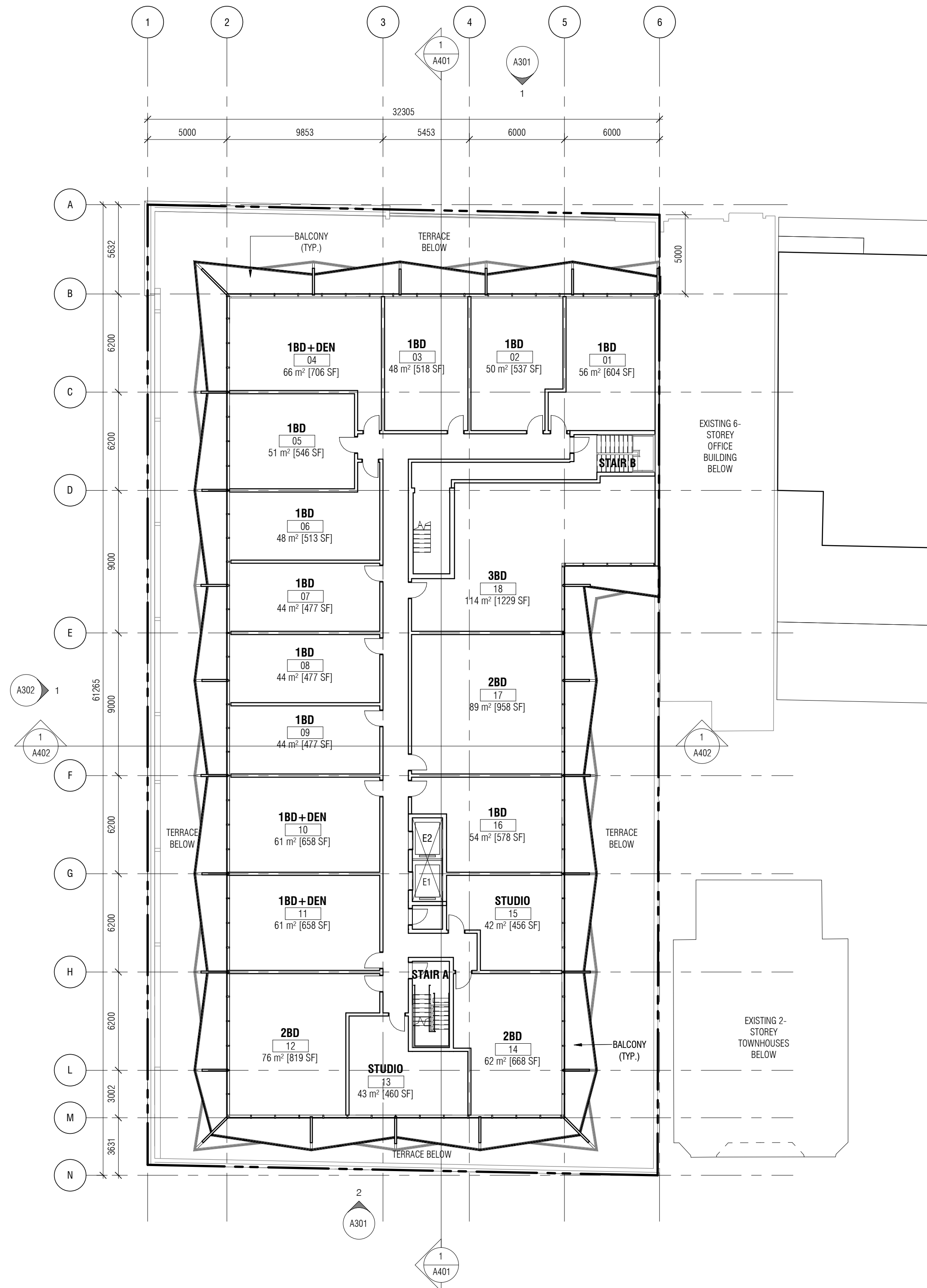
## LEVEL 7,9,11,13,15 FLOOR PLAN

Scale: 1 : 200  
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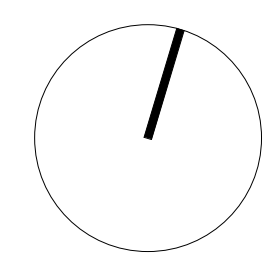
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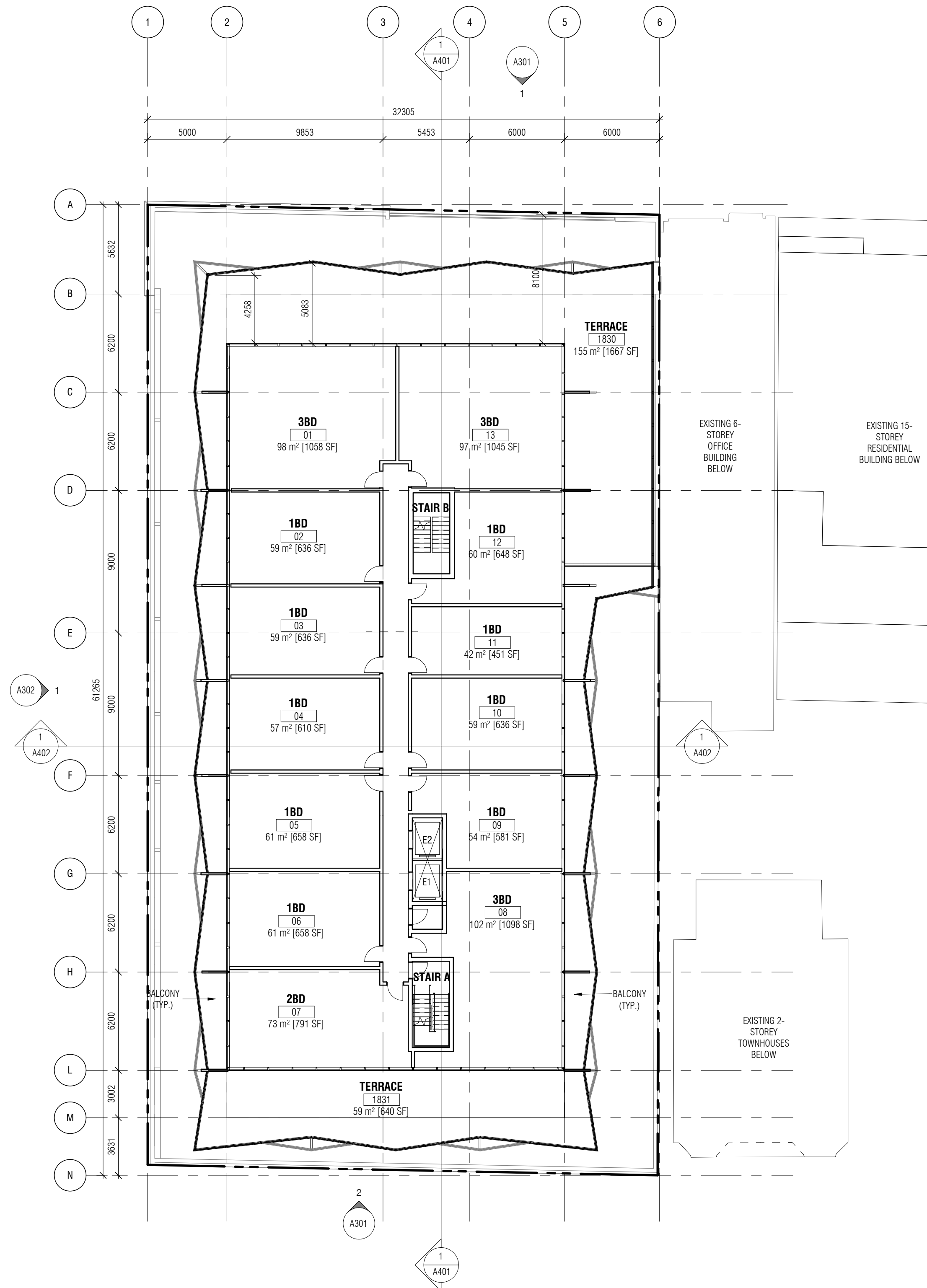
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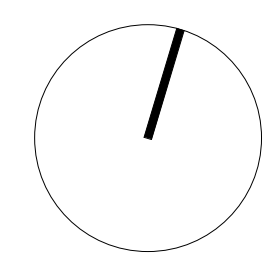
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### LEVEL 16 FLOOR PLAN

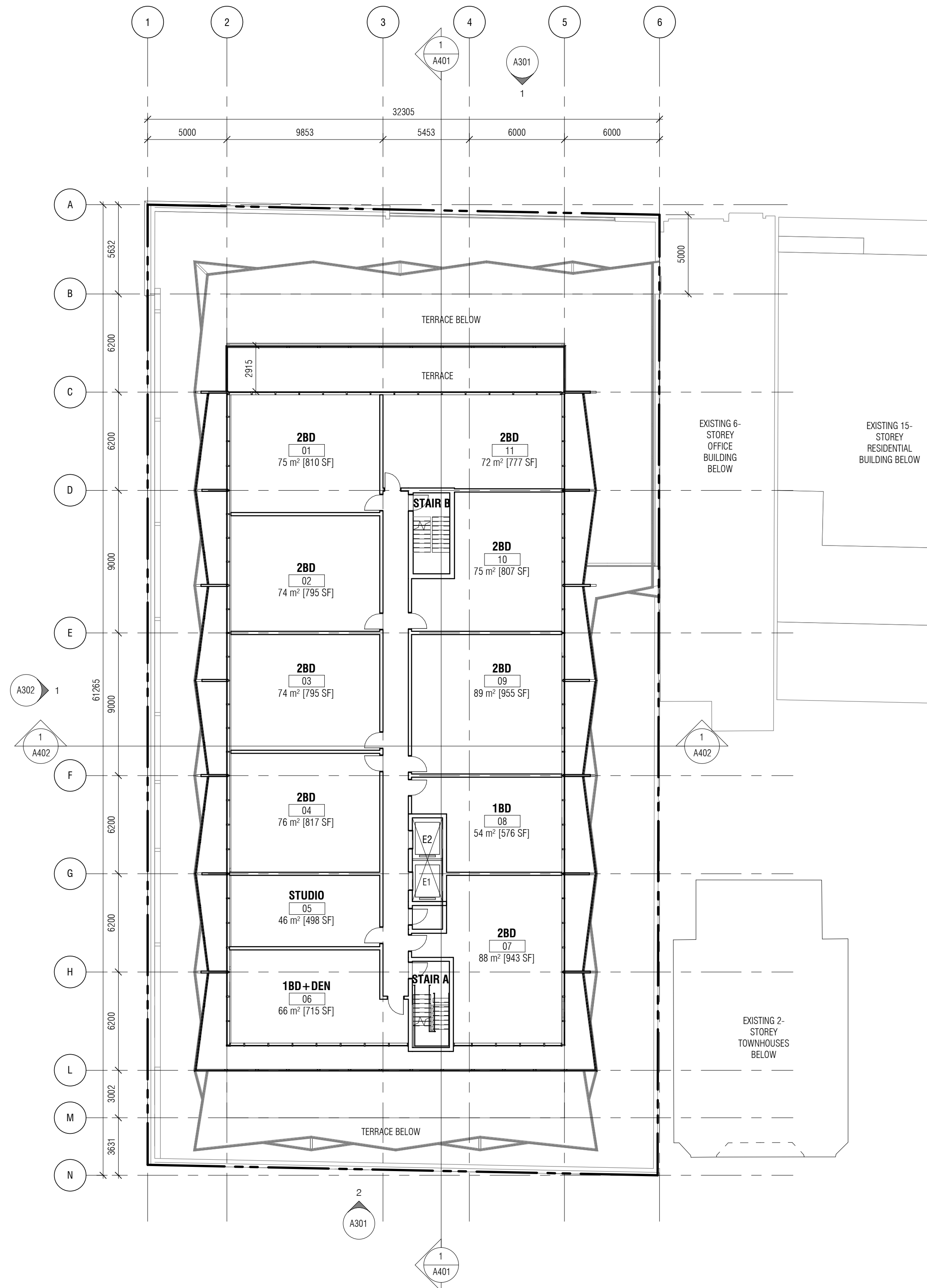
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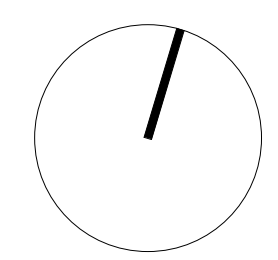
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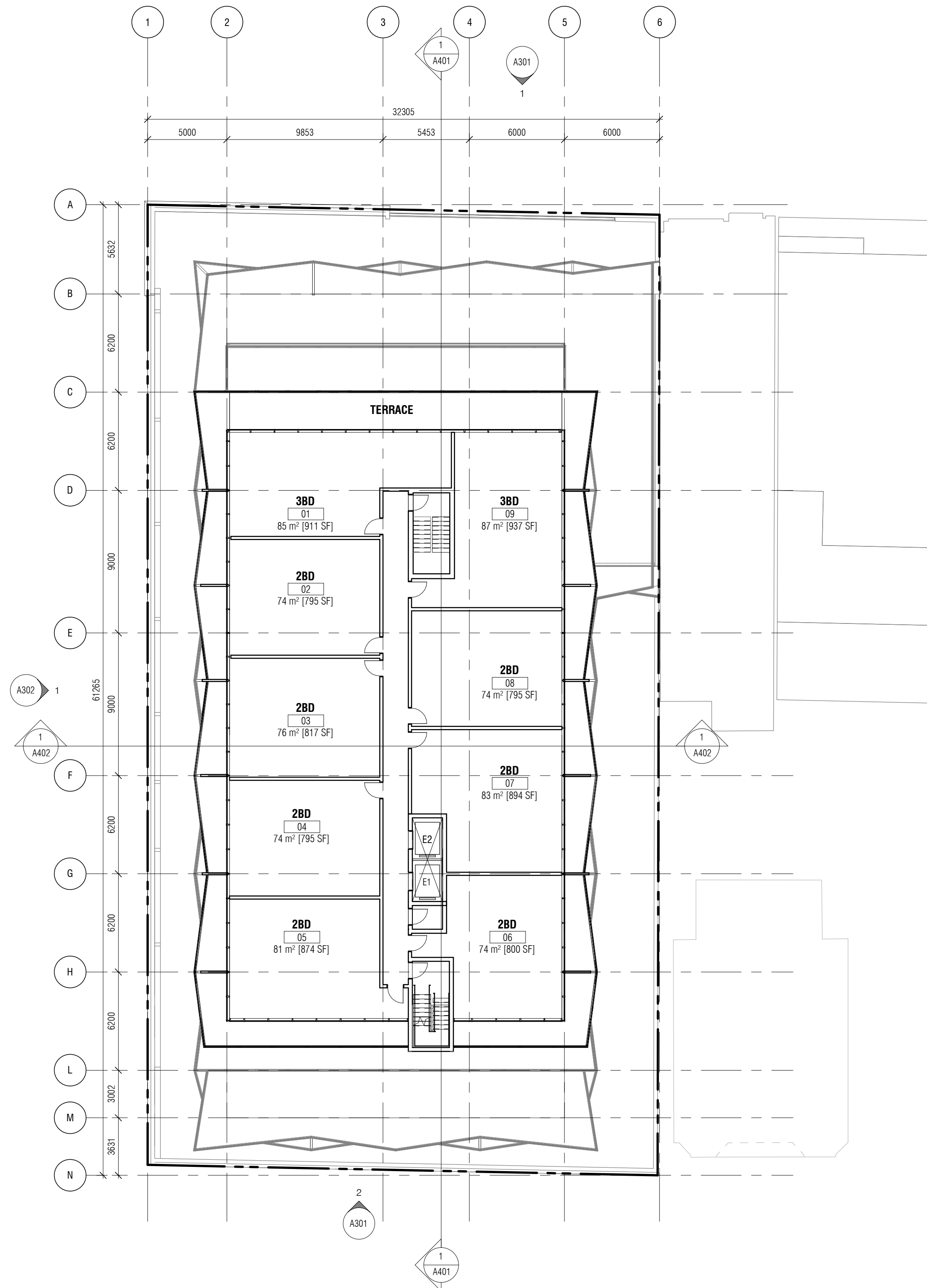
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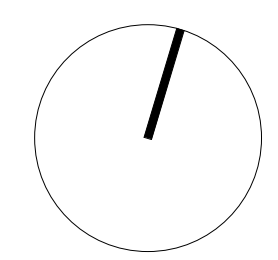
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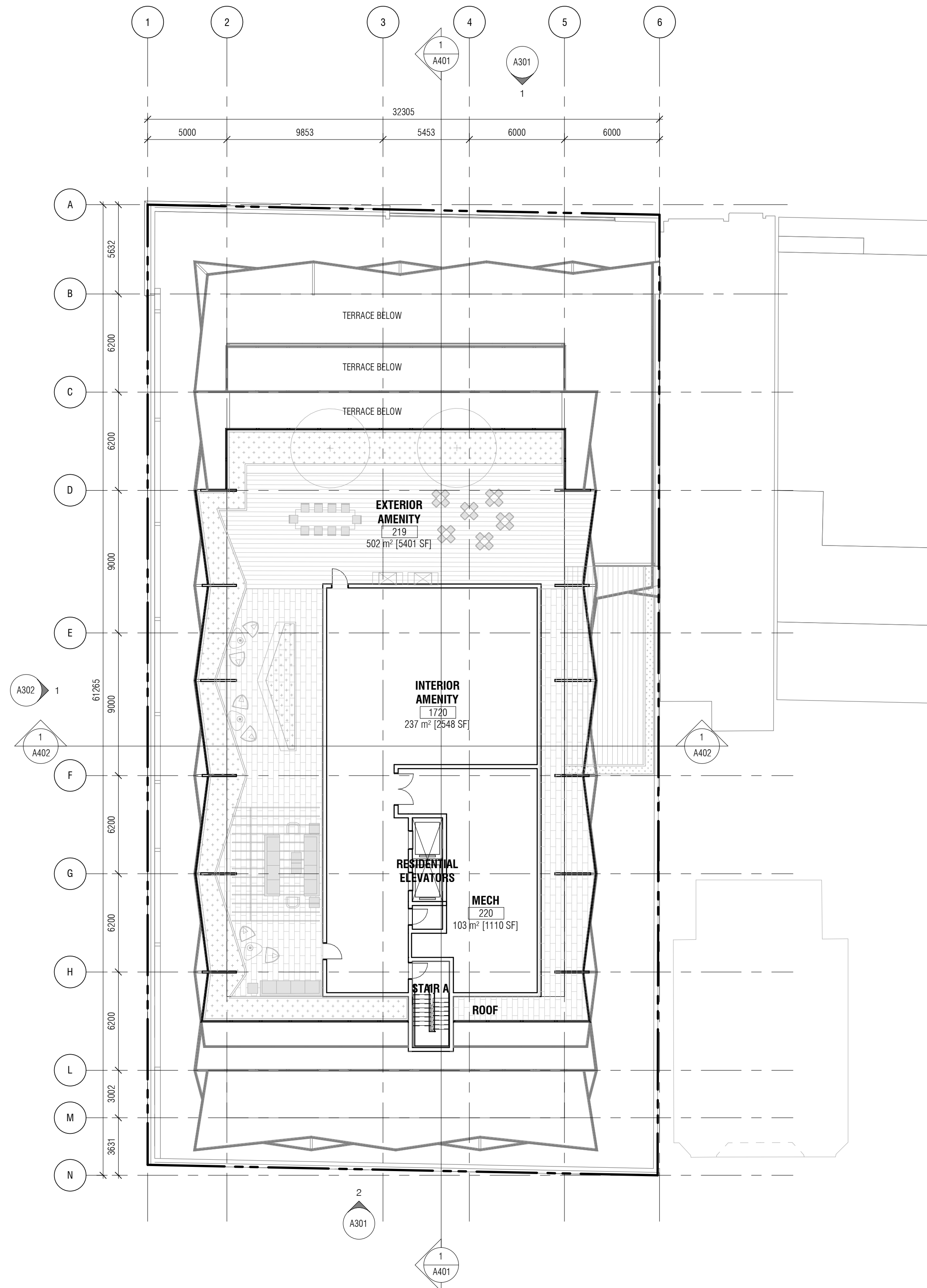
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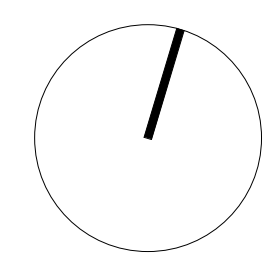
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## 663 KING STREET WEST

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## LEVEL 19 FLOOR PLAN

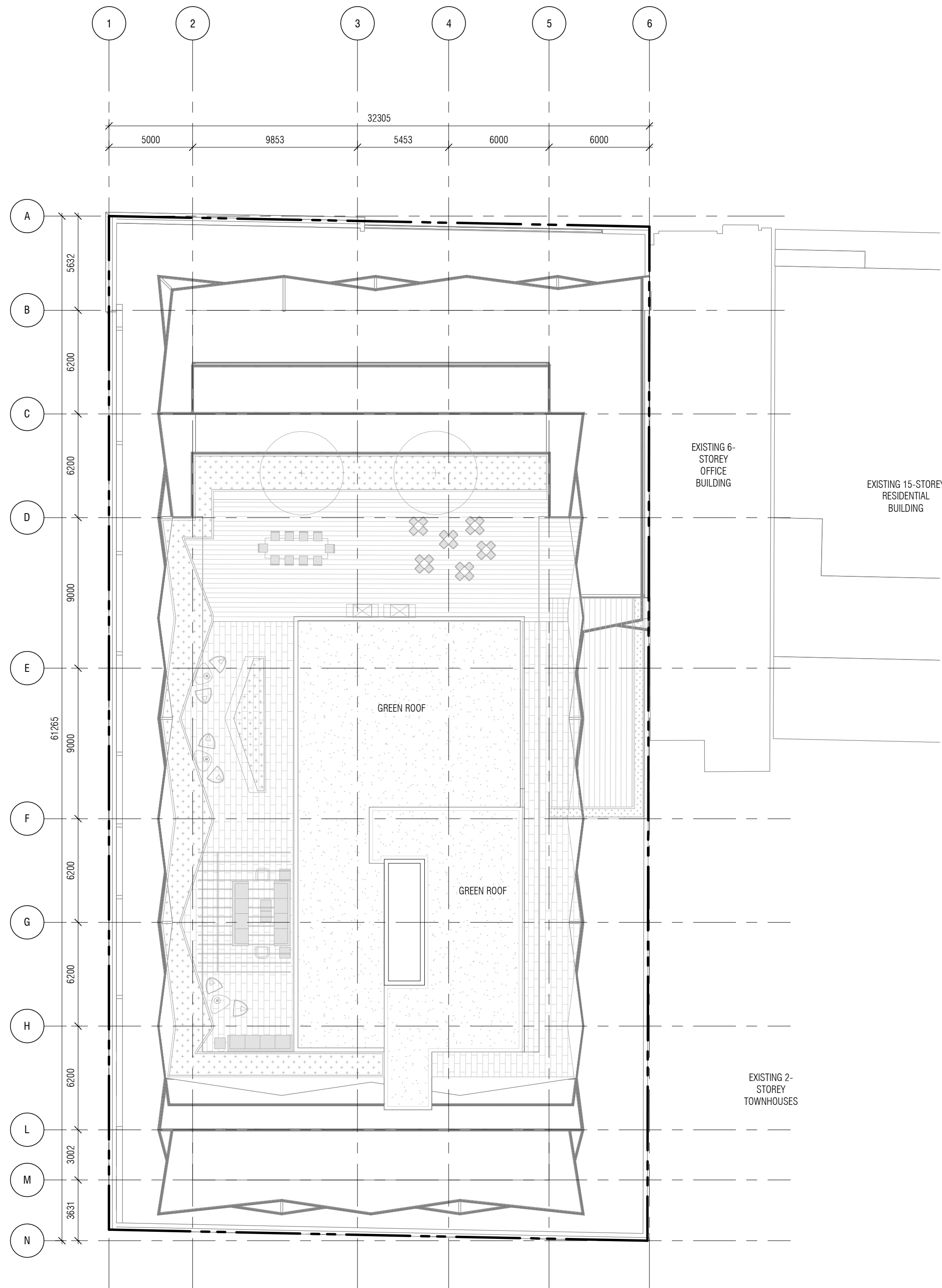
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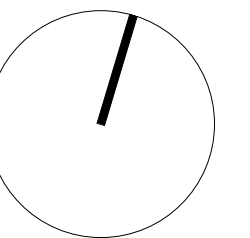
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### ROOF FLOOR PLAN

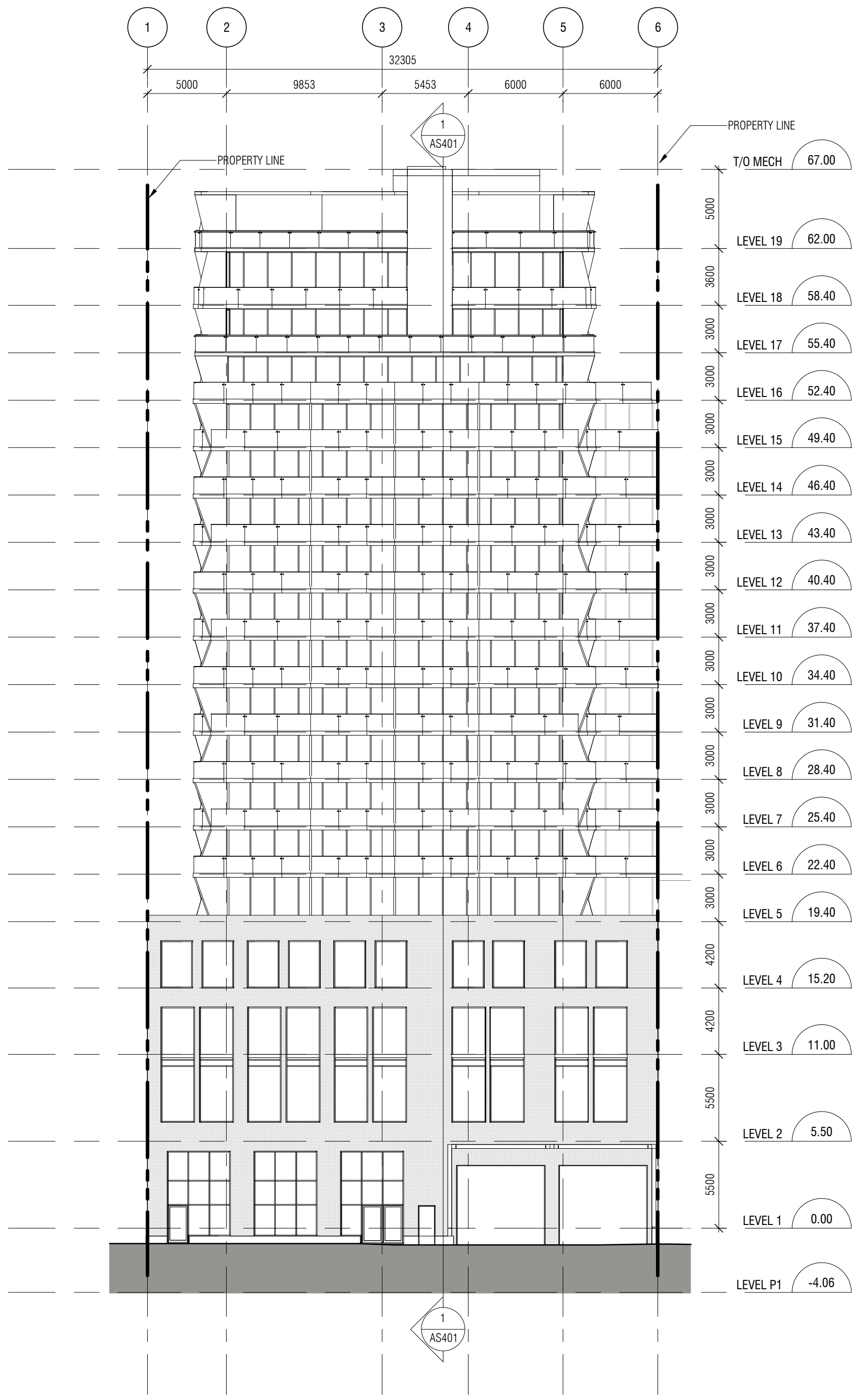
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2 South  
A301 1:250



1 North  
A301 1:250

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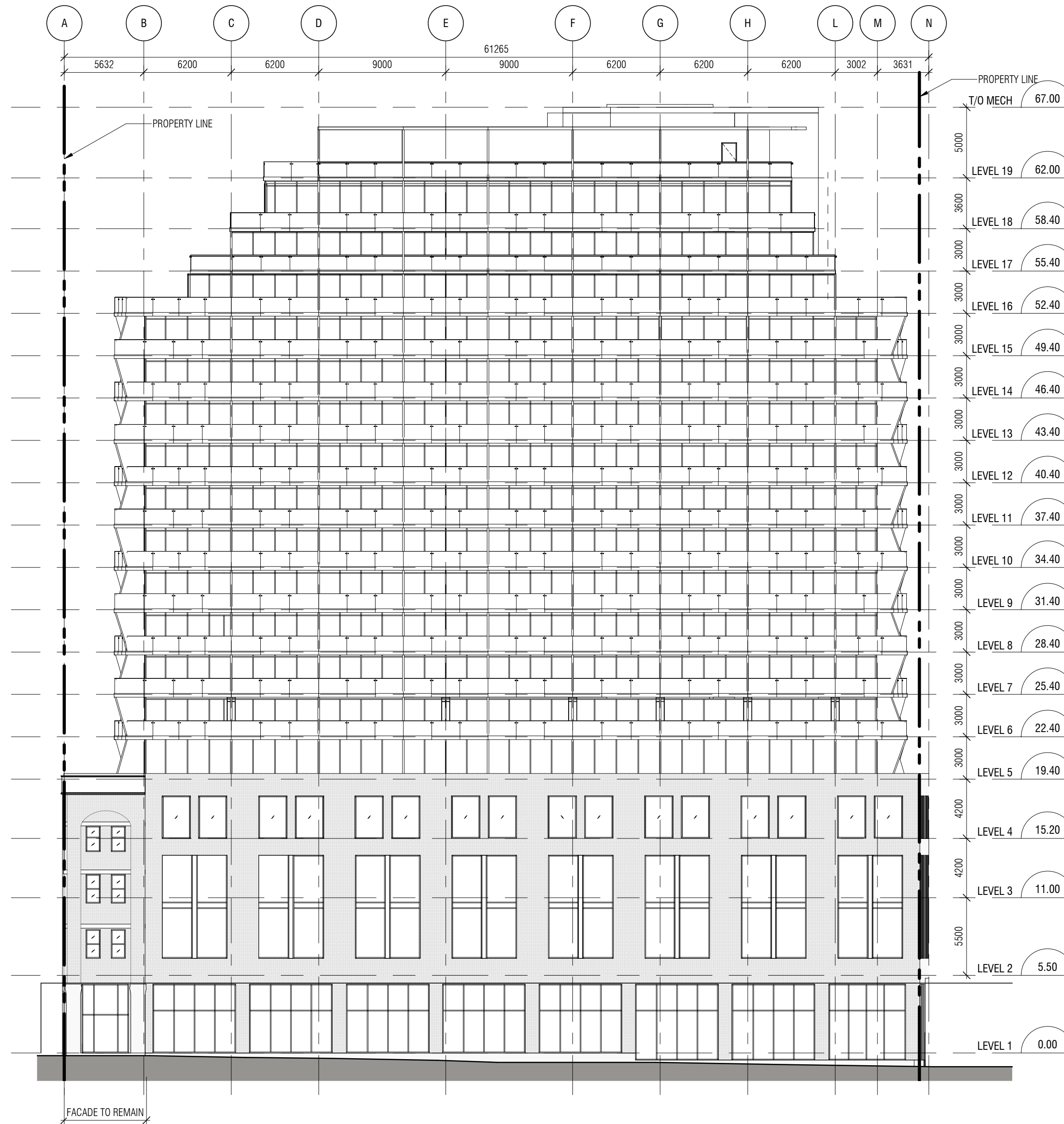
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## 663 KING STREET WEST

647-665 KING STREET WEST + 58-60 STEWART STREET,  
 TORONTO ONTARIO

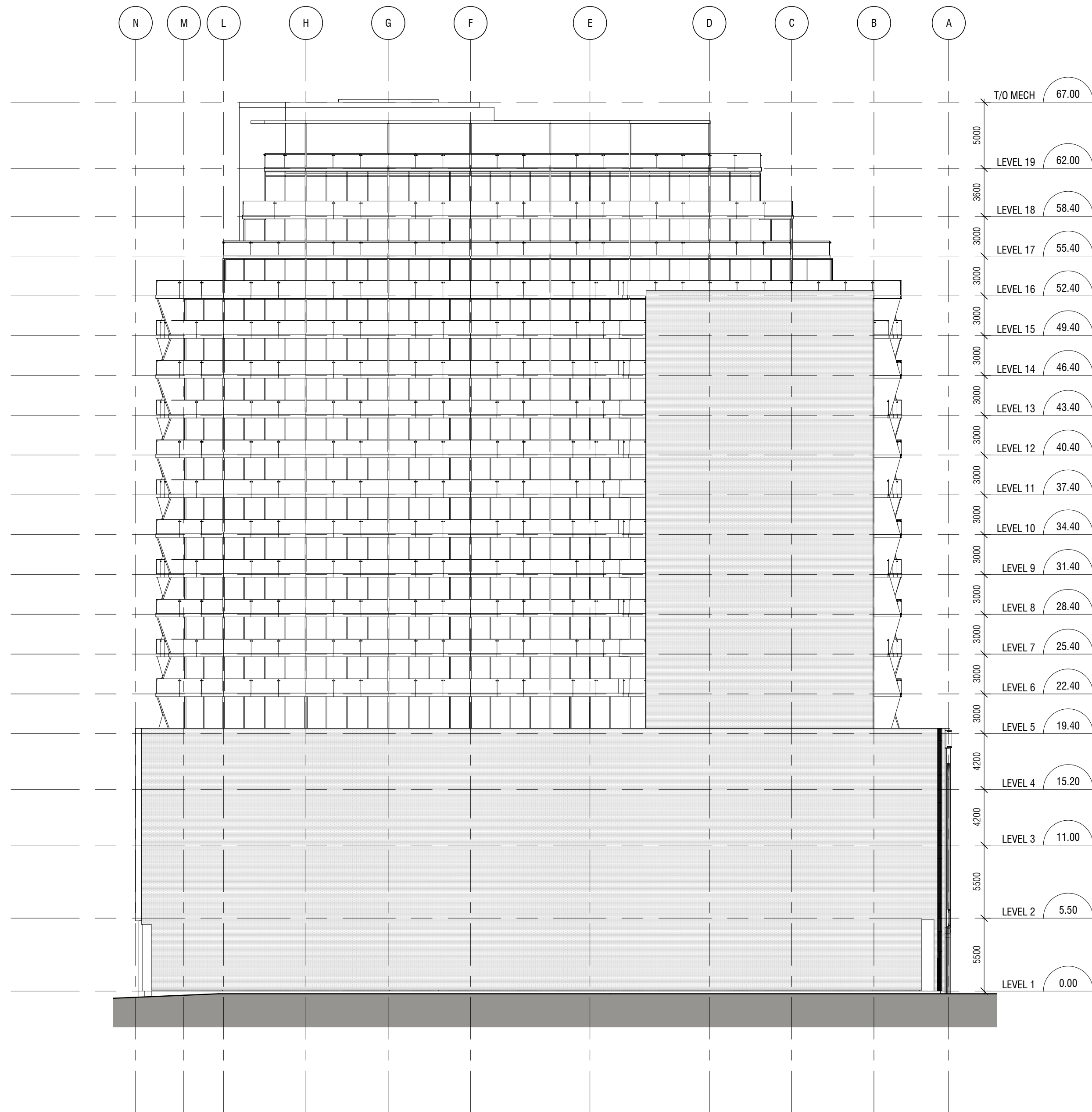
## WEST ELEVATION

Scale: 1 : 250  
 Project No: 1636  
 Date: DECEMBER 2016

# A302

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## 663 KING STREET WEST

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TORONTO ONTARIO

## EAST ELEVATION

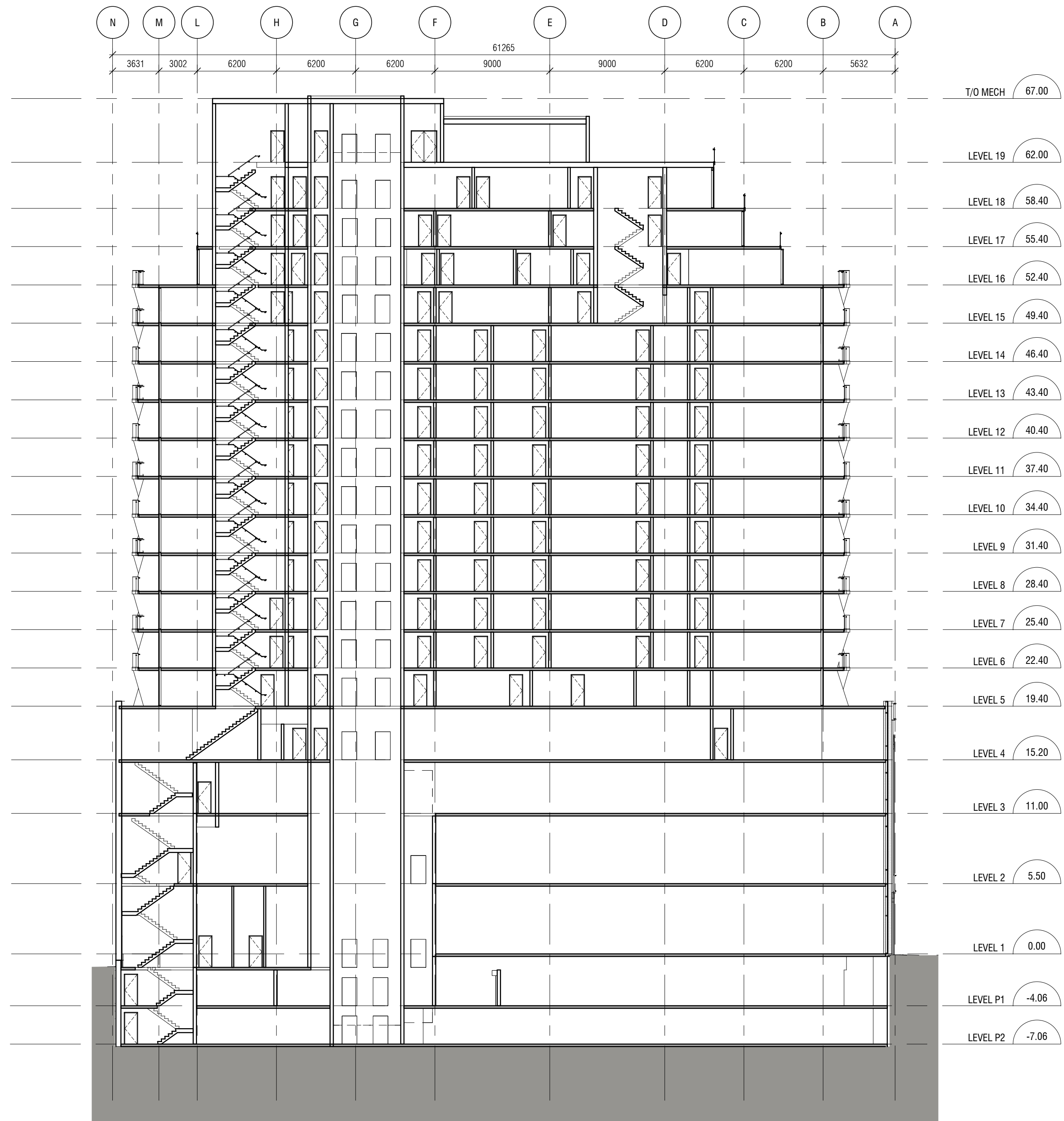
Scale: 1 : 250  
Project No: 1636  
Date: DECEMBER 2016

# A303



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## 663 KING STREET WEST

647-665 KING STREET WEST + 58-60 STEWART STREET,  
TORONTO ONTARIO

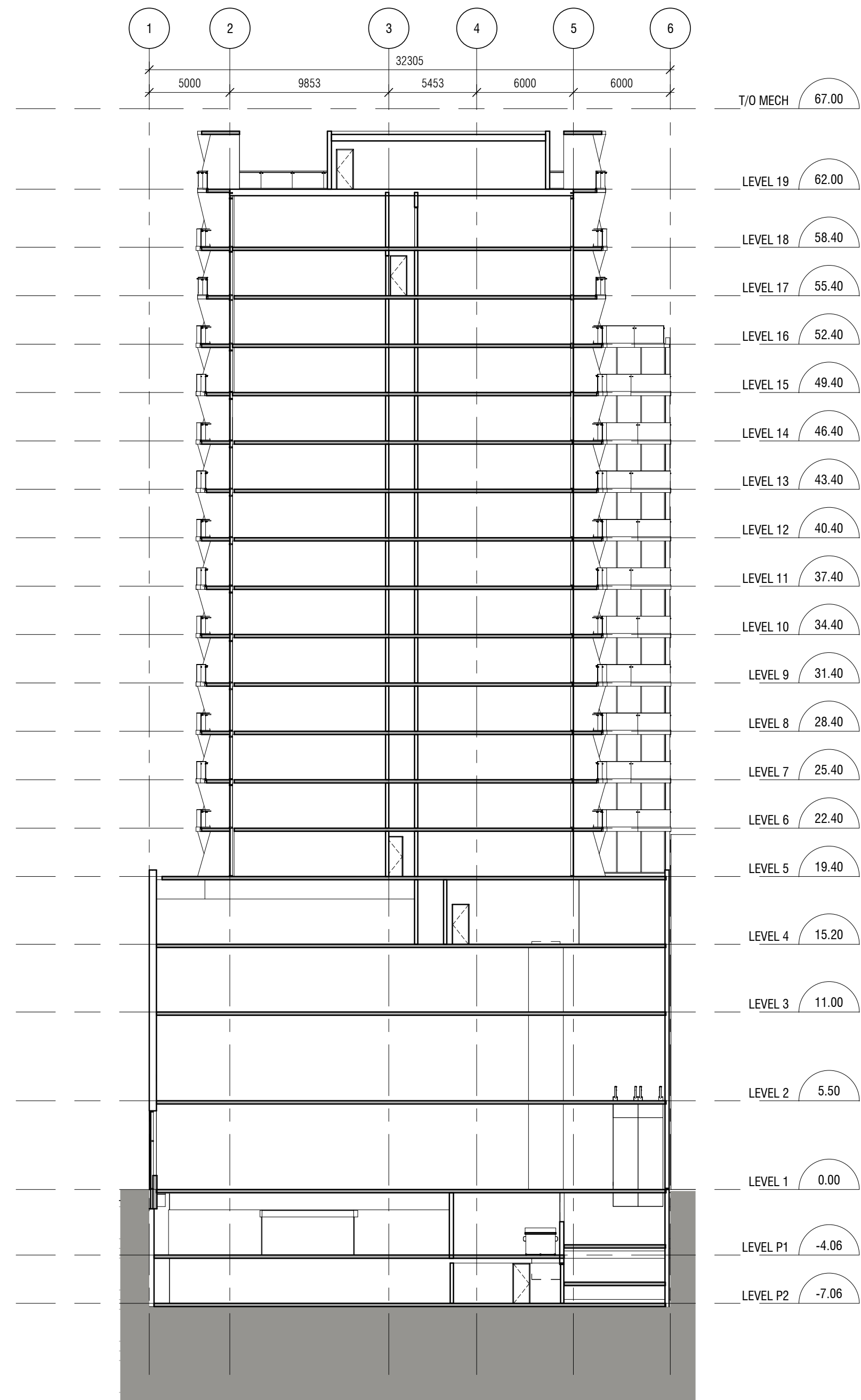
### BUILDING SECTION

Scale: 1 : 250  
Project No: 1636  
Date: DECEMBER 2016

# A401

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# PRELIMINARY

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## 663 KING STREET WEST

647-665 KING STREET WEST + 58-60 STEWART STREET,  
TORONTO ONTARIO

## BUILDING SECTION

Scale: 1 : 250  
Project No: 1636  
Date: DECEMBER 2016

# A402

