



08 December 2020

8 Elm Park Properties Inc.
50 Confederation Parkway
Concord, ON
L4K 4T8
Attn: Ms. Catherine Bertucci

Via email: c.bertucci@rogers.com

Re: Façade Review at 8 Elm St., 348-350 Yonge St. (including 2-6 Elm St.), 352-354 Yonge St.

Dear Catherine,

Further to your request to review the conservation report prepared by GBCA on November 8th, 2019, as well as to attend the site and conduct a field review; I am pleased to report my findings as follows:

- Clifford Restoration received your request and a copy of the GBCA Conservation Plan (dated November 8th, 2019 and received on Friday, November 27th, 2020).
- A detailed and comprehensive review of the Conservation Plan was completed to gain a full understanding of the GBCA report as well as the dynamics of the site.
- I attended the site on Tuesday, December 1st, 2020 to conduct a visual review of the buildings. The visual review provides a better understanding of the contents and recommendations put forward in the Conservation Plan.
- Subsequent to that review, I made a request for your consent to contact GBCA's principal, Chris Borgal, to attend the site and discuss my findings and proposed/suggested approach and alterations/recommendations to the Conservation Plan.
- Consent was granted and the meeting was held with GBCA's Mr. Chris Borgal and Mr. Emad Ghattas on the morning of December 3rd, 2020.

The following are the key points and recommendations from the December 3rd, 2020 meeting as follows:

348-350 Yonge Street (including 2-6 Elm Street):

- Our review of the portion of the façade slated for retention in the Conservation Plan is in much poorer condition than observed in the 2019 report. The signage tie-down strap system (see photos 1&2) has created damage to the façade. This damage ranges from crushing the metal frieze profiles to excerpting large loads on the masonry load bearing walls. The traditional brick and lime mortar masonry walls were never intended nor designed for this application and as such this condition has caused movement and stress on the wall surfaces.



- The large number of open joints visible at the exposed sign-band level supports the speculation in the GBCA report that the main wood or steel support beam will most likely be in very poor condition when the wall assemblies are exposed.
- We noted on site the removal of the layers of signage, etc. to be undertaken by the heritage contractor, as portions or remnants of the original fabric may be encapsulated under the build-up

Upon the findings of the meeting, the parties agreed that the façade retention noted should be amended for a panelization approach. The panelization approach will ensure better quality and ease of repair, restoration, or replacement of the main support beam. This approach will allow for a concealed reinforcing of the original heritage fabric to rectify the damage caused by the tie-down roof signage anchors. This approach will also ensure that the corner façade, which is most at risk by crane activities during the new build, is removed from the site during construction activities and reinstated. This approach will reduce the risks associated with exposure of the back side (interior underfired brick) from the elements. I have included a proposed panelization sketch (see Photo #4).

Conclusion:

The GBCA Conservation Plan of 2019 is overall a very well-representative document. I believe that the only modification needed is the recommendation to panelize the corner façade due to the stresses and forces that the roof signage has excerpted on the façade, and to aid in the restoration and preservation of the façade for future generations.

Hoping the above is satisfactory and should you have any questions or concerns, please feel free to contact the undersigned.

Yours Truly,
CLIFFORD RESTORATION LIMITED



Sam Trigila, President
(416) 303-3375

sam@cliffordrestoration.com

cc: emad@gbca.ca

cc: chris@gbca.ca

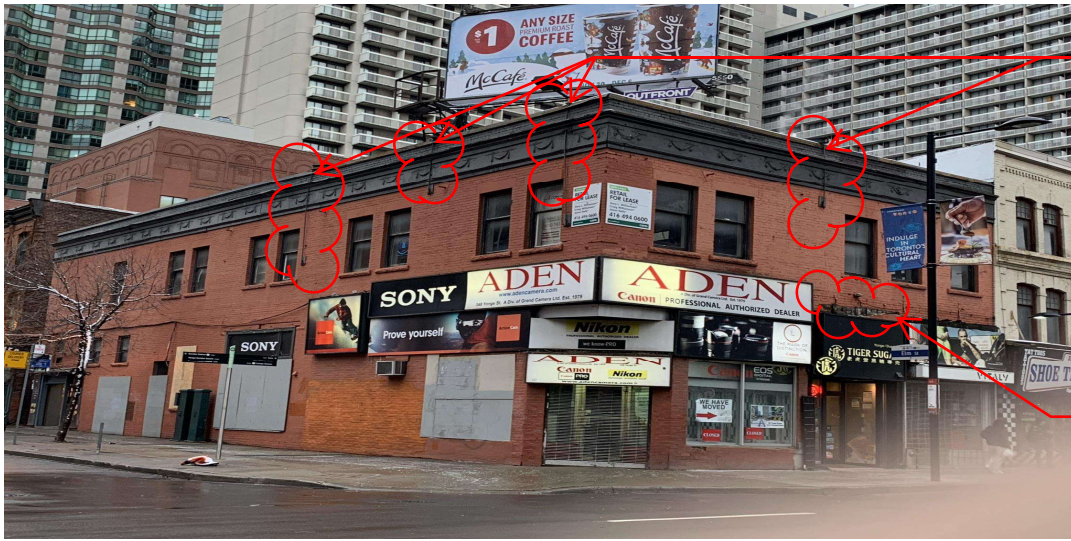


Photo #1:
Roof signage strap
anchors

Visible open joints
at support beam
location



Photo #2:
View of strap
anchor showing
damage to heritage
surfaces



Photo #3:
Bowling of wall is not
well reflected in
photo, but on site
visual review
conducted shows a
50-75mm bow
vertically and
75-100mm bow
horizontally.



Photo
#4