



362
DAVENPORT ROAD
SUITE 100
TORONTO, ONTARIO
M5R 1K6

31st of May 2021

Heritage Preservation Services
City Hall, 100 Queen Street West
Toronto, ON M5H 2N2

Attn: Joe Muller, Program Manager
Heritage Preservation Services

**RE: 2440-2440 Yonge Street Development
OPA & Zoning application No. is 17 190823 NNY 16 OZ
HIA Addendum**

Dear Sir:

This Addendum serves to complement the September 5th, 2019 HIA prepared for the above application.

In June 2017, GBCA Architects was retained by Roselawn & Main Urban Properties Inc. to prepare a Heritage Impact Assessment (HIA) for the purposes of a rezoning application. The subject site of this application is located west of Yonge Street roughly between Roselawn Avenue to the north and Montgomery Avenue to the south, in the midtown neighbourhood of Toronto. The site is currently occupied by low-rise commercial buildings and adjacent to a number of heritage properties that are either listed or designated.

At the time of GBCA's engagement, none of the properties on the subject site were included on the Heritage Register, although the properties at 2430 and 2434 Yonge Street were subject to an Intention to Designate under Part IV of the Ontario Heritage Act. An HIA was prepared, dated 30 June 2017. Council approved the designation of these properties in December 2017. As of the time of this HIA, 2430 and 2434 Yonge Street are designated under Part IV of the Ontario Heritage Act (by-law 1386-2017).

Later in 2017, the Appellant appealed the Applications to the Local Planning Appeal Tribunal (the "Tribunal") by letters dated November 27, 2017, and December 7, 2017 (the "Appeals").

The Applicant has then changed architects and revised the development proposal to include the two heritage properties on the site. A revised HIA, dated 5 September 2019, was prepared and assessed a proposal by the architectural firm of Hariri Pontarini Architects (HPA).

It is our understanding that since the submission of the September 2019 HIA, the Applicant and the City have engaged in numerous meetings, as well as LPAT-led without prejudice mediation discussions in July and August 2020. These discussions focused on items such as site planning, built form and heritage conservation.

The settlement proposal includes two towers with heights of 27 storeys (approximately 95 metres, excluding the mechanical penthouse) and 21 storeys (approximately 77 metres, excluding the mechanical penthouse) on a six storey podium (28.7 metres), which has been sculpted on all sides through the application of various setbacks, stepbacks and angular planes including a four-storey component on the western portion of the development.

The above discussions, which occurred in the span of several months, concluded in a revised set of architectural drawings from HPA, dated March 26, 2021 (March 2021 architectural drawings). It is our understanding that these drawings constitute the intents of a Settlement, that is yet to be finalized, and is the result of agreements between City departments, including Heritage Preservation Services. It is further our understanding that impacts on heritage resources have been considered, addressed and mitigated throughout the many meetings and discussions, as noted above. These meetings and discussions have also included GBCA Architects.

Given these discussions, that have resulted in the March 2021 architectural drawings, it is our opinion that the intents of a Heritage Impact Assessment have been satisfied throughout the process described above. A further assessment would not be required. Our office concludes that the March 2021 architectural drawings have addressed heritage impacts related to scale, massing, form, architectural expression and the provision of appropriate setbacks to highlight the above, all in conformance with municipal heritage policies.

The March 2021 architectural drawings are appended to this Addendum.

The next step will be the provision of a Conservation Plan, as recommended in the September 2019 HIA.

On Saturday, May 29th 2021, GBCA Architects attended the site with Clifford Restoration to conduct exploratory openings in select locations of both buildings to investigate the original cladding surfaces. These exploratory openings were conducted for the purposes of preparing a Conservation Plan. Given the timing of this Addendum, and the discoveries found on site, we share the following notes:

1. 2430 Yonge:

Two openings were made: one at the bottom of a pilaster, and another around the bottom corner of a window opening. It was discovered that the current stucco is a later application and is composed of a layer of parging, over a fibreglass mesh, over a thick layer of expanded polystyrene over what appears to be panels (based on the 1938 date of construction of this building, we believe these panels are of limestone). This condition appeared at both openings. The condition of the panels appeared good, with a layer of paint on top and some mortar/glue acting as a bonding agent. Based on this observation, our Conservation Strategy is amended by stating that the intention for this building is to expose the panels as opposed to retaining the stucco finishes. Further details on the overall and comprehensive conservation strategy will be detailed in the forthcoming Conservation Plan.



Opening near bottom portion of pilaster. The stucco was applied on a thick layer of expanded polystyrene, over what appears to be a stone panel. This panel was partly cut to reveal what appears to be a concrete pier.



Opening below the window frame on the second level. The stucco/ expanded polystyrene was applied over what appeared to be stone panels (joints/seams are noticeable). Further removal of the bonding agent will be removed as part of the conservation treatment, by scraping and further by cleaning.

2. 2434 Yonge

Two openings were made: one at the bottom of a pilaster adjacent to a doorway, and another at the top where a crack was noted in the stucco. It was discovered that the stucco is in fact an original material intended to cover bricks as it was applied directly onto the bricks, with no intermediate material. Indeed, the bricks found were a mix of rug bricks and backing bricks (not face bricks). This mix of bricks does not indicate that this facade was meant to expose the bricks, but was meant to receive a parged surface.

Based on this observation, our Conservation Strategy is amended by stating that the intention for this building is to retain the existing parging and repair where needed (where the parging is cracked or has failed). Further details on the overall and comprehensive conservation strategy will be detailed in the forthcoming Conservation Plan.



Above:

Opening in upper storey, above a window opening, where existing deterioration was noted. The intent of the opening was to understand brick conditions beyond. Note the many bricks that are spalled and parging still remaining on the surfaces. Parging appeared to be cement-based and was well bonded to the rug-bricks, indicating that this assembly was the original intended design.

Right:

Opening near bottom portion of pilaster. Paint coatings were applied on a layer of cement parging immediately over the bricks. Note the bricks are a mix of rug bricks and backing bricks. This indicates that these bricks were meant to be a substrate to receive parging. They were never meant to be exposed to view.



We trust the above satisfies HPS' requirements at this time and remain available should you require any additional information.

Goldsmith Borgal & Company Ltd. Architects

Christopher Borgal OAA, FRAIC, CAHP

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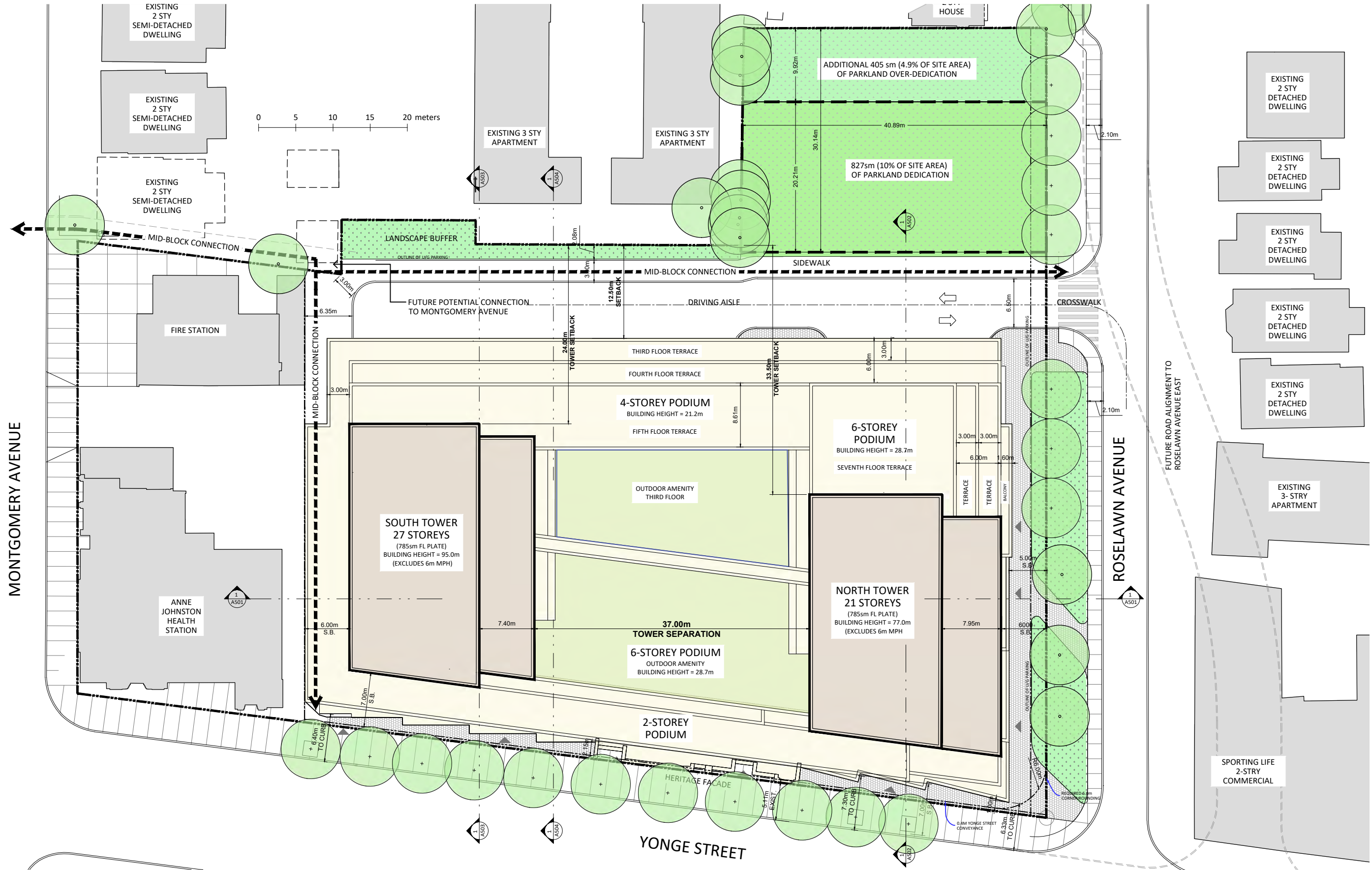
DRAWING LIST

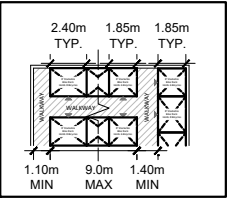
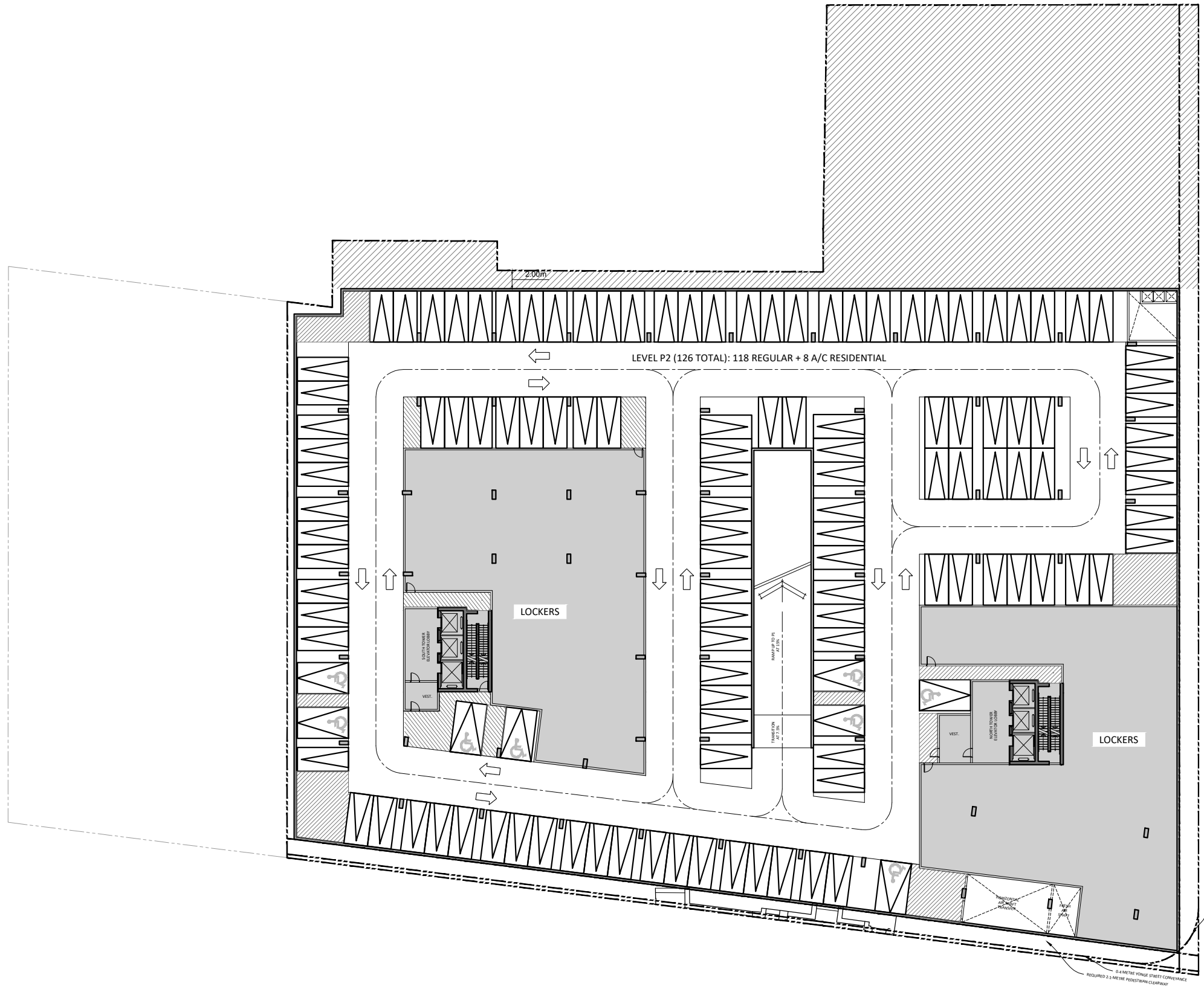
DRWG NO.	DRAWING NAME
A000	COVER SHEET
A100	CONTEXT PLAN
A101	DEVELOPMENT STATISTICS
A102	SITE PLAN
A201	U/G PARKING LEVEL 2
A202	U/G PARKING LEVEL 1
A203	GROUND FLOOR PLAN
A204	2ND FLOOR PLAN
A205	2ND FLOOR MEZZANINE PLAN
A206	3RD FLOOR PLAN
A207	4TH FLOOR PLAN
A208	5TH FLOOR PLAN
A209	6TH FLOOR PLAN
A210	7TH FLOOR PLAN
A211	8TH-27TH FLOOR PLAN
A212	MECHANICAL FLOOR PLAN
A401	EAST (FRONT/YONGE STREET) ELEVATION
A402	NORTH (ROSELAWN) ELEVATION
A403	WEST ELEVATION
A404	SOUTH ELEVATION
A501	EAST ELEVATION/SECTION
A502	NORTH TOWER SECTION
A503	SOUTH TOWER SECTION
A504	PODIUM SECTION
A601	AERIAL VIEWS
A602	3D RENDERING- LOOKING SOUTH
A603	3D RENDERING- LOOKING NORTH
A604	3D RENDERING- EAST

2400-2444 YONGE STREET | MIXED USE DEVELOPMENT

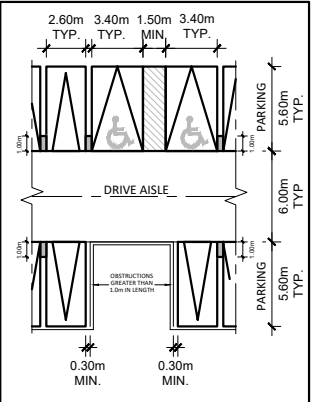


2400 - 2440 YONGE STREET																																								
GROSS CONSTRUCTION AREA (GCA)															569-2013 GFA DEDUCTION*					438-86 GFA DEDUCTION**					City Of Toronto By-Law 569-2013 GROSS FLOOR AREA (GFA)					City Of Toronto By-Law 438-86 GROSS FLOOR AREA (GFA)										
COMMERCIAL			RESIDENTIAL PODIUM			SOUTH TOWER			NORTH TOWER			TOTAL			COMM		RESID		COMM		RESID		COMMERCIAL			RESIDENTIAL			TOTAL			COMMERCIAL			RESIDENTIAL			TOTAL		
sq. m.	sq. ft.		sq. m.	sq. ft.		sq. m.	sq. ft.		sq. m.	sq. ft.		sq. m.	sq. ft.		sq. m.	sq. m.	sq. m.	sq. m.	sq. m.	sq. m.	sq. m.	sq. m.	sq. m.	sq. ft.	sq. m.	sq. ft.	sq. m.	sq. ft.	sq. m.	sq. m.	sq. m.	sq. m.	sq. m.	sq. m.	sq. m.	sq. ft.				
Mech						599.71	6,455								599.71										0.00	0	0.00	0			0.00	0	0.00	0						
Level 27						785	8,446								741.89										741.89	7,986	741.89	7,986			749.74	8,070	749.74	8,070						
Level 26						785	8,446								741.89										741.89	7,986	741.89	7,986			749.74	8,070	749.74	8,070						
Level 25						785	8,446								741.89										741.89	7,986	741.89	7,986			749.74	8,070	749.74	8,070						
Level 24						785	8,446								741.89										741.89	7,986	741.89	7,986			749.74	8,070	749.74	8,070						
Level 23						785	8,446								741.89										741.89	7,986	741.89	7,986			749.74	8,070	749.74	8,070						
Level 22						785	8,446		586.66	6,315					629.47										741.89	7,986	741.89	7,986			749.74	8,070	749.74	8,070						
Level 21						785	8,446		785	8,447					85.62										1483.87	15,972	1483.87	15,972			1499.57	16,141	1499.57	16,141						
Level 20						785	8,446		785	8,447					85.62										1483.87	15,972	1483.87	15,972			1499.57	16,141	1499.57	16,141						
Level 19						785	8,446		785	8,447					85.62										1483.87	15,972	1483.87	15,972			1499.57	16,141	1499.57	16,141						
Level 18						785	8,446		785	8,447					85.62										1483.87	15,972	1483.87	15,972			1499.57	16,141	1499.57	16,141						
Level 17						785	8,446		785	8,447					85.62										1483.87	15,972	1483.87	15,972			1499.57	16,141	1499.57	16,141						
Level 16						785	8,446		785	8,447					85.62										1483.87	15,972	1483.87	15,972			1499.57	16,141	1499.57	16,141						
Level 15						785	8,446		785	8,447					85.62										1483.87	15,972	1483.87	15,972			1499.57	16,141	1499.57	16,141						
Level 14						785	8,446		785	8,447					85.62										1483.87	15,972	1483.87	15,972			1499.57	16,141	1499.57	16,141						
Level 13						785	8,446		785	8,447					85.62										1483.87	15,972	1483.87	15,972			1499.57	16,141	1499.57	16,141						
Level 12						785	8,446		785	8,447					85.62										1483.87	15,972	1483.87	15,972			1499.57	16,141	1499.57	16,141						
Level 11						785	8,446		785	8,447					85.62										1483.87	15,972	1483.87	15,972			1499.57	16,141	1499.57	16,141						
Level 10						785	8,446		785	8,447					85.62										1483.87	15,972	1483.87	15,972			1499.57	16,141	1499.57	16,141						
Level 9						785	8,446		785	8,447					85.62										1483.87	15,972	1483.87	15,972			1499.57	16,141	1499.57	16,141						
Level 8						785	8,446		785	8,447					85.62										1483.87	15,972	1483.87	15,972			1499.57	16,141	1499.57	16,141						
Level 7						785	8,446		785	8,447					85.62										1483.87	15,972	1483.87	15,972			1499.57	16,141	1499.57	16,141						
Level 6						785	8,446		785	8,447					85.62										1483.87	15,972	1483.87	15,972			1499.57	16,141	1499.57	16,141						
Level 5						2601.97	28,007								97.67										2504.30	26,956	2504.30	26,956			2532.05	27,255	2532.05	27,255						
Level 4						2675.54	28,799								97.67										2577.87	27,748	2577.87	27,748			2605.62	28,047	2605.62	28,047						
Level 3						3242.78	34,905								97.67										3145.11	33,884	3145.11	33,884			3172.86	34,152	3172.86	34,152						
Level 2						3584.31	38,624								97.67										3490.64	37,573	3490.64	37,573			3518.39	37,872	3518.39	37,872						
Level 1 (Upper)	107.03	1,152	1220.61	13,139											23.01										84.02	904	1122.94	12,087	1206.96	12,992	74.07	797	1150.69	12,386	1224.76	13,183				
Level 2 (Main)	3614.86	38,910	1340.29	14,427											97.67										3591.85	38,962	1242.62	13,375	52,038	3581.90	38,555	1270.37	13,674	4852.27	52,229					
Level 1	2504.79	26,961	2292.16	24,673											65.37										2439.42	26,258	1420.39	15,289	3859.81	41,547	2429.47	26,151	1494.36	16,085	3923.83	42,236				



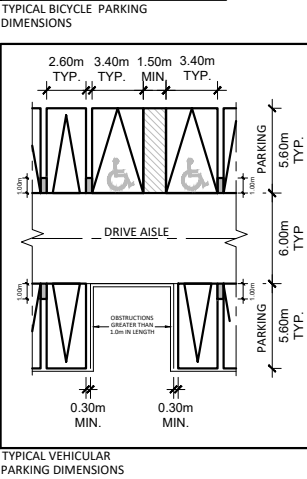
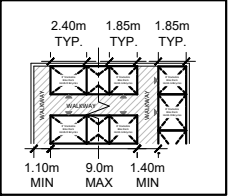
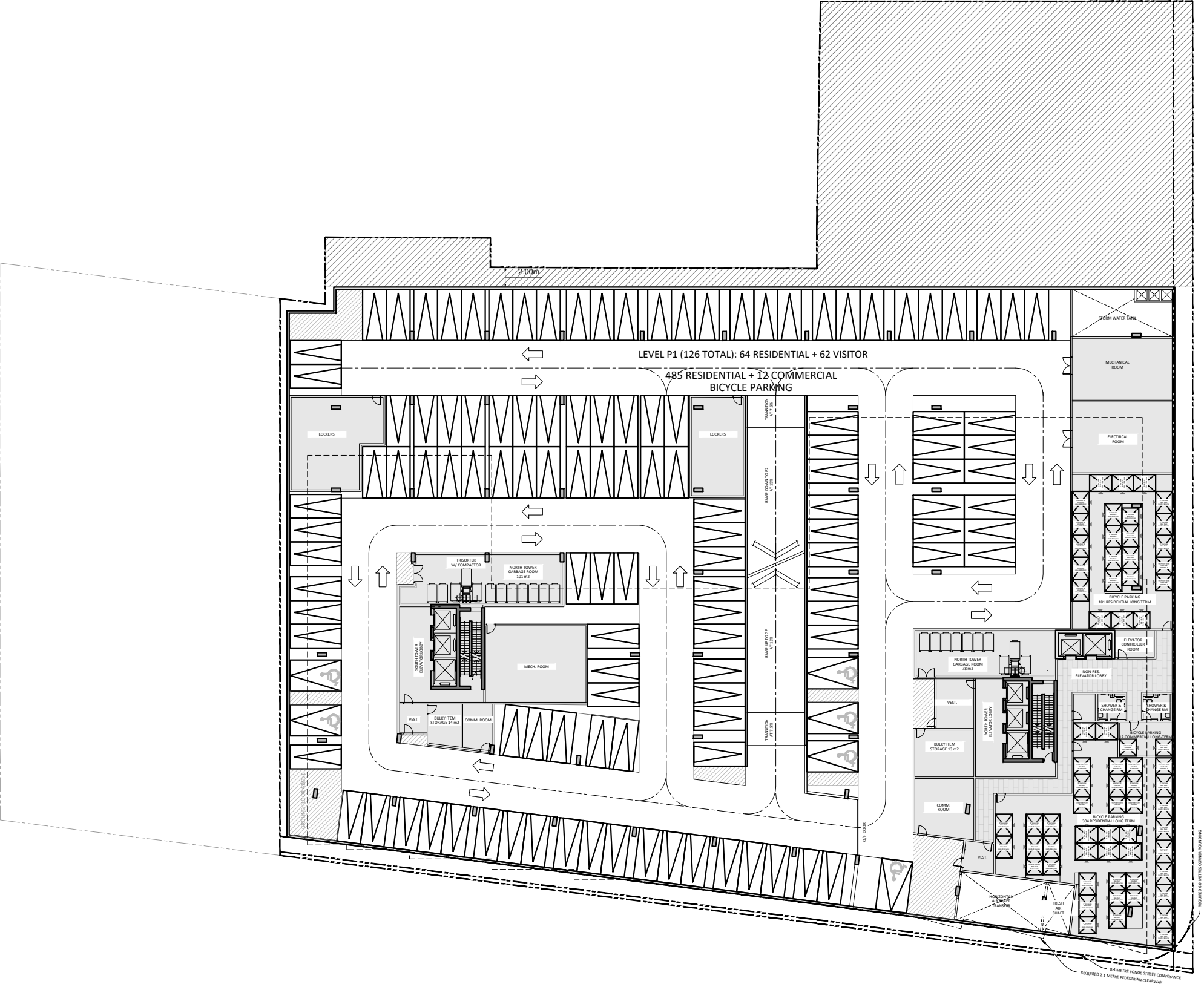


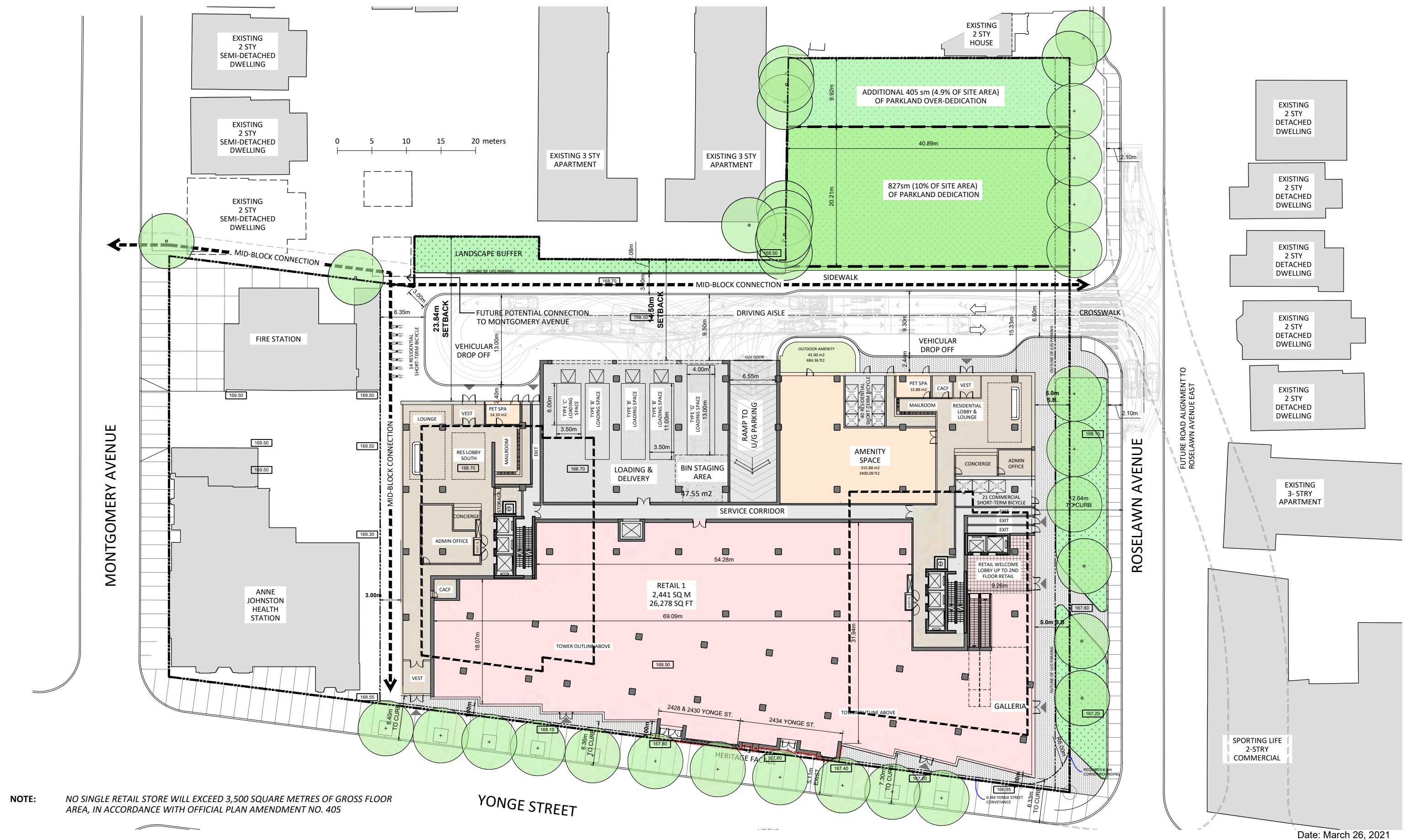
TYPICAL BICYCLE PARKING DIMENSIONS



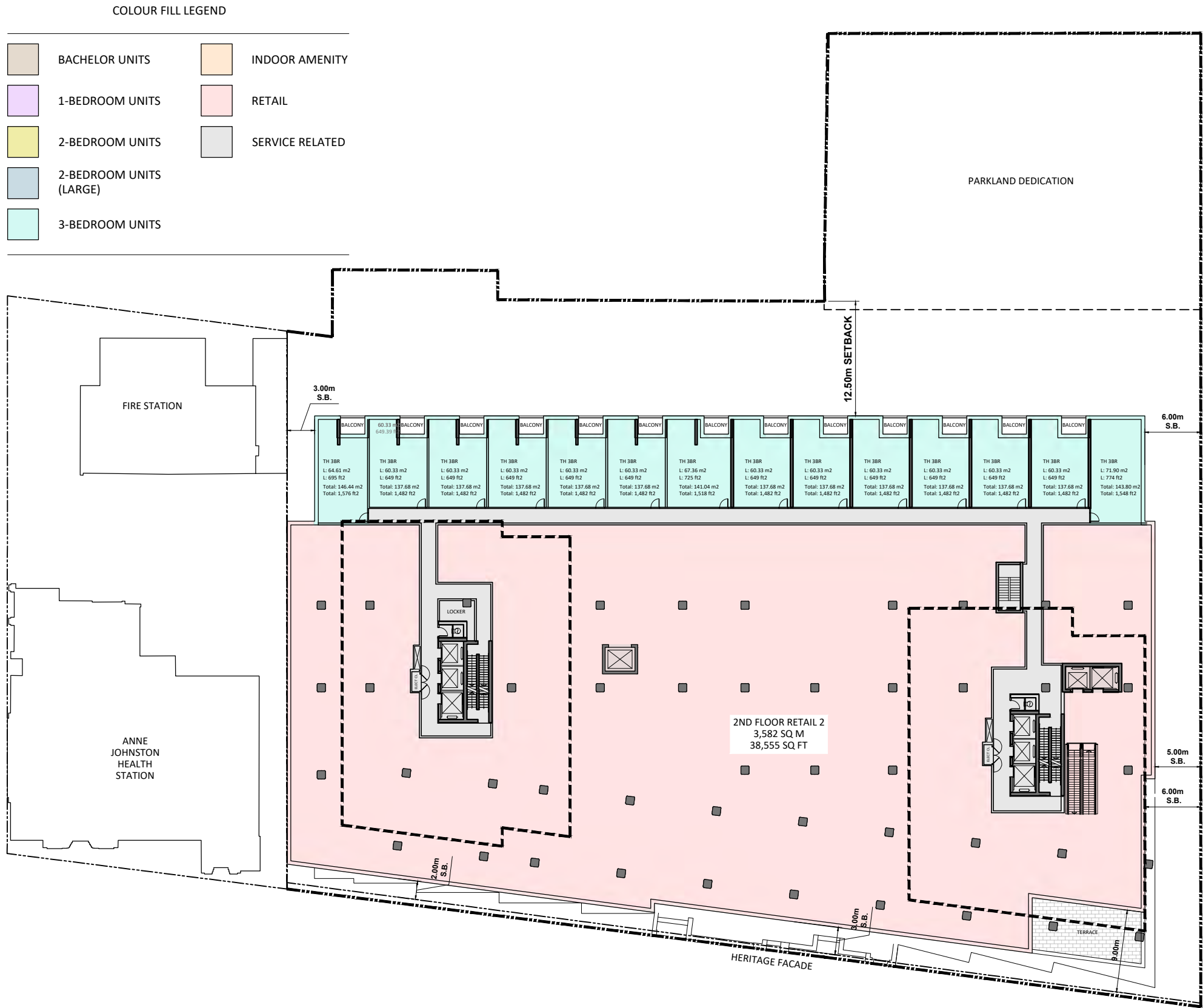
TYPICAL VEHICULAR PARKING DIMENSIONS





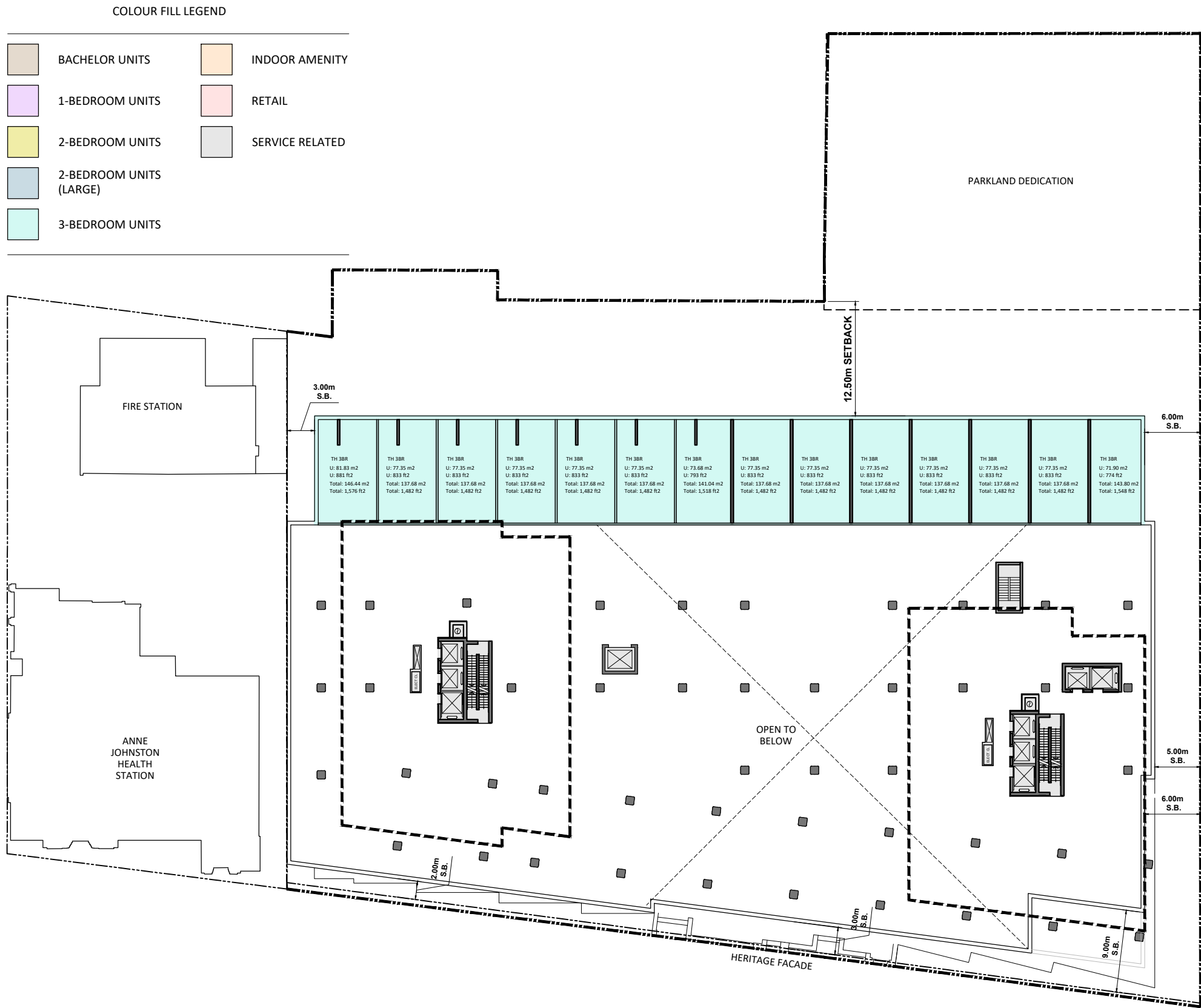


GROUND FLOOR PLAN



NOTE: NO SINGLE RETAIL STORE WILL EXCEED 3,500 SQUARE METRES OF GROSS FLOOR AREA, IN ACCORDANCE WITH OFFICIAL PLAN AMENDMENT NO. 405



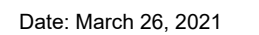








	BACHELOR UNITS		INDOOR AMENITY
	1-BEDROOM UNITS		RETAIL
	2-BEDROOM UNITS		SERVICE RELATED
	2-BEDROOM UNITS (LARGE)		
	3-BEDROOM UNITS		



	BACHELOR UNITS		INDOOR AMENITY
	1-BEDROOM UNITS		RETAIL
	2-BEDROOM UNITS		SERVICE RELATED
	2-BEDROOM UNITS (LARGE)		
	3-BEDROOM UNITS		



2400-2444 YONGE STREET | MIXED USE DEVELOPMENT
Scale 1:500

HARIRI PONTARINI
ARCHITECTS

A210



Date: March 26, 2021





**27 STOREY
BUILDING HEIGHT = 95m**

GREEN ROOF

**21 STOREY
BUILDING HEIGHT = 77m**

GREEN ROOF



**EXISTING ANNE JOHNSTON
HEALTH STATION**

RESIDENTIAL
ENTRANCE

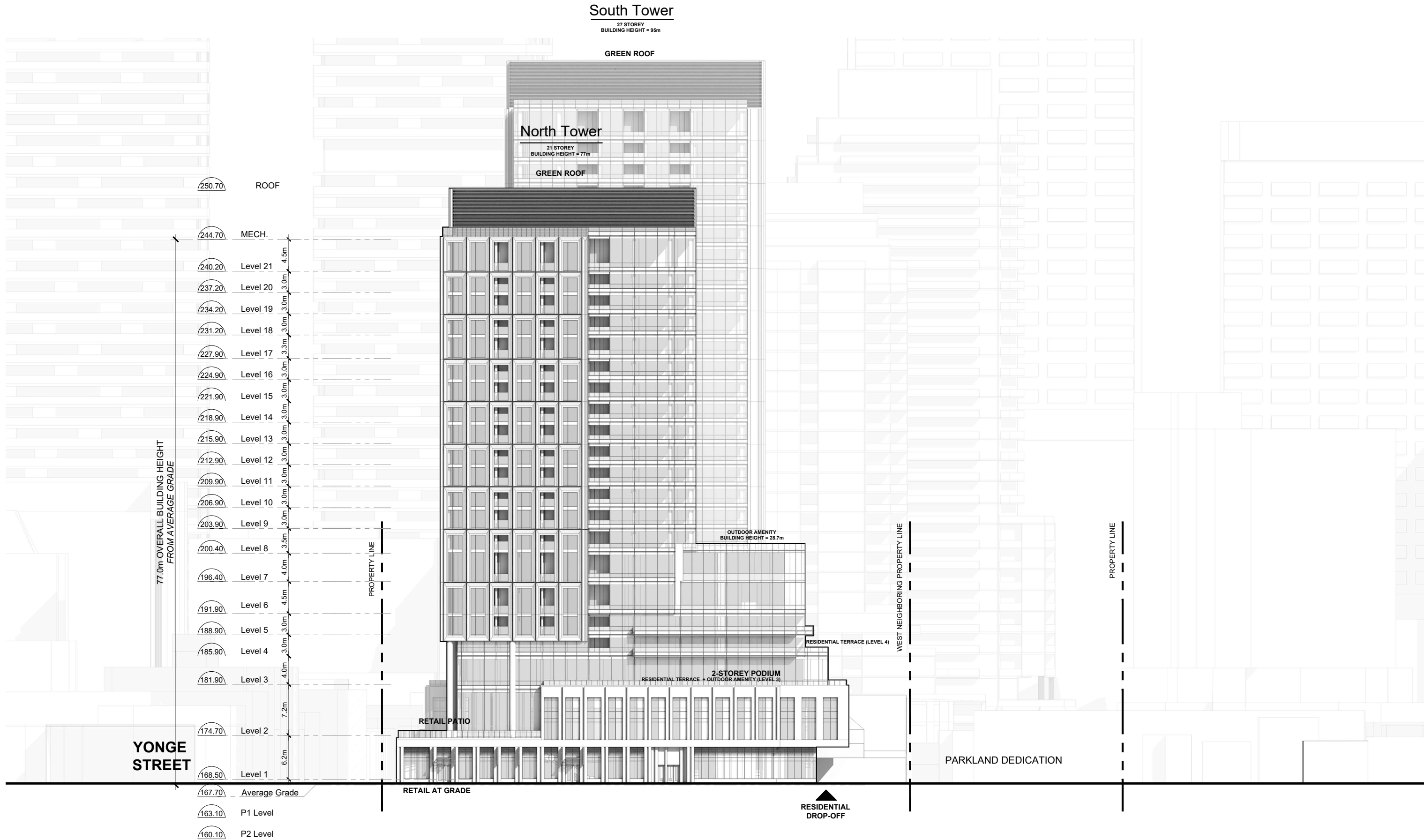
RETAIL AT GRADE

— HERITAGE FACADE

RETAIL AT GRADE

ROSELAWN

Date: March 26, 2021



**27 STOREY
BUILDING HEIGHT = 95m**

GREEN ROOF

**21 STOREY
BUILDING HEIGHT = 77m**

GREEN ROOF

37m TOWER SEPARATION

6-STOREY PODIUM

OUTDOOR AMENITY
BUILDING HEIGHT = 28.7m

4-STOREY PODIUM

RESIDENTIAL TERRACE (LEVEL 5)

RESIDENTIAL TERRACE (LEVEL 4)

2-STOREY PODIUM

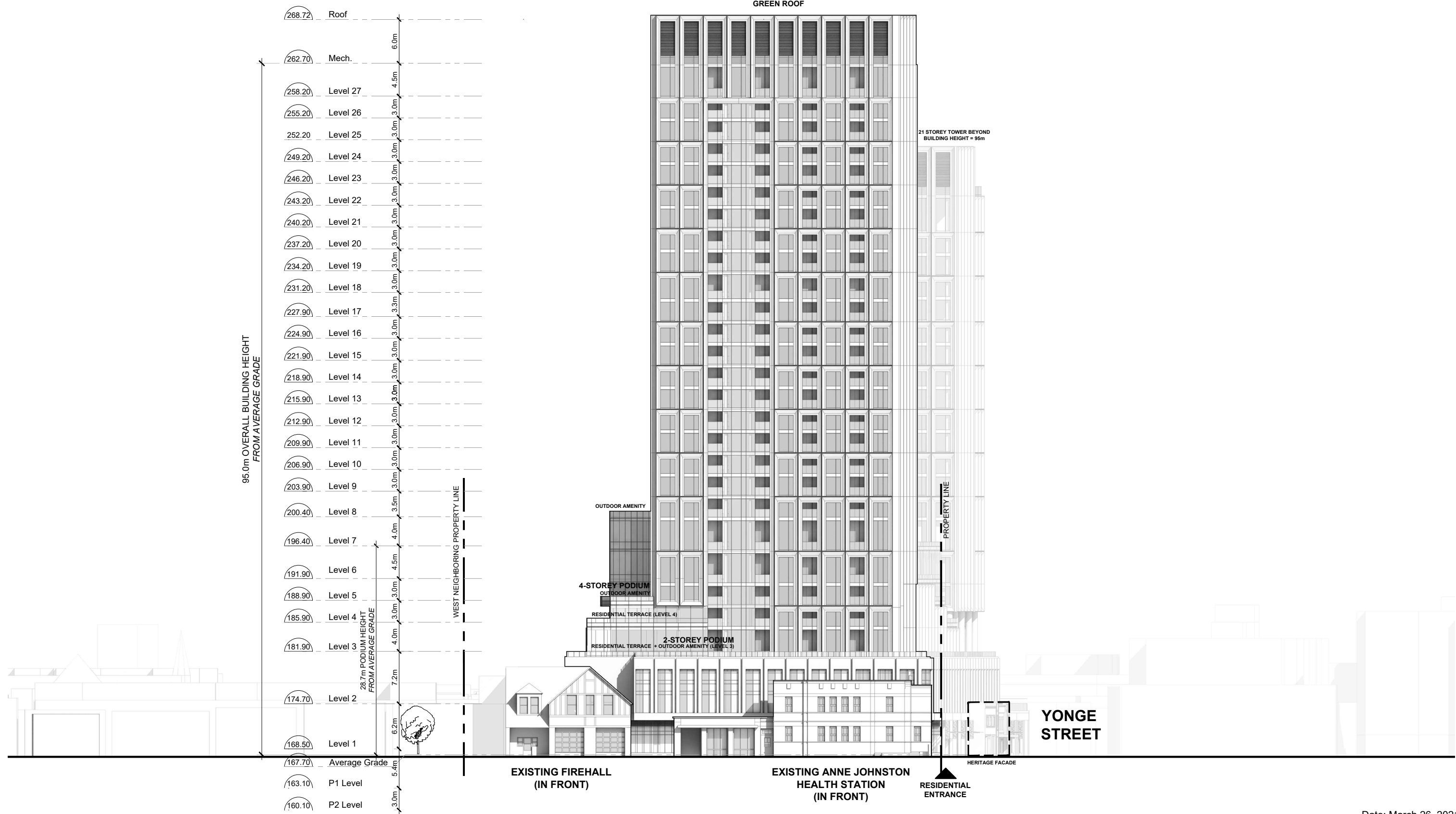
LOADING

MONTGOMERY
AVENUE Date: M

Date: March 26, 2021

South Tower

27 STOREY
BUILDING HEIGHT = 95m



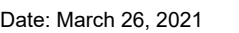
Date: March 26, 2021

**27 STOREY
BUILDING HEIGHT = 95m**

North Tower

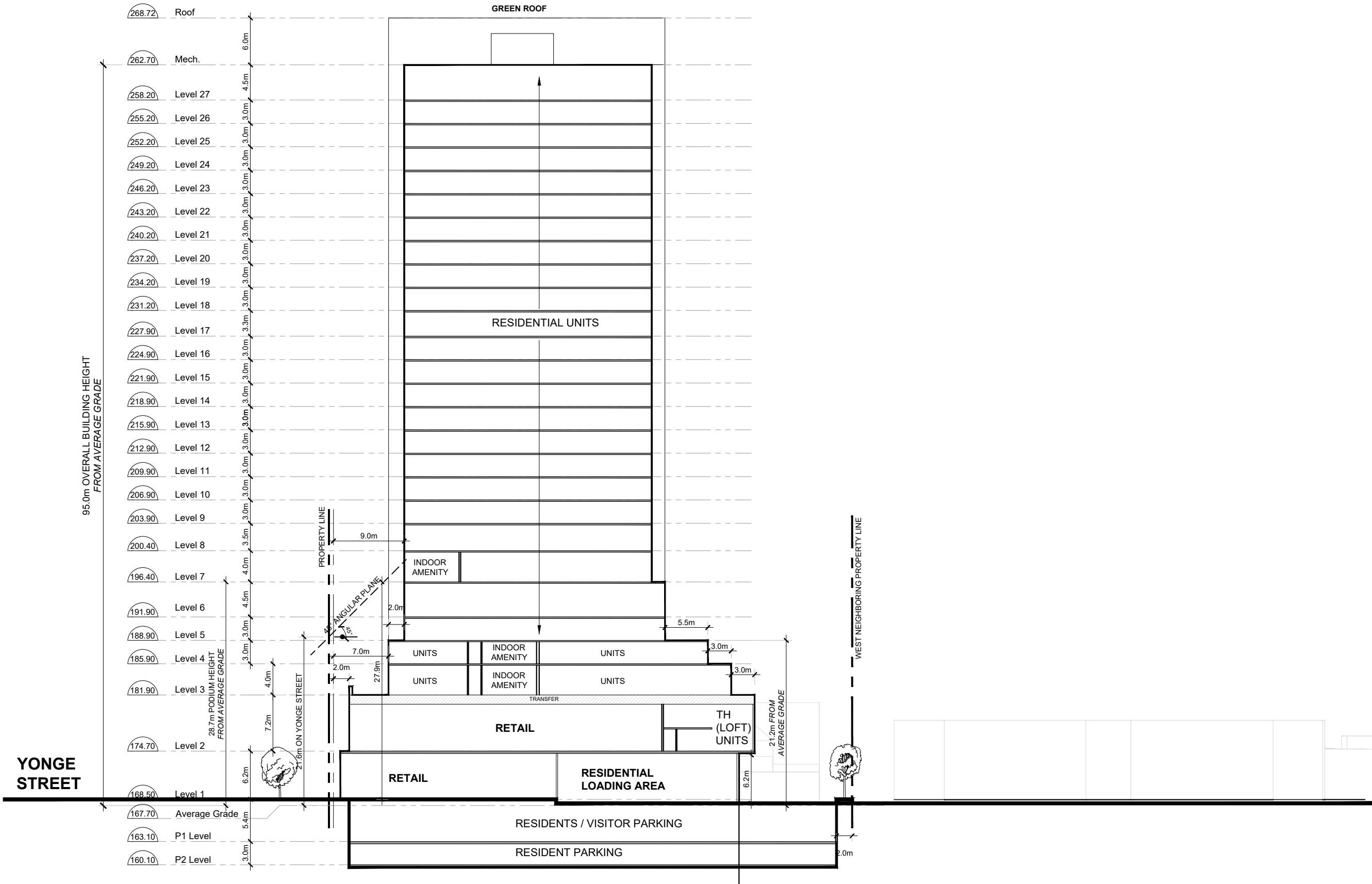
**21 STOREY
BUILDING HEIGHT = 77m**

GREEN ROOF



South Tower

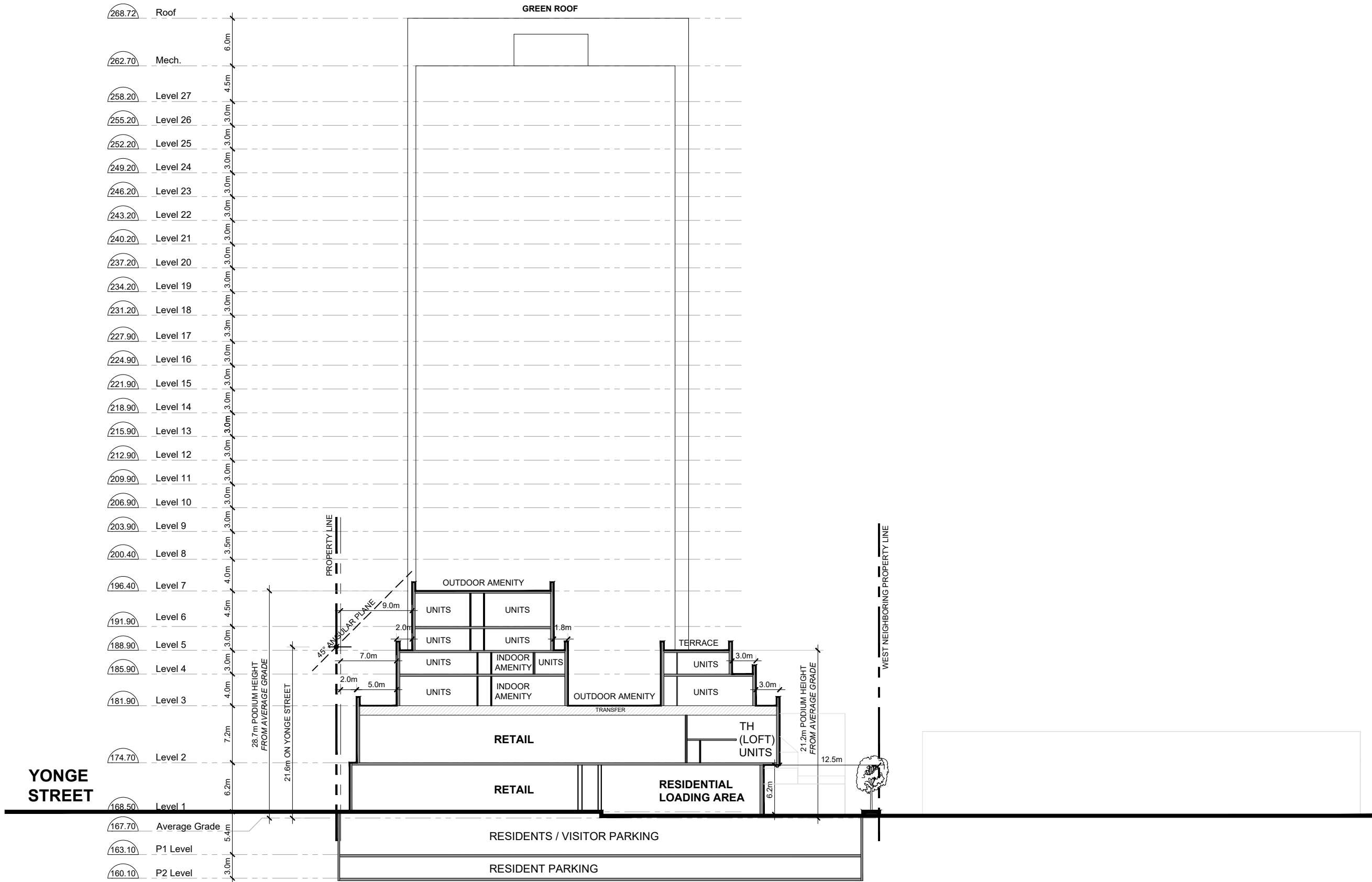
27 STOREY
BUILDING HEIGHT = 95m



Date: March 26, 2021

South Tower

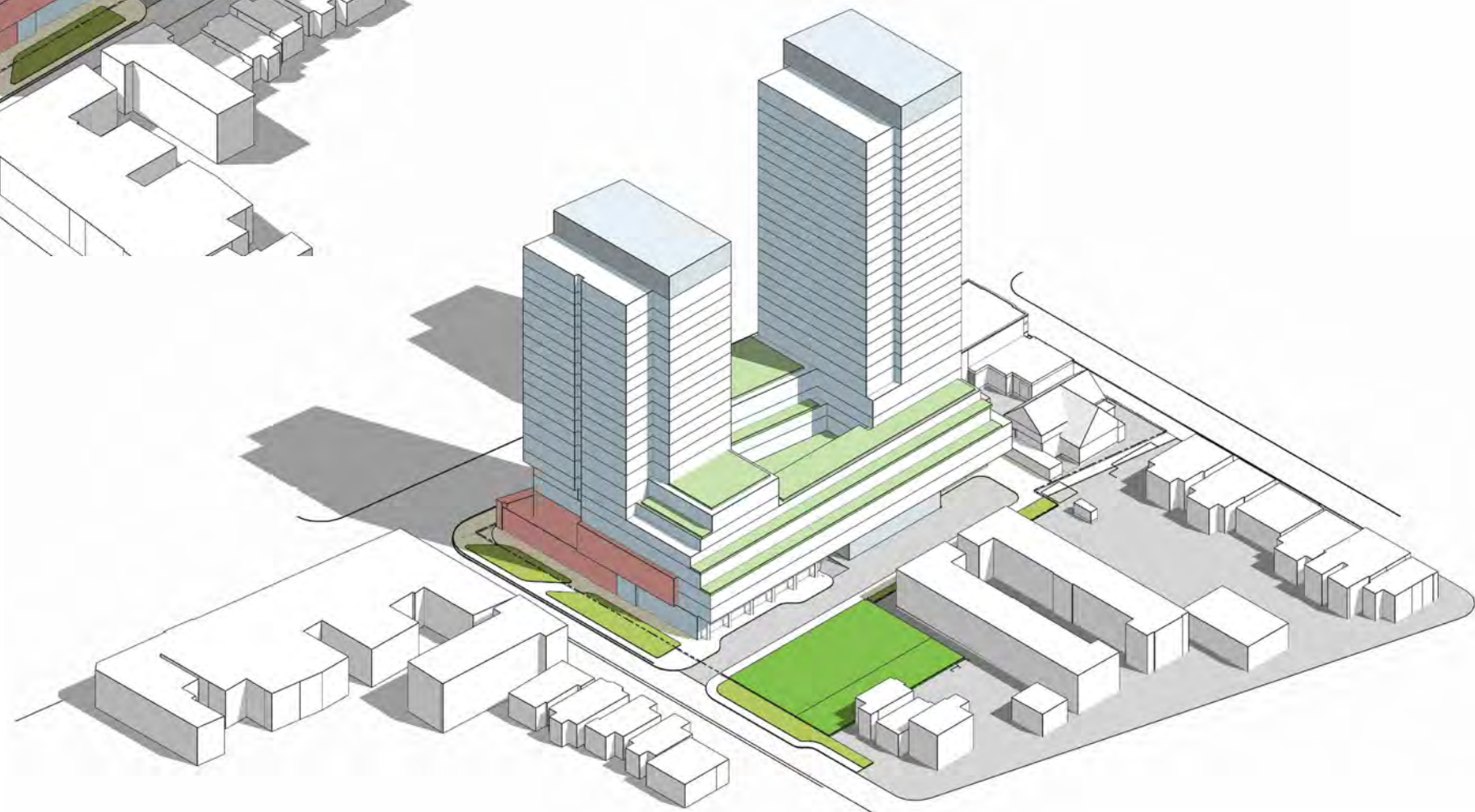
27 STOREY
BUILDING HEIGHT = 95m



Date: March 26, 2021



SOUTH WEST AERIAL



SOUTH EAST AERIAL

Date: March 26, 2021



Date: March 26, 2021



Date: March 26, 2021



Date: March 26, 2021