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Sent by EMAIL

Sharon Hong
Heritage Preservation Services
City of Toronto
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RE : **5 Scrivener Square, 4 - 10R Price Street & 1095-1107 Yonge Street:**

Our Project NO. 16-062-02

Heritage Memo

Dear Ms. Hong,

Further to the Heritage Impact Assessment (HIA) prepared by ERA Architects dated March 5, 2018 and in response to comments received from Heritage Preservation Services (HPS) dated April 12, 2018, this addendum letter provides information on the revised development proposal at 5 Scrivener Square, 4 - 10R Price Street & 1095-1107 Yonge Street ('the Subject Site'). This letter is intended to be read in conjunction with the aforementioned HIA prepared by ERA Architects and the drawings prepared by COBE Architects dated June 2018.

REVISIONS TO THE PROPOSED DESIGN

- The setback along the south elevation of the proposed building (Levels 3-7) has increased to 2.5 metres from 2.0 metres. The increased setback along Price Street strengthens the relationship to the on-site recognized heritage properties at 1095-1107 Yonge Street, responding to the cornice line of these retained heritage resources;
- The setback along the west elevation of the proposed building (Levels 3-6) has been reduced from 7 metres to 5 metres;
- The setback of the proposed building from the property line at the northeastern quadrant of the Subject Site has been increased from approximately 1.4 metres to 3.4 metres;
- The setback along the portion of the proposed building at the northeastern quadrant of the

Subject Site (beginning on Level 2) has increased from 1.4 metres to 5.5 metres;

- The portion of the proposed building fronting the new park is proposed to be extended northward by 3 metres;
- The floor-to-floor heights of the first two levels of the podium have been moderately raised by 0.6 metres, though the overall building height remains unchanged. The purpose of this change is to accommodate for the variation in finished floor elevations across the property;
- The east elevation of the proposed building has been refined to add visual interest through modifications to the width, spacing and depth of windows and through the varied application of masonry. Detailed information about the proposed exterior treatment of the building will be provided in a potential future Site Plan Application (SPA) submission;
- The proposed fenestration pattern and use of masonry at-grade offers a context-sensitive approach to on-site recognized heritage resources. Information about the exterior treatment of at-grade retail units (i.e. materiality and articulation) and their compatibility with on-site heritage storefronts will be detailed in a potential future SPA submission.

DISCUSSION

ERA Architects has reviewed the drawings prepared by COBE Architects dated June 2018 and find that the revisions described above conserve the described cultural heritage value and attributes of recognized heritage properties on, and adjacent, to the Subject Site. As such, our findings remain substantially in accordance with those contained within the HIA prepared by ERA Architects dated March 5, 2018.

CLOSURE

We trust that the information contained within this letter sufficiently addresses heritage comments received from City staff in relation to the proposed redevelopment of 5 Scrivener Square, 4 - 10R Price Street & 1095-1107 Yonne Street.

Please do not hesitate to contact us if you require further information or wish to discuss the contents of this letter.

Sincerely,



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