



ERA Architects Inc.
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HERITAGE MEMORANDUM

Subject:	DEMOLITION OF A PROPERTY DESIGNATED UNDER PART IV, SECTION 29 OF THE ONTARIO HERITAGE ACT - 38 CAMDEN STREET		
Issued To:	Ellen Devlin Administrator, Toronto Preservation Board City Hall, 2nd Floor, West Tower 100 Queen Street West Toronto, ON M5H 2N2	Memo #:	04
Project:	465-471 Richmond Street West & 38 Camden Street	Project #:	18-185-01
Prepared By:	MM/JT/OA	Date Issued:	August 26, 2020

This memorandum has been prepared by ERA Architects Inc. (“ERA”), heritage consultants to Manga Hotels (Richmond) Inc., the owner of the lands municipally known as 465-471 Richmond Street West and 38 Camden Street (the “Development Site”).

On August 27, 2020, the Toronto Preservation Board will consider Item PB16.10, a Staff Report which recommends that City Council refuse the issuance of a demolition permit for the property at 38 Camden Street (the “Subject Site”). On behalf of our client, we are writing to support the issuance of a demolition permit for 38 Camden Street.

Background

The Development Site is located between Spadina Avenue and Brant Street, and stretches from the south side of Richmond Street West to the north side of Camden Street. The Development Site is bounded by Richmond Street West to the north, the east lot lines of abutting properties at 477 Richmond Street West and 40-44 Camden Street to the west, the west lot lines of abutting properties at 457 Richmond Street West and 32 Camden Street to the east, and Camden Street to the south.

The southern portion of the Development Site is municipally known as 38 Camden Street. It currently contains a 2-storey red brick commercial building constructed in 1951. See Appendix A for photos of this building.

On July 4, 2019, a zoning bylaw amendment application was submitted for the redevelopment of the site known municipally as 465-471 Richmond Street West and 38 Camden Street (the “Development Site”). As part of this application, a Heritage Impact Assessment (“HIA”) dated May 29, 2019 was prepared by ERA. The development proposal contemplates removal and replacement of all existing on-site buildings and surface parking with two multi-storey buildings containing hotel uses. At the time of the rezoning application, 38 Camden Street was listed on the City of Toronto Heritage Register, as part of a City-initiated batch listing of all ‘contributing’ properties in the King-Spadina Heritage Conservation District (HCD) which occurred on December 5, 2017.

ERA Heritage Evaluation & Opinion

Since at the time of the rezoning application, no municipal heritage evaluation had been completed for the property, ERA undertook a heritage evaluation of 38 Camden Street under Ontario Regulation 9/06 in preparation of the HIA.



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This heritage evaluation determined that the property does not possess significant design, historical, or contextual value. As such, the property is not considered to be a significant cultural heritage resource and does not merit individual designation under Part IV of the OHA.

Based on the findings of the heritage evaluation, it was and continues to be the opinion of ERA that the demolition of 38 Camden Street does not constitute a significant impact on the cultural heritage value of the King-Spadina area.

City Council Designation of 38 Camden Street

Contrary to the findings of the HIA, City Council declared its intention to designate the property at 38 Camden Street under Part IV, Section 29 of the Ontario Heritage Act in Item TE11.8 at the December 17-18, 2019 meeting. ERA provided a Notice of Objection to the Intention to Designate dated December 2, 2019.

Subsequent to the Intention to Designate, the City passed Bylaw 236-2020 on February 26, 2020, designating the property as being of cultural heritage value or interest under Part IV, Section 29 of the Ontario Heritage Act (OHA).

Conclusion

ERA has reviewed the Statement of Significance for the property along with the research and evaluation report previously prepared by HPS. ERA's opinion continues to remain unchanged: that 38 Camden Street is not considered to be a significant cultural heritage resource and does not merit individual designation.

Since ERA's opinion is that the property does not merit designation, ERA continues to support the demolition of 38 Camden Street and is of the opinion that the removal of 38 Camden Street would not constitute a significant impact on the cultural heritage value of the King-Spadina Heritage Conservation District, which is currently under appeal and not in force. The removal of 38 Camden Street would accommodate two multi-storey buildings that respond to the emerging patterns of development in the area and offer the opportunity to incorporate a podium design that responds to the architectural scale of the existing building.

In light of the upcoming TPB meeting on August 27, 2020, ERA wishes to submit this memorandum in support of the demolition of 38 Camden Street and in opposition to the Staff recommendation that City Council refuse the issuance of a demolition permit for the property.

Please do not hesitate to contact the undersigned should you have any further questions regarding the contents of this Heritage Memo.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael McClelland', written in a cursive style.

Michael McClelland, Principal
E.R.A. Architects Inc.

APPENDIX A - SITE PHOTOGRAPHS OF 38 CAMDEN STREET



1. View of the south (primary) elevation of 38 Camden Street (March 14, 2019)



2. View of the east elevation of 38 Camden Street (March 14, 2019)



3. View of the north (rear) elevation of 38 Camden Street (March 14, 2019)



4. View of the west elevation of 38 Camden Street (March 15, 2019)