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Confidential and Without Prejudice

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RE: CENTRE OF CIVILIZATIONS, CULTURES AND CITIES - 78-90 QUEENS PARK HIA ADDENDUM

Signe,
ERA Architects Inc. ("ERA") has prepared this letter for the University of Toronto regarding the proposed Centre of Civilizations, Cultures, and Cities ("CCC") at 78-90 Queens Park (the "site"). The new CCC building will be constructed on the land to the west and north of Falconer Hall, and east of the Edward Johnson Building. The CCC building has a north-south rectangular orientation. The development retains substantial portions of Falconer Hall.

This letter is an Addendum to the Heritage Impact Assessment ("2020 HIA") that ERA previously prepared, dated March 18, 2020. The 2020 HIA discusses the proposed development in the context of the site's identified heritage elements as well as the adjacent heritage resources. The 2020 HIA finds the proposed development will help meet the University of Toronto's demand for new institutional space and provide a mix of functions including classroom, administration, musical performance, and communal space. The CCC building will help to create a new gateway to the campus from the north and provide for the renewal of an important heritage resource.

The design of the CCC building has been revised to comprehensively respond to comments and concerns raised pursuant to Local Planning Appeal Tribunal assisted mediation. The impacts and mitigation to the on site and adjacent heritage resources as a result of the design refinements are described and demonstrated in the diagrams presented in subsequent pages of this letter.

Heritage Recognition

Since the issuance of the 2020 HIA, City Council has stated its intention to designate Falconer Hall and the adjacent Edward Johnson Building, designation by-laws have not yet been enacted.

Prior Proposal

The prior proposed development as per the 2020 HIA, is designed to mitigate heritage impacts, including provision for a portion of the new development that directly abuts Falconer Hall, to be exposed within the interior lobby area of the new CCC building. The public realm around the retained building will be enhanced with a new forecourt to the north and landscape improvements along Queens Park. The planetarium will be removed and commemorated with an illuminated soffit at the north plaza.

Revised Proposal

The proposal has been revised to provide for a zoning envelope for the proposed development, which includes the following changes:

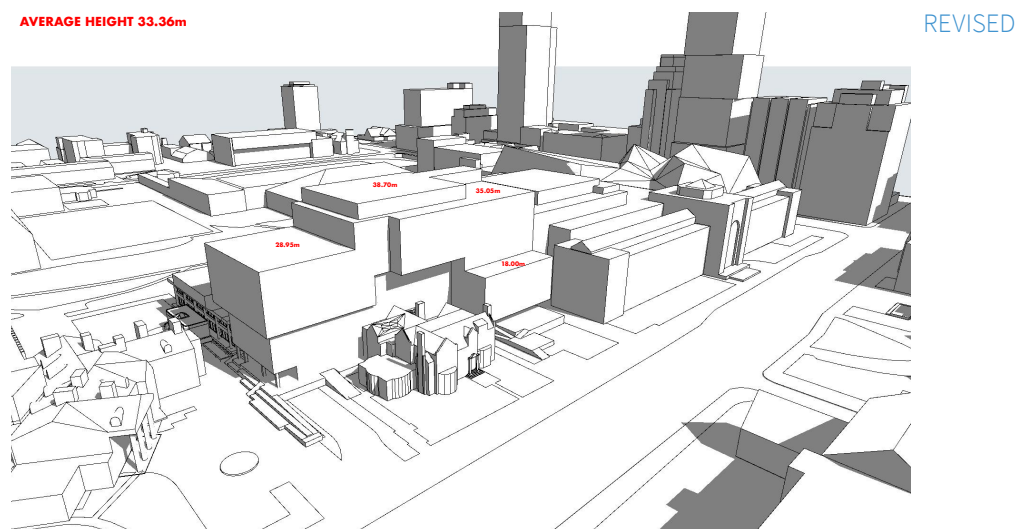
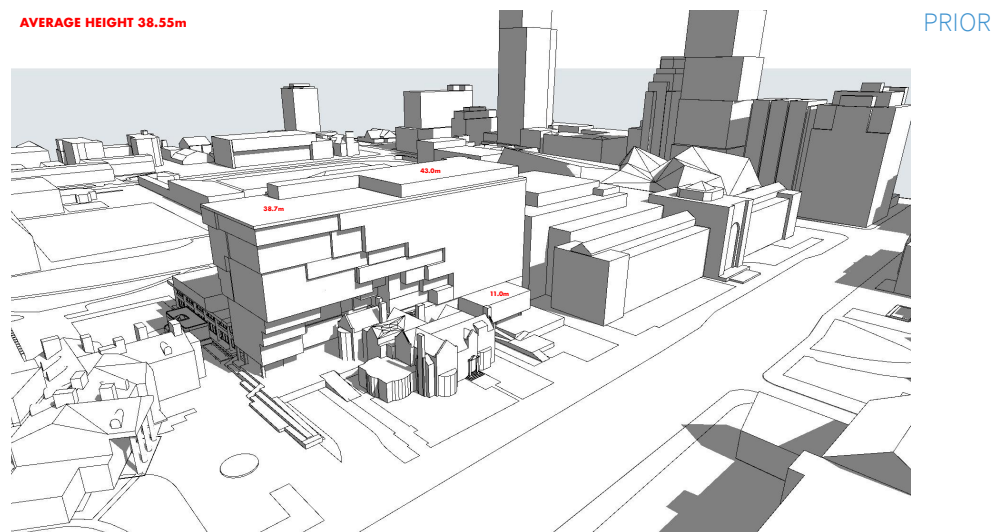
- 1. Reduced Building Height; and**
- 2. Revised Massing with Modifications to Falconer Hall.**

These changes are described in further detail below.

1. Reduced Building Height

In the prior proposal, the building has a north-south rectangular orientation and will rise to a height of 38.7m with a rooftop mechanical level above. At grade a one storey element projects to the east to animate the proposed plaza, with a height of 11m. The prior proposal removes an existing rear addition to Falconer Hall to facilitate construction of underground utilities, a required building exit, and an above-ground one storey connection between the new and old building with an interior accessibility ramp.

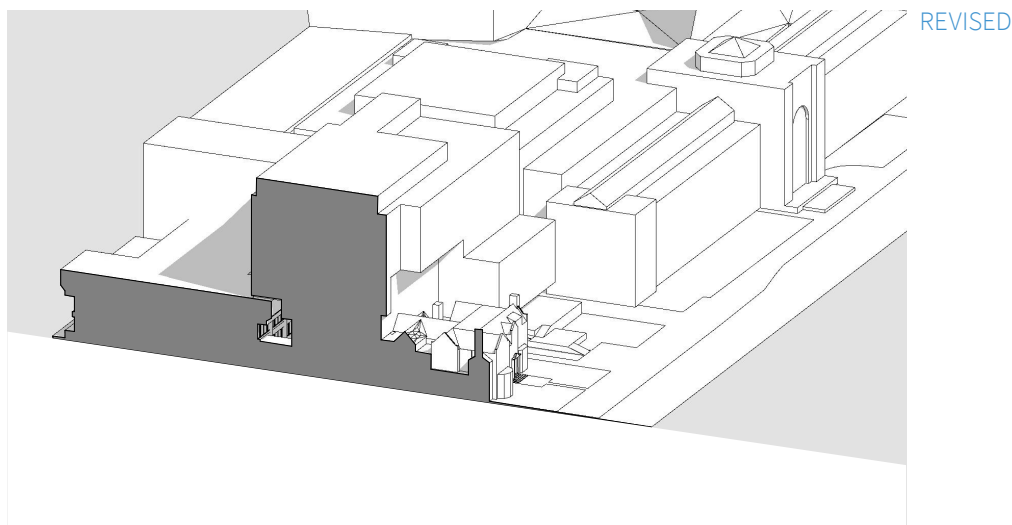
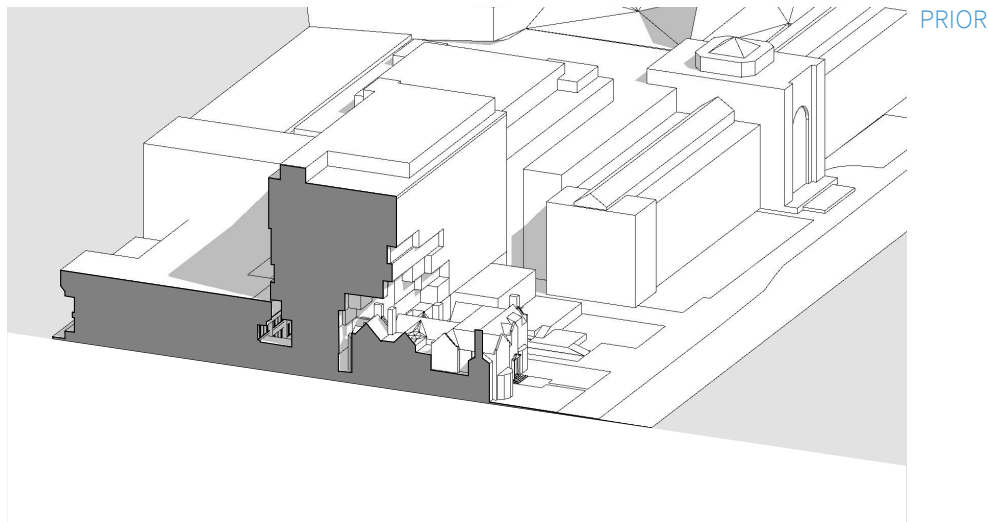
The building height has been revised to concentrate the tallest portion of the building to the north of the site with a height of 35.05m and mechanical penthouse above, and the building steps down in height towards the south to a height of 28.95m. The building element fronting the plaza has been extended to the north and increased in height to 18m. The revised proposal will expand the one storey ground floor volume to enclose the below ground exit stair, slightly expand the ground floor lobby, and provide for the accessibility ramp into Falconer Hall. The visibility of the heritage facades in this area will remain generally consistent with the prior proposal. The views below are annotated with building heights.



2. Revised Massing with Modifications to Falconer Hall

In the prior proposal, the building is substantially setback from the east elevation of Falconer Hall and as it rises the building cantilevers over Falconer Hall to the east. In the prior proposal the depth of the cantilever at its deepest point over Falconer Hall is 10.7 m. To the north of Falconer Hall the one storey element is setback 27.5 m from the east and 8.2m from the north property lines respectively, and the floors above stepback a further 7.5m.

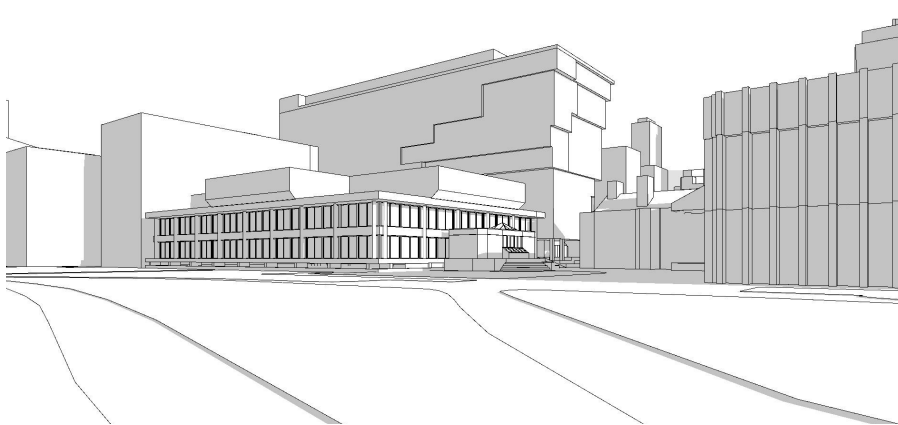
In the revised proposal, the 1908 west addition is removed to accommodate the required building program to fit into a reduced building height and to regularize the CCC building footprint. The substantial setback of the CCC building from the east elevation of Falconer Hall is generally maintained and the depth of the cantilever over Falconer Hall at its deepest point has been reduced to 5.2 m and a new cantilever to the west averages 3m. To the north of Falconer Hall the building element fronting the plaza is setback 27.5m from the east and 0m from the north property lines respectively, and the floors above stepback a further 7.5m. See diagrams showing changes below.



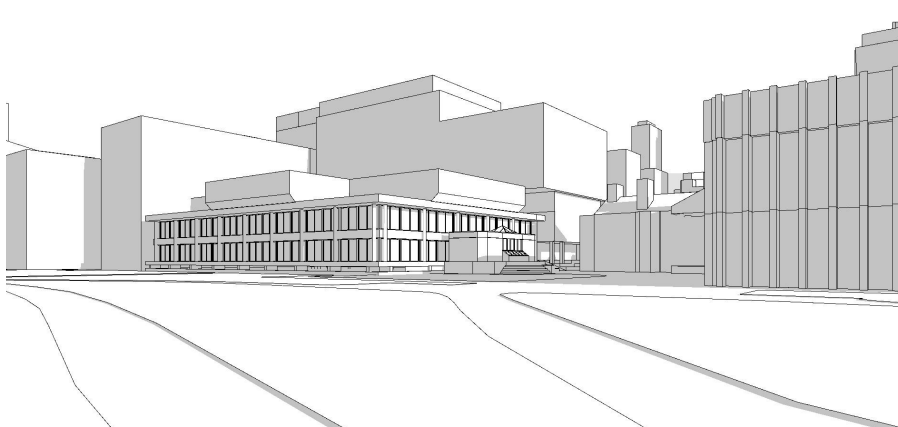
Impact & Mitigation - Relationship to Adjacent Resources

The revised proposal responds to the surrounding context with a massing that aligns the CCC building with horizontal and vertical datums from the adjacent heritage resources. Namely, the north building element fronting the proposed plaza matches the parapet height of the ROM's south elevation, the base of the south building face generally aligns with the south elevation of the Edward Johnson Building, and the soffit of the cantilevered volume generally aligns with the roof ridge of Flavelle House to the south. The modest cantilevers of the revised proposal echo the cantilevers of the Edward Johnson Building, and the stepped massing at the upper floors is akin to the step-up of the Edward Johnson Building flytower. The modest new cantilever over the Edward Johnson Building, created to accommodate the same building program on the shorter building, will maintain views of the east facade of the Edward Johnson Building consistent with the prior proposal.

PRIOR



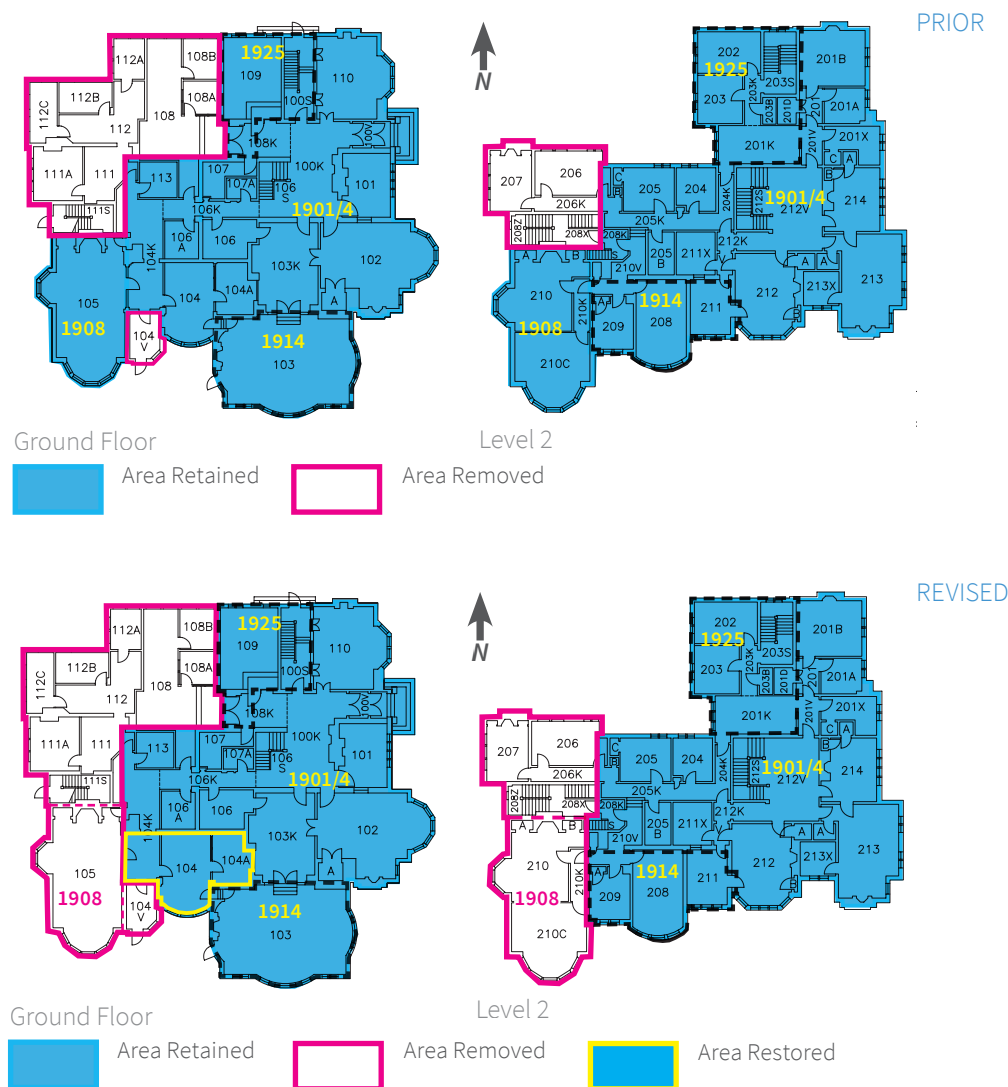
REVISED



Impact & Mitigation - Modifications to Falconer Hall

City Staff had provided considerable input on the prior proposal that resulted in the retention of the 1908 rear addition beyond what was originally contemplated for the site. As described in the considered alternatives section of the 2020 HIA once an expanded retention footprint for Falconer Hall was established, the design team studied several scenarios for how to achieve an appropriate architectural relationship with the southwest corner of Falconer Hall.

In the revised proposal, the height reduction and redistribution of program area results in the removal of the 1908 rear addition to Falconer Hall designed by Sproatt & Rolph. Notwithstanding the removal of the rear extension, the retained portions of Falconer Hall will be able convey the site's evolution and association to the architects that designed their respective areas, including Sproatt & Rolph (1901/4), Carrere & Hastings with E.G. Bird (1914), and Molesworth, West, and Secord (1925). To mitigate this impact the former Palm Room at the ground floor level will be restored to its original appearance based on available archival evidence and materials uncovered on site (see next page).



Impact & Mitigation - Palm Room Restoration

Over the years the original Palm Room was modified including the construction of new partition walls with new finishes. The original skylights were removed to allow for a new second floor addition, and many of the features of the space have been removed or concealed. The original tripartite arrangement cannot be discerned in the current configuration, only vestiges remain.

The revised proposal proposes to restore the Palm Room to its original tripartite configuration using new and salvaged materials. Custom lighting within the space will help to recreate the effect of a skylit room. The restored Palm Room will continue to provide internal circulation within Falconer Hall and the enhanced space will help to elevate its current status and act as a showcase for facility users and visitors alike.



EXISTING CONDITION

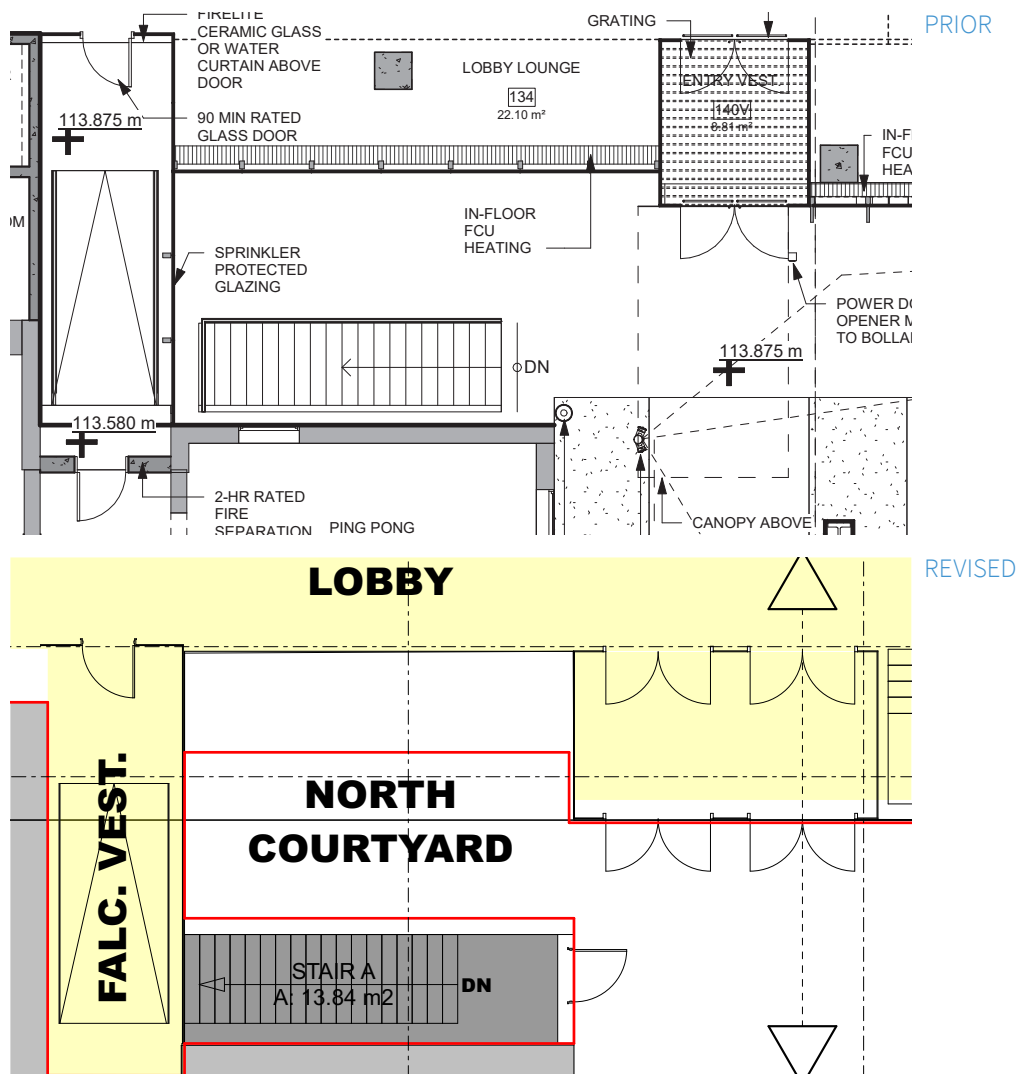


HISTORIC CONDITION

Historic Photo of Palm Room
c. 1910

Impact & Mitigation - Connection at Northwest Corner of Falconer Hall

Repairs and conservation work will be carried out to newly re-exposed areas of Falconer Hall after demolition work is carried out. The existing condition of these areas cannot be fully determined until the removal work begins. The intent is to reinstate as closely as possible the original conditions and provide modifications if needed to ensure a compatible transition to the new CCC building. The slightly expanded one storey ground floor volume will provide weather protection for the exit stair and ramp while allowing for an open interior area next to the heritage building, and an additional entry door will enhance wayfinding.





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Additional Considerations

If, prior to final site plan approval or an application for a building permit, the space set aside for the Royal Ontario Museum (ROM) is no longer required by the ROM, the University agrees to explore with City staff additional opportunities to further mitigate impacts to Falconer Hall, including considering whether the 1908 addition or portions thereof can be retained.

The University also commits to working with City staff through the site plan approval process on the materiality and architectural details to ensure an appropriate interface with Falconer Hall, including considering the potential for reduction and/or softening of the cantilever element as currently proposed and considering strategies to refine the massing to further reduce its visual prominence relative to Falconer Hall.

Conclusion

Based on the above, ERA finds that the revised proposal is substantially in accordance with the findings presented in the 2020 HIA. The heritage building's three-dimensional legibility is maintained with the revised proposal that includes reduced building height; and revised massing with modifications to Falconer Hall. The revised proposal responds to the datum lines of the adjacent heritage buildings and the CCC building will be physically connected to the rear (west) of Falconer Hall. As seen from the public realm Falconer Hall will remain in the foreground of the site and its house form will be clearly distinguishable along the north, east and south sides. The west wall will be visible from the lobby area of CCC building and within Falconer Hall the Palm Room will be restored. Conservation work on the re-exposed elevations of the building will reinstate original exterior walls with modifications and will provide an interface between Falconer Hall and the new CCC building.

The community has identified the Queens Park context as an important consideration in the redevelopment of the site. The revised proposal provides an alternative massing that better responds to community concerns while accommodating the University's space requirements. Overall, the revised proposal prioritizes community concerns over the retention of the 1908 rear addition of Falconer Hall and comprehensively addresses all issues raised. As such, the revised proposal will ensure the prominence and three dimensional integrity of Falconer Hall is retained, and the new CCC building along Queens Park will respond to its surrounding environs and create a new gateway to the campus.

Please contact the undersigned should there be any questions regarding the contents of this HIA Addendum.

Thank you

Dan E

Dan Eylon, Associate
ERA Architects