



HERITAGE IMPACT ASSESSMENT

for

2400-2444 Yonge Street

Toronto, Ontario
(GBCA Project No: 17032 / 19040)

prepared for:

**Roselawn & Main
Urban Properties Inc.**
109 Atlantic Ave., Suite 302B
Toronto, ON, M6K 1X4

prepared by:

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EXECUTIVE SUMMARY

GBCA Architects (Goldsmith Borgal & Company Ltd. Architects) was retained in June 2017 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. Council approved the designation of these properties in December 2017.

The Applicant has then changed architects and revised the development proposal to include the heritage properties on the site. This current HIA reviews a revised proposal by the architectural firm of Hariri Pontarini Architects.

The revised development for this site consists of a new mixed-use and multi-storey development which will feature retail uses on the lower levels and residential uses on the upper levels. The heritage properties on the site will be partially retained and integrated as part of the new base podium. The base podium's massing is designed to be compatible with existing building heights in the neighbourhood, articulated to address widths of nearby commercial storefronts, and express the massing of the retained heritage facades.

The proposed development will have a visual impact in the surroundings - an impact which has already occurred with the completion of a number of high rise developments in the immediate vicinity. As the building portions facing the street are proposed to be retained, it is our opinion that the impact on heritage value is minimal. The heritage attributes of the buildings at 2430 and 2434 Yonge Street will be conserved and enhanced by their integration into a new base podium.

This HIA has been prepared in accordance with HIA Terms of Reference as required by the City of Toronto (October 2014) and evaluates the impact of the proposed development on existing heritage resources.

1. INTRODUCTION

1.1 Property Description

The development site is located west of Yonge Street and south of Roselawn Avenue, as indicated on the map at right.

The site totals 8,281 sq.m. and includes four low-rise commercial buildings, currently occupied.

1.2 Present Owner and Contact

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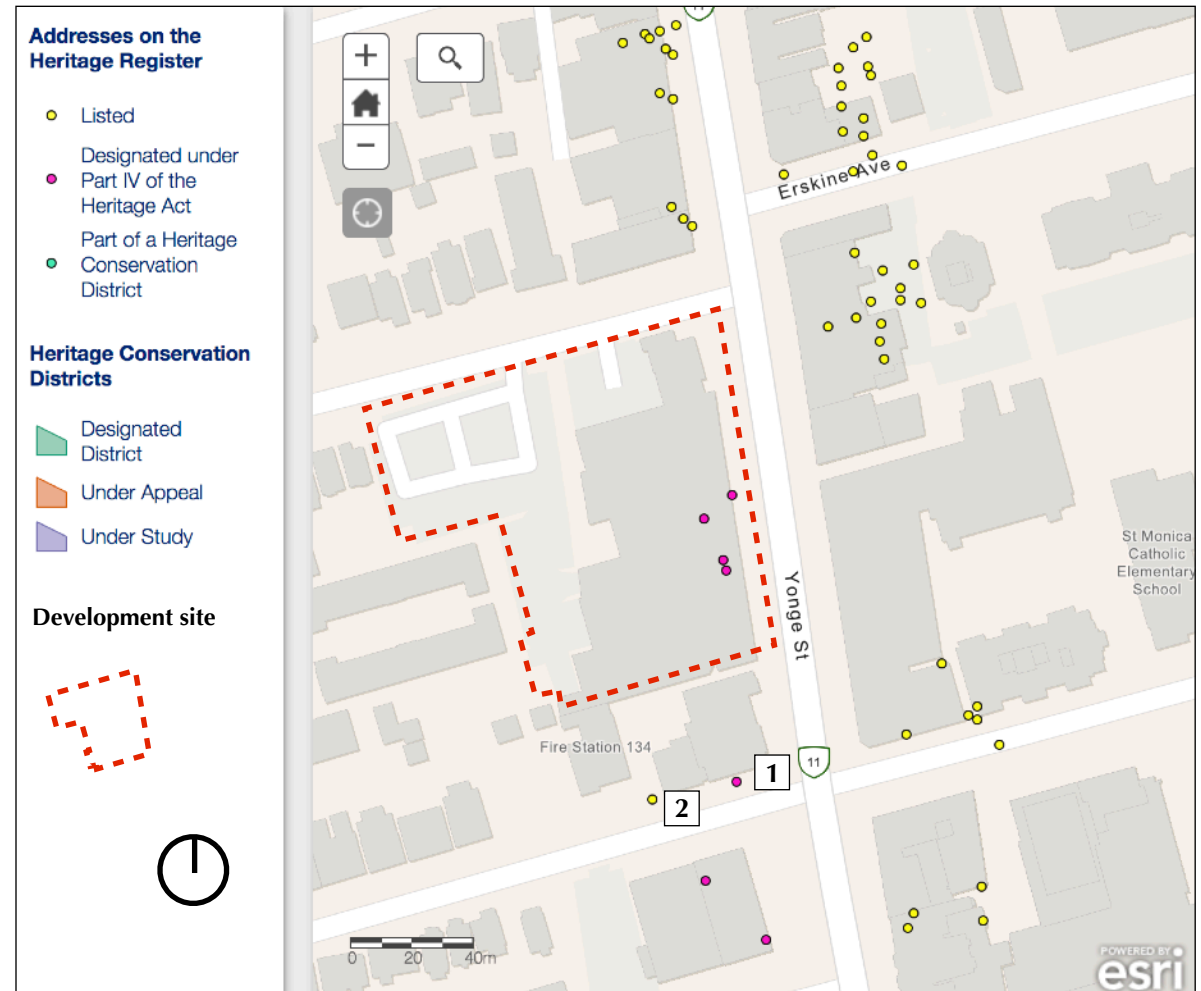
Snapshot of the Heritage Register's Interactive Map (as of August 2019).

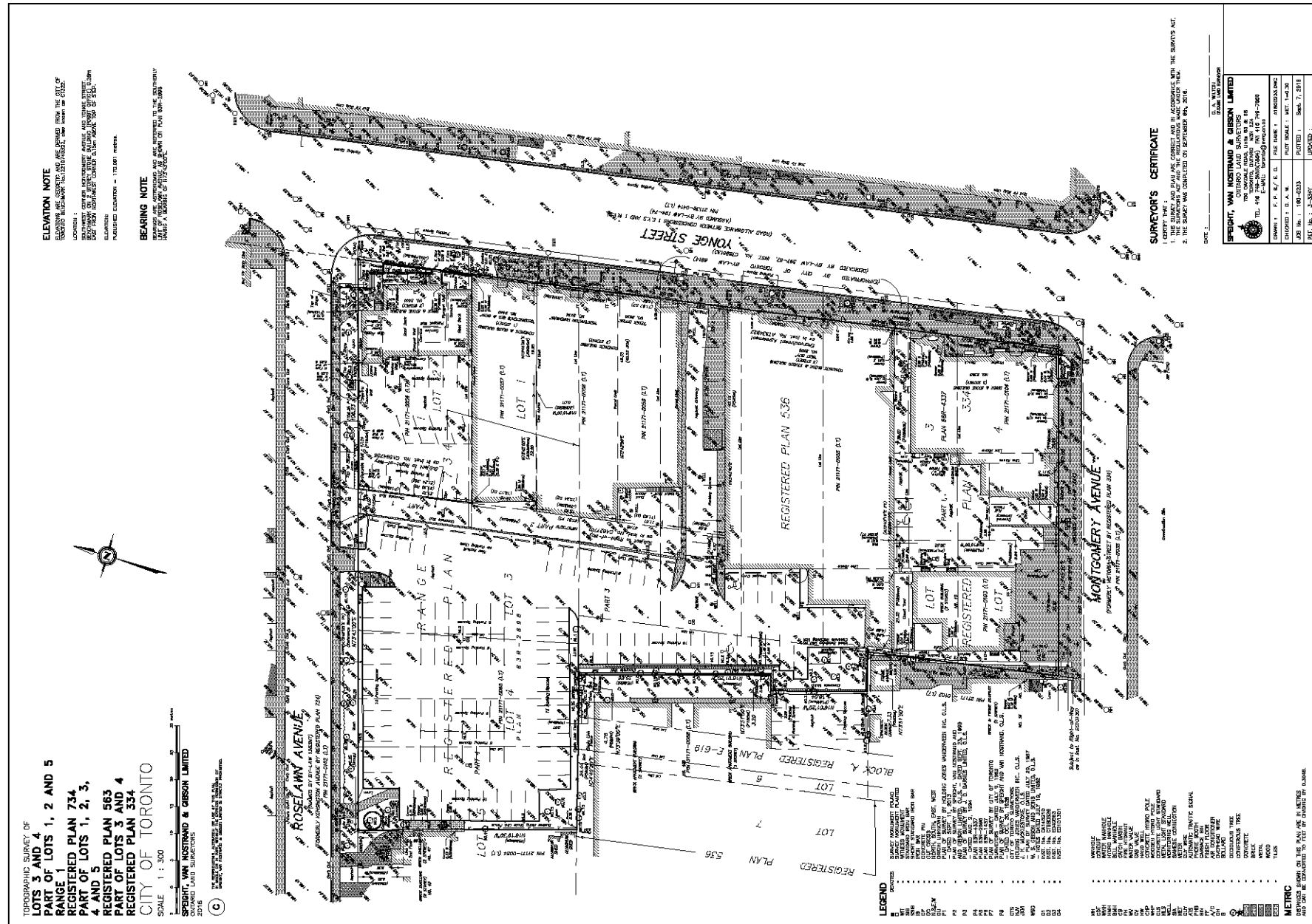
*The site includes two heritage properties (designated): 2430 and 2434 Yonge Street
The site is adjacent to a number of heritage properties, notably:*

- 1. former Police Station #12 (2398 Yonge Street) designated Part IV - Ontario Heritage Act*
- 2. FireHall #28 (16 Montgomery Avenue) listed in the Heritage Register*

The site is also adjacent to a number of properties that have been included on the Heritage Register in October 2017 as part of the Midtown in Focus study.

1.3 Location Plan





Legal site survey as prepared by Speight, Van Nostrand & Gibson Limited

1.4 Site Context Photographs

All photos were taken in August 2019. The immediate context is comprised of developments that are primarily mixed-use, office buildings with integrated ground level retail. There are several examples of adaptive reuse of industrial and heritage buildings, and a recent increase in building development.



Looking north on Yonge Street, from south of Montgomery Avenue. The subject site is located at the distance. The 27-storey Montgomery Square development is close to completion and is visible on the left side of the image.

Looking towards the north side of Montgomery Avenue, towards Fire Hall #28 (listed in the Heritage Register). This property is adjacent to the subject site.



Looking to the northwest corner of Montgomery and Yonge Street towards Police Station #12 built in 1932 (today the Anne Johnston Health Station), and the adjacent Firehall #28 built in the same year. In the distance is a 34-storey residential building.





Photomontage of the east elevation of Yonge Street, between Montgomery Avenue and Roselawn Avenue



Yonge Street elevation of Police Station #12 (designated under Part IV of the Ontario Heritage Act).



2430 and 2434 Yonge Street (designated under Part IV of the Ontario Heritage Act)



Looking south on Yonge Street, from the intersection with Roselawn Avenue. Buildings to the left of the image (east side of Yonge Street) have been included on the Heritage Register, in October 2017 as part of the Midtown in Focus study



Looking south, towards the west side of Yonge Street and towards the subject site. Note the tall developments in the immediate vicinity.

2. BACKGROUND RESEARCH

2.1 Historical / Contextual

The subject property is located on the west side of Yonge Street, north of Eglinton Avenue. The property contains the following buildings:

2400 (2424) Yonge Street: a two-storey building, erected in 1929 (currently occupied by Best Buy)

2430 Yonge Street: a two-storey brick building, erected in c1938 (currently occupied by FedEx), designated under Part IV of the Ontario Heritage Act.

2434 Yonge Street: a two-storey building erected in 1930 (currently occupied by West Elm), designated under Part IV of the Ontario Heritage Act.

2440 Yonge Street: a one-storey building, erected in c1931 (currently occupied by Beddington's)

****The property also included the building at 2444 Yonge Street (Bank of Montreal Branch Building) a two-storey brick building, erected 1907. It was demolished in January 2017.**

The subject property is adjacent to the following heritage properties:

2398 Yonge Street – Designated under by law 587-87
a two-storey brick building, erected in 1931-32
Former Police Station No. 12 (now Division 53); now the Anne Johnston Health Station

16 Montgomery Avenue – Listed in 1983
a two-storey brick building, erected in 1932-33
Originally Fire Station No. 28 (now 134)

The heritage significance of the area and the structures on and adjacent to the subject property is closely linked to their location along Yonge Street and their location within the former Town of North Toronto.

Yonge Street's origins are closely tied to those of Toronto itself. In 1793 the Lieutenant-Governor, John Graves Simcoe, established the Town of York as the capital of Upper Canada. Simcoe selected the town site because of its defensible harbour, but was also aware of the need for overland communication routes. Simcoe instructed his surveyors to plot three roads: one west to the Thames River in London, Ontario (Dundas Street); one east to Kingston, Ontario (Kingston Road); and one north to his naval base at Penetanguishene (Yonge Street).

The surveyor, Augustus Jones, charted the northward route on February 26, 1794 and, in May of 1794, the Queen's Rangers began clearing the road to a width of one chain (66 feet), which is still the standard right-of-way in Toronto. By 1795, the route was laid as far as Holland Landing. Named after Sir George Yonge, Britain's Secretary of State for War (1782-1794), the route eventually reached Georgian Bay in 1796.

Owners of the land grants on the east and west sides of the road contributed to the street's development. Conditions of ownership included the responsibility of clearing the portion of Yonge Street road in front of their property. Ultimately, during the 1800s, Yonge Street became the main thoroughfare for traders, farmers, militia and stagecoach passengers. It achieved immediate importance as a trade route, linking the lower Great Lakes to the upper Great Lakes via Lake Simcoe.

North Toronto

With the limits of the City of Toronto spanning only as far as Bloor Street prior to the 1870s, this area around Yonge and Eglinton Avenue was once part of what was known as the Town of North Toronto. In 1889 the unincorporated villages of Davisville and Eglinton were incorporated into the Village of North Toronto. Less than a year later, on April 7, 1890, North Toronto was elevated to an incorporated town with three wards – Davisville, Eglinton East and Eglinton West – and spanned roughly from Merton Street in the south to Glen Echo in the north; and from Bayview Avenue on the east to Avenue Road on the west. North Toronto's population centred around three nuclei on Yonge Street: Davisville Avenue, Bedford Park Avenue, and Montgomery Avenue, all sites of former villages and communities. All three offered similar services including a tavern or hotel, a small group of shops (including a general store and a post office), a church, a school, some houses and a building to house fire-fighting equipment. Farm lands surrounded these three centres.

The centre at Montgomery Avenue was the largest of these three centres with a few notable structures to mark the area.

In 1874 a Masonic Hall was built on the northwest corner of Yonge Street and Montgomery Avenue. Fire destroyed that building in 1881 and the Masons sold the lot to York Township in 1882. After the new Town Hall was completed, the Masons rented space in it for their meetings until a separate Masonic Hall was opened on Yonge Street south of Eglinton Avenue.

Subsequently, on that site of the former Masonic Hall, was a Town Hall, built 1882-84 by York Township and sold to the Town of North Toronto in 1891. This building contained the municipal offices of North Toronto, the police office, the fire station, and in the rear there was a metal shed for the storage of municipal equipment. (The old Town Hall was demolished in the 1930s to make way for Police Station No. 53.)

On the south side of Montgomery Avenue stood the three-storey brick Oulcott's Hotel, built in 1883 on the foundations of Montgomery's Tavern (famous for being the starting point of the 1837 Rebellion). In 1913 the property and the former Oulcott Hotel was purchased by the government and was refurbished for use as the North Toronto Post Office. (The old hotel building was demolished in the 1930s to make way for Postal Station K.)

Until the 1880s North Toronto was largely an agricultural area. However, between 1886 and 1890, approximately 35 subdivision plans were registered, covering about half of North Toronto's undeveloped lands. This included Registered Plan 734, which laid out Roselawn Avenue (then called Kensington Avenue). The residential development that then followed in the first decades of the twentieth century was aided by the introduction of the Metropolitan Street Railway that ran up Yonge Street. And by the early 1900s, the area had emerged as one of Toronto's most popular commuter suburbs.

The Town of North Toronto would be annexed to the City of Toronto in 1912. At that time the block along Yonge Street that contains the subject properties (between Montgomery Avenue and Roselawn Avenue) was sparsely developed with only a few brick structures including the former Town Hall at the corner of Montgomery Avenue (which had been built 1883-84) and a branch building of the Bank of Montreal (which had been erected in 1907) at the corner of Roselawn Avenue. The area then experienced rapid growth just prior to WWII at which time several relatively substantial public and/or institutional buildings were constructed, including Police Station No. 53 (1931-32) which still stands at 2398 Yonge Street (on the site of the former Town Hall); Fire Station No. 28 (1932-33) which still stands at 16 Montgomery Avenue; and Postal Station "K" which still stands at 2238 Yonge Street (1936).



Tremaine's Map of the County of York Canada West, compiled and drawn by George R. Tremaine from Actual Surveys, 1860

In 1860, Eglinton was one of the unincorporated villages north of the City of Toronto. As with most growing towns and villages, Eglinton contained the establishments of note including a tavern or hotel. Farm lands surrounded these three centres.



Oulcott's Hotel, Yonge street, looking southwest, 1908

In 1882 John Oulcott purchased this lot on Yonge Street following the land's subdivision by Registered Plan 334 by the then owner John Montgomery. Oulcott erected this substantial brick, Second-Empire style hotel in 1883. Similar to the other inns and hotels along Yonge Street, the Oulcott had ample stables for the traveller's horses (the stable can be seen on the right of the photograph).

In 1913, the Oulcott was purchased by the government and was renovated to become the North Toronto Post Office. The old hotel building was demolished in the 1930s when Postal Station K was constructed.



Insurance Plan of Toronto, Charles E. Goad, 1893

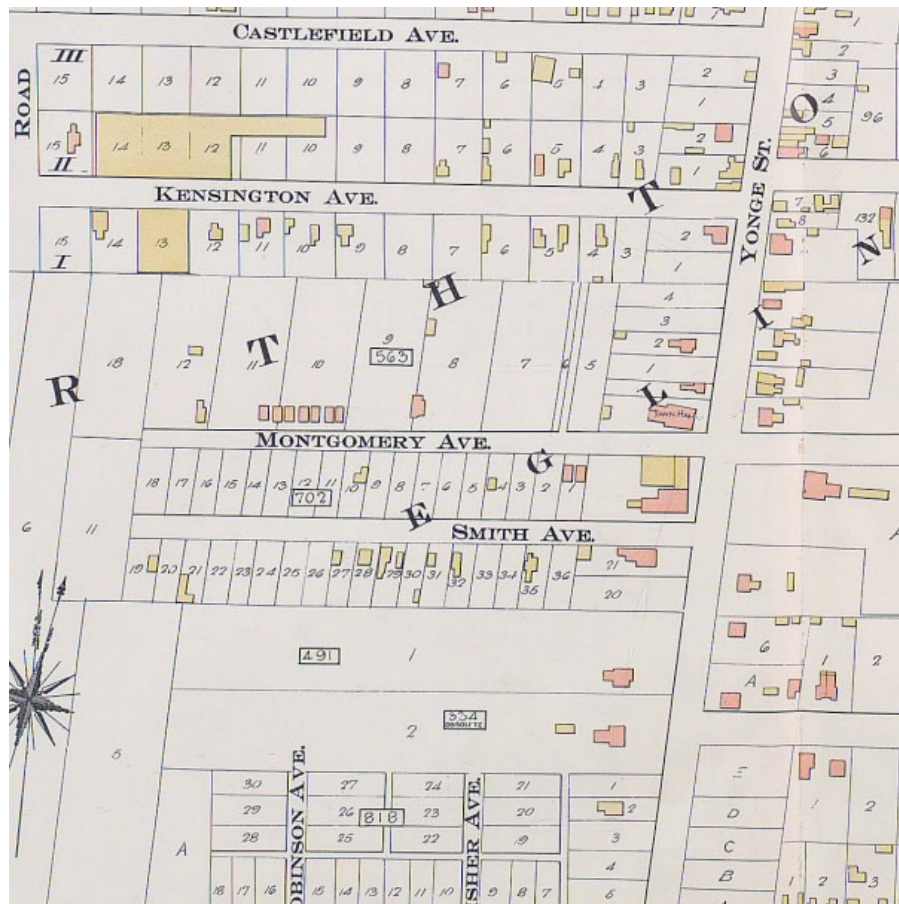
Leading up to the turn of the twentieth century the area of North Toronto was still largely an agricultural area, however, approximately 35 subdivision plans had been registered in the last decades of the nineteenth century, covering about half of North Toronto's undeveloped lands.

Evident on this map is the clustering of buildings along the Yonge Street frontage throughout the area of North Toronto and notably around Montgomery Avenue – continued as Broadway Avenue on the east side of Yonge Street. One of the buildings depicted on this map is the Oulcott Hotel, which stood on Yonge Street, on the south side of Montgomery Avenue – now the site of Postal Station K. The North Toronto Town Hall is also depicted on this map. The lots that now comprise the subject property had been built upon with some early houses along the Yonge Street frontage.

View looking west towards Yonge Street and Montgomery Avenue, c1911

The Oulcott Hotel, with its attached stables, are visible on the right of this image which also shows the agricultural character of the area and one of the original brick residential buildings that formerly stood on the subject site (as outlined on the 1893 map).





Insurance Plan of Toronto, Charles E. Goad, 1910

This map depicts the subject block in its context of Town of North Toronto in the years immediately preceding amalgamation with the City of Toronto. The individual buildings lots have been surveyed, but not all are developed at this early date. In the block between Montgomery Avenue and Roselawn Avenue (here noted as its original name, Kensington Avenue) there were only four structures. Notable are the Town Hall at the corner of Montgomery and the Bank of Montreal Branch building at the corner of Kensington/Roselawn. Between these two buildings were two other brick residential structures.



Bank of Montreal Branch building, 1907

Erected in 1907, the Bank of Montreal Branch building was a very early feature of the original Town of North Toronto. Designed by architect Frank Peden (an architect who worked closely with the Bank of Montreal, designing branch buildings across Canada), the red-brick building was a well-designed example of Edwardian Classicism with classical elements focused around the ornamented stone portico.



The former York Township and later North Toronto Town Hall, 1882-83

The Masons initially occupied the lot on the north side of Montgomery Avenue, but in 1882 they sold the property to York Township, who, in 1884, erected a Township Hall. Built to the plans of Langley, Langley and Burke, the Victorian Township Hall contained the municipal offices, the police station, the fire hall, a Masonic meeting room on the upper floor, and in the rear, there was a metal-clad shed for the storage of other municipal equipment. Upon its incorporation as a Town, the Hall was sold to the Town of North Toronto. And upon amalgamation with the City of Toronto, the redundant Town Hall was used as a Toronto Police Substation. It was then demolished in 1931 to make way for a modern purpose-built Police Station.

Police Station No. 53 and Fire Station No. 28, which are adjacent to the subject property, are notable for being part of the City of Toronto's unemployment relief program. During the Depression, City, Provincial and Federal officials all turned to make-work-projects as a means to create jobs. It was the City Architect, J.J. Woolnough, who was tasked with designing and overseeing the construction of several municipal buildings in 1931 and 1932. Along with the Montgomery Avenue Fire Hall and Police Station No. 53, the Police Station on Cowan Avenue and the Fire Station on Gerrard Street at Carlaw were also relief projects. Woolnough designed all of these buildings, in conjunction with his staff (including Assistant City Architect Kenneth S. Gilles).

It was not long before this stretch of Yonge Street in the former Town of North Toronto became solidly lined with buildings. The wide building lots that were laid out along the Yonge Street frontage through the various Registered Plans of Subdivision of the late nineteenth century were ultimately developed with low-scale commercial brick buildings – most of which still exist, though altered with modern renovations and exterior finishes.

The four commercial buildings on the subject property, which all date to the decade between 1929 and 1939 have been consistently occupied by commercial enterprises throughout their history.

2400 (2424) Yonge Street (now occupied by Best Buy) was constructed in 1929 for the automotive dealers A.D. Gorrie & Co. Ltd. The A.D. Gorrie & Co. Ltd was touted as Canada's largest automobile dealers with a number of locations (branches and used car lots) throughout Toronto (including the main branch at 28 Gerrard Street East/354-364 Victoria Street; 737 and 811 Danforth Avenue; 2215-2217 Queen Street East; 2997 Dundas Street West; 1337 St. Clair Avenue West; 346-350 Keele Street; and 1996 Yonge Street). The North Toronto Branch officially opened in November 1929 with the Art Moderne building designed by architect Murray Brown – the same architect who would go on to design the nearby Postal Station K (1936-37). Brown's design for the Gorrie Showroom and Garage on Gerrard Street East won a design award at the Toronto Chapter Architectural Exhibition in 1929.

The Gorrie company leased the building for part of the 1930s and 1940s to various tenants who operated as a “Marketeria” (a precursor to the Dominion grocery store chain), but eventually the building returned to its original use and was for decades the location of Parkwood Motors Automotive Sales and Service. Automobile dealerships were a common sight along this stretch of Yonge Street including the Toronto Motor Company Showrooms on the south side of Orchard View Boulevard – a testament to the burgeoning suburban car culture in the 1950s. Beginning in 1958, Parkwood Motors dominated this block between Montgomery and Roselawn Avenues – a mid-block porte-cochere led to a large garage to the rear.

2430 Yonge Street was the last to be constructed on the block between Montgomery Avenue and Roselawn Avenue. Also developed by D.E. Bennett (who previously developed 2434 Yonge Street), the store/office building was erected c1938, with the earliest commercial tenant being the Singer Sewing machine company. During the 1950s, the building was taken over as part of the Parkwood Motors operations.

2434 Yonge Street (now occupied by West Elm Hardware) was erected in 1930 to the designs of the architect Herbert George Duerr. The owner of the property at the time, D.E. Bennet sold the property with the new building to the F.C. Burroughes Furniture Company. Following an apprenticeship at the woodworking shop of fine furniture maker Jacques and Hay, F.C Burroughes opened his first shop in 1887 on Queen Street West (near Bathurst). In 1907 the company was incorporated as the “F.C. Burroughes Furniture Company Ltd” at which time a new seven-storey showroom and head office was erected at 639 Queen Street West and eventually the company covered a good portion of the downtown city block in the garment district. When the firm was taken over by F.C. Burroughes’ sons, B.C. Burroughs and C.R. Burroughes, it expanded to a new location in North Toronto (then 2436). They also opened branches in Brantford, London and St. Catharines.

The former F.C. Burroughes building was variously altered in the twentieth century - first when it was converted to a warehouse during WWII and later when occupied by the A.C. Nielsen Company of Canada. Later still, the Shaw Schools Limited (a private business school) renovated and occupied the building.

2440 Yonge Street was erected c1931. At this time, the architect is not known. Occupied by various commercial enterprises over the years, the building has variously been altered to accommodate two separate stores or one larger unit (as in its current form).

2444 Yonge Street is currently a vacant lot following the demolition of the 1907 Bank of Montreal Branch building. Erected in 1907 it was a very early feature of the original Town of North Toronto. Designed by architect Frank Peden (an architect who worked closely with the Bank of Montreal, designing branch buildings across Canada), the red-brick building was a well-designed example of Edwardian Classicism with classical elements focused around the ornamented stone portico. In conjunction with the former Town Hall at the corner of Montgomery Avenue, the Bank building at the corner of Roselawn Avenue, provided impressive anchors to the block in the years leading up to the development of the commercial buildings discussed above.

The Yonge Street frontage in this area became a commercial hub with all of the key retail players constructing buildings in the area, for example Woolworth Company and Kresges both had stores in the immediate area. Along with the numerous automotive sale showrooms and car lots, the street was active and animated.

As with almost all urban sites in downtown Toronto, the context of the subject property has continually been in flux and continues to rapidly change with new developments (most notably the high-rise projects throughout the neighbourhood). Continual development along Yonge Street has resulted in a change to the original historic scale of the area. Generally the scale of the original commercial buildings, with narrower frontages and mixes of uses, has been eclipsed by larger scale development (such as the Best Buy store at 2400 Yonge with 36,983 sq.ft. of retail space and the West Elm store at 2434 Yonge with 12,496 sq.ft. of retail space).

Remnants of the original urban fabric are found scattered along Yonge Street, some blocks being more intact than others.



2444 Yonge Street, 1907



Yonge and Eglinton, looking north from Eglinton, 1954

The Yonge Street frontage in this area became a commercial hub with all of the key retail players constructing buildings in the area. Woolworth Company, Kresgies all had stores in the immediate area. Along with the movie theatres and numerous automotive sale showrooms and car lots, the street was active and animated.

2.2 Architectural

2.2.1 2400 (2424), 2430, 2434, 2440 Yonge Street

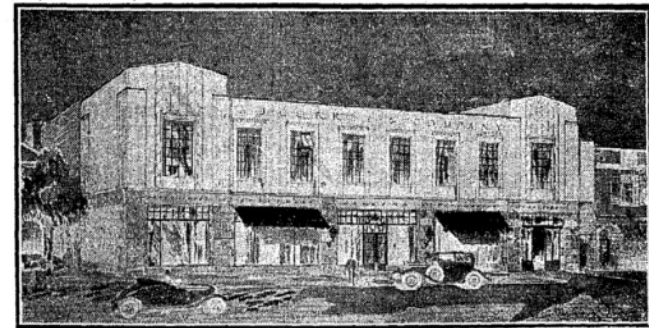
The four buildings on the subject property are typical of the early twentieth century commercial building type.

The earliest commercial buildings on Yonge Street were wood frame. Brick buildings soon followed, addressing the need for fire prevention. The typical building form was two, three, or four storeys with shops on the ground floor and offices/warehousing or residences on the upper floors. Georgian in design and often organized as continuous rows the buildings were clearly based on British practice where this building type maximized land use and presented a cohesive appearance along the major arteries.

As the nineteenth century drew to a close, the Victorian styles of architecture dominated, with commercial rows taking on a number of stylistic types, including Renaissance Revival, Italianate and Gothic Revival. These nineteenth century buildings were of primarily two to three-storeys, constructed of similar materials, scale, and placement relative to the street and architectural detail. The buildings constitute a relatively dense urban form based on narrow building lots that extend deep into the block, creating long, narrow buildings.

But, in the early twentieth century, new styles and types of commercial buildings begin to appear along the major thoroughfares of Toronto. The commercial buildings in the area of Yonge and Eglinton generally date to around the 1930s and 1940s – when the residential component increased and subsequently the retail component followed. These early twentieth century commercial buildings differed markedly from their nineteenth century counterparts notably in the width of the commercial frontage. Whereas the nineteenth century urban development squeezed as many two to four storey buildings as possible into the streetscape, the early twentieth century suburban developments offered larger stretches of street frontages and therefore less size constraints.

Gorrie's New North Toronto Branch Now Open



A YEAR and a half ago the A. D. Gorrie & Company, Limited, threw open its new Headquarters Building at 28-38 Gerrard Street East. In architecture, equipment and appointments it was, and still is, the last word in palatial automobile show-rooms. The Company then considered itself adequately equipped to care for its growing business. But now greater accommodation is found to be necessary, and a new building—a duplicate of the former—has been constructed at 2424 Yonge Street.

This Sales and Service building, which has been made as complete, as efficient, and as artistic as the Company knows how to make it, is now modestly placed at the disposal of the people of Toronto, whose increasing support has made its construction possible.

In locating the new structure in North Toronto, the Gorrie Company places one of its most efficient units where expansion has been the greatest, and therefore where the company already has many thousands of friends.

For many years the Gorrie Company has been the largest dealer in automobiles in Canada. Its position today is in keeping with the leadership of the City of Toronto in Canadian affairs.

The public approval accorded to the Gorrie Company is gratefully accepted as unreserved endorsement of the products which this Company distributes and of the effectiveness of its efforts to render reliable service.

The Gorrie Company is holding Open House in its new Branch Building. You are cordially invited to be its guest during this week of celebration.

2400 (2424) Yonge Street, when designed for A.D. Gorrie & Co. Ltd., 1929

Since the buildings on the subject property (and indeed on the entire block from Montgomery to Roselawn Avenues) were all constructed within a short 10 year period in the decade of the 1930s, they are historically linked and create a cohesive streetscape emblematic of that period. In the case of the commercial buildings on the subject property, very modern, up-to-date styles were used. A radical departure from their Victorian and Edwardian predecessors, these buildings are examples of early modern commercial

design, clearly influenced by the new architecture of the International Style. The refined nature of many of these types of buildings in Toronto is now sometimes unrecognizable due to the materials that have since been applied to the facades (notably exterior EIFS systems).

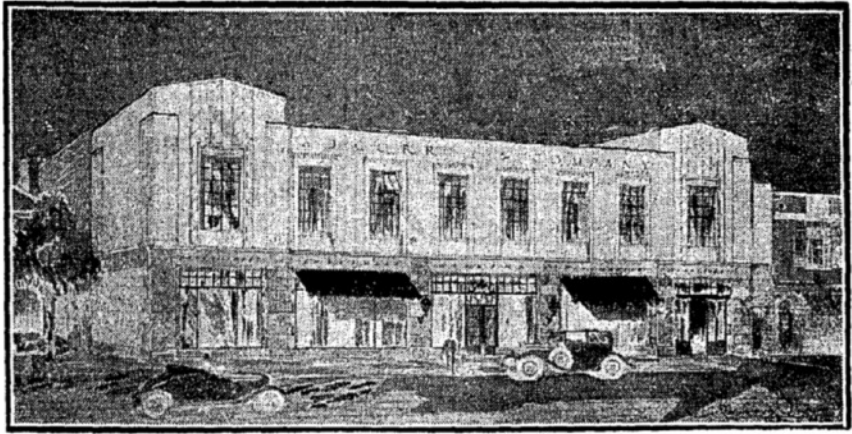
The architect Murray Brown (1884-1958), who prepared the plans for the building at 2400 (2424) Yonge Street in 1929, embraced the new modern commercial style. This architect was especially popular in Toronto during the 1920s through 1940s, designing a number of building types (including public buildings, theatres, residences, and commercial buildings). His nearby Postal Station K (just south of the subject property), also in the Art Moderne style, is notable in Brown's oeuvre as he produced a rendering of the building for submission to the Royal Canadian Academy of Arts as his diploma piece (now in the collection of the National Gallery of Canada). Brown served as President of the Ontario Association of Architects.

The architect Herbert George Duerr (1891-1966) designed the building at 2434 Yonge Street which became the new showroom for the F.C. Burroughs Furniture Company. Duerr trained the Pittsburgh, Pennsylvania office of Prack & Perrine, architects who specialized in industrial architecture in Canada and the United States. Duerr moved to Hamilton, Ontario in 1911 and represented the Prack & Perrine office there until 1920, when he relocated to Toronto. He went into sole practice in late 1926s and by the mid-1930s had adopted a progressive modernist aesthetic for his work. He eventually went on to be the corporate architect for Famous Players theatre chain, designing many movie theatres in cities across Ontario, including the Hollywood Theatre on Yonge Street near Heath Street East, 1519 Yonge Street (1930) (the theatre was demolished in 1999).



*Above:
2400 (2424) Yonge Street, when occupied by
Parkwood Motors, photo 1981*

*Below:
2434 Yonge Street, 1930*



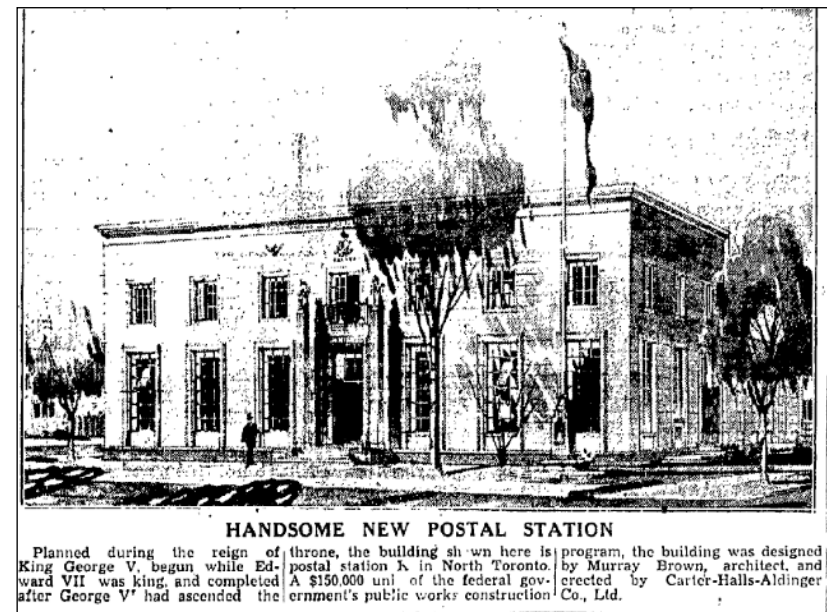
A.D. Gorrie Showroom & Garage, North Location, 2400 (2424) Yonge Street, 1929, architect Murray Brown



The Gorrie building today



A.D. Gorrie Showroom & Garage, Gerrard Street East, near Yonge Street, 1928 (demolished), architect Murray Brown - this building was designed in a very similar style and configuration as the Yonge Street building.



The nearby Postal Station K, Yonge Street, 1937-38, architect Murray Brown



F.C. Burroughes Furniture Company Store, 2434 Yonge Street, 1930, architect Herbert George Duerr

Designed in 1930 by the architect H.G. Duerr, the two-storey building first occupied by the F.C. Burroughes Furniture Company was typical of early twentieth century commercial buildings that took advantage of large plate glass to open up the entire street-level façade to display windows. Designed in the Spanish Colonial Revival style of architecture, that was popular in the inter-war years, the key character-defining features include the broad expanses of white stucco wall; the red pantile roof (only decorative as the tile overhangs but the roof itself was flat in behind); and the stepped parapets of the outer two bays on either side of the central unit. The outer bay configuration allowed for separate entry doors to the ground and the second floor uses. Also indicative of the Spanish Colonial Revival style are the windows on the second floor which were elegantly arched in the central portion.



The Burroughes building in 2017 (above) and 2019 (below).

The architect Norman Alexander Armstrong (1882-1957) designed the commercial building at 2430 Yonge Street in 1938. Armstrong was a prolific designer of both residential and commercial buildings. He trained with the Toronto architect J.W. Siddall from 1902 to 1904 and then worked in the United States for some time eventually making his way to the architectural practice of Bernard H. Prack in Pittsburgh - one of the many Prack brothers who were leaders in industrial architecture at the beginning of the twentieth century. Upon returning to Toronto in 1919, Armstrong opened his own office and throughout the 1920s and 1930s he adapted to changing tastes in design, but with the emergence of the Moderne style in Europe and the United States in the 1930s, he became adept at the more streamlined style.

For this commission at 2430 Yonge Street (which was undertaken for D.E. Bennett of Principal Investments Limited - the same developer of 2434 Yonge Street), Armstrong employed the Moderne style with a smooth stucco exterior. The three upper-storey windows, while rectangular, are grouped within a horizontal banding that creates the image of the strip-windows of the International Style.



Former Singer Sewing Machine Store, 2430 Yonge Street, 1938, architect Norman Alexander Armstrong (photo c1968)



Bowles Lunch, Bloor Street, near Yonge, 1925, architect N.A. Armstrong



New Store and Office Block, Dundas Street East, 1931, architect N.A. Armstrong

One of several commercial buildings designed in the 1930s by the architect H.G. Duerr.

2.2.2 Adjacent properties

2398 Yonge Street

The former Police Station building at 2398 Yonge Street, adjacent to the subject property, is an excellent example of Art Moderne architecture from the 1930s and is Designated under Part IV of the *Ontario Heritage Act* (By-law 587-87). City Architect John James Woolnough designed the station.

John James Woolnough (1866-1965) had trained in London England before emigrating to Canada in early 1889. He settled in Toronto and worked briefly for the architectural firm of Gibson and Simpson before joining the firm of D.B. Dick where he worked as Dick's chief assistant for nearly twelve years becoming a proficient draftsman and delineator. Several more positions with prominent firms such as Darling and Pearson eventually led Woolnough to a position in the City Architect's Office beginning in 1904. He rose to the position of Chief Assistant to the City Architect in 1920 and became Acting City Architect in 1924. He held the post of City Architect from 1925 to 1932 and was responsible for the design of all city-owned municipal buildings during this period.

Art Moderne (1930-1945)

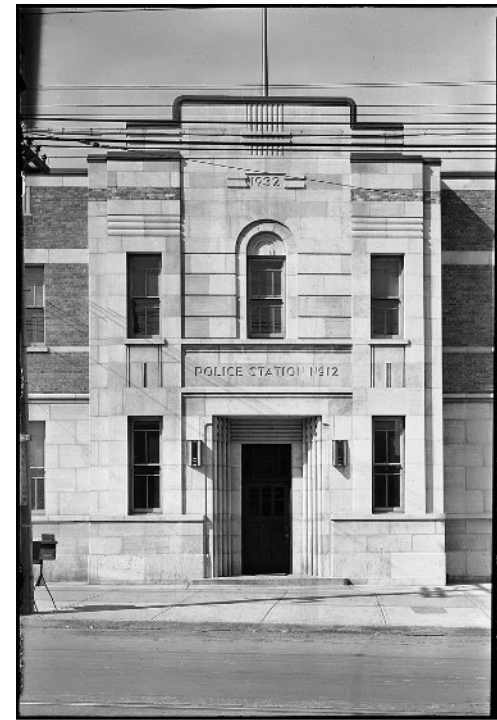
Leaving behind the flamboyance of early twentieth century architecture of the Edwardian or Art Deco periods, the newly created Art Moderne style provided dignity to even the most modest structures. In the early decades of the twentieth century, Canadian architects advocated a middle of the road approach to architectural style that fused academic traditions with modernity. By the late 1930s in Canada, some architects were moving further away from their classical roots to a more progressively modern vocabulary. The new designs of this period have been variously referred to as "Depression Modern," or "Streamlined Moderne."

Art Moderne stands in sharp contrast to the highly ornamented and colouristic designs of Art Deco. Rather than the vertical and angular accents of Art Deco, Art Moderne preferred to emphasize fluidity of the "streamlined."



ARCH 1152 2310SE MONTGOMERY AVE. POLICE STA.
City of Toronto Archives, Series 37/2, 50372_350001_01102

Montgomery Avenue Police Station, June 28, 1932



City of Toronto Archives, Series 37/2, 50372_350001_01101

Montgomery Police Station, March 30, 1933

Characteristics of the Art Moderne Style:

- Limited use of ornament where the overall effect is decidedly more linear and two-dimensional with smooth wall surfaces
- Horizontal effects emphasized by flat roofs, continuous string courses, and geometric mouldings
- Often with rounded corners or stylized quoins accenting the corners
- The multiple planes, geometric mouldings and angularity of the main entrance feature create an abstracted formal composition that borrows from the classical triumphal arch without using the historical vocabulary.

The City Architect Woolnough designed several other buildings in this Art Moderne style, including:

- Police Station No. 6, 1313 Queen Street West at Cowan (1931-32).
- Fire Station No.12, 840 Gerrard Street East at Carlaw (1932).
- Buildings of the Canadian National Exhibition grounds including the Horse Palace (1930-31), the Livestock Pavilion (1926-27),
- The Waterworks Building on Richmond Street West

It is notable that that contemporary construction of Postal Station K of 1936 by Murray Brown on the south side of Montgomery Avenue also embraced the Art Modern Style. Not only is the building stylistically similar to the adjacent Police Station by Woolnough, but it is also connected historically, forming an assemblage of two important institutions for the service of the citizens of Toronto—both with substantial lots widths facing onto Yonge Street.

Postal Station K was among a number of stations constructed in Toronto in this style, including:

- Postal Station J (at Danforth Avenue and Pape Avenue), by H.G. Dueer, architect, 1937
- Postal Station D (328 Keele Street, West Toronto), by J.H. Craig, 1935-36
- Postal Station N/Dominion Public Building (New Toronto at Lakeshore Road at Seventh Street) by Catto and Catto, 1936-37



Above:
Cowan Avenue Police Station,

Below:
Waterworks Building on Richmond Street



16 Montgomery Avenue

Woolnough and his in-house team also designed the adjacent Fire Hall, dating to 1932-33. Markedly different from the adjacent Police Station, the Fire Hall is a good example of Period Revival style architecture – a style loosely modeled after rural English cottages and country manor houses of the Tudor period. The most popular of the Period Revivals is a variation on the Tudor Revival house that emulates with certain accuracy of form vernacular building methods and materials.

Period Revivals (1900-present)

Characteristics of the Period Revival Style:

- Half-timbering
- Brick infill or nogging
- Picturesque compositions/asymmetrical
- Steeply pitched gable roof and cross gables with dormers
- Roof shingles simulating a Medieval thatched roof

Above:
Montgomery Avenue Fire Station No. 28 and Police Station No. 12, shortly after completion, March 1933

While stylistically different, the two buildings at the corner of Yonge Street and Montgomery Avenue are contemporary developments that mark a period of growth in the area of North Toronto. As two buildings designed by the City Architect, J.J. Woolnough, and as two buildings among several that were undertaken as part of the unemployment relief program at the time, these structures have contextual, historical and architectural heritage value.

Below:
Fire Station No. 28, during construction, January 1932

The Firehall was constructed in 1932-33 and was designed by the City Architect, J.J. Woolnough.





City of Toronto Archives, Fonds 1231, F1231_It0361

Fire Station No. 28, 1933

The Firehall was constructed in 1932-33 and was designed by the City Architect, J.J. Woolnough. The Tudor Revival style had also been used on the recently completed Runnymede Fire Station (1928).



Runnymede Fire Station, 1928



City of Toronto Archives, Fonds 1231, F1231_It0360

Gerrard Street Fire Station, 1928

3. HERITAGE STATUS

3.1 Current Status

The subject site includes two properties that are designated under Part IV of the Ontario Heritage Act: 2430 and 2434 Yonge Street. The designation by-law 1386-2017 includes the Statement of Significance and Reasons for Designation and is included in Appendix I.



2430 and 2434 Yonge Street

3.2 Adjacencies

'Adjacency' in the context of the City of Toronto Official plan is defined as "lands that are directly across from and near to a property on the Heritage register... whose location has the potential to have an impact on a property on the heritage register; or as otherwise defined in a Heritage Conservation District Plan.

Adjacent to the site is:

2398 Yonge Street (a two-storey brick building, erected in 1931-32)

Designated under by law 587-87

Former Police Station No. 12 (now Division 53);

16 Montgomery Avenue (a two-storey brick building, erected in 1932-33)

Listed in 1983

Originally Fire Station No. 28/now 134

4. CONDITION REVIEW

The site was visited in June 2017 and again in August 2019, where a high level visual condition review was conducted on the buildings at 2430 and 2434 Yonge Street. No destructive testing was performed.

2430 Yonge Street

The building is a two-storey commercial structure which dates to 1938. It is currently vacant. The front facade is currently clad in a stucco material, which appears to have been applied over a mesh fabric itself over expanded polystyrene. The condition of the underlying material is not currently known. The current stucco appears in good to fair condition, with some areas that have dirt on the surface (particularly at the band above the storefront) and areas at grade which are damaged and exposing the expanded polystyrene.

It is of note that the stucco cladding is identified as a heritage attribute, however the current stucco is not original to the building. The horizontal seams on each side of the openings above the storefront do not appear in archival photographs. The current stucco has likely been applied at a later time, and likely over a previous render of stucco, although it will require to be confirmed.



Above: Main (east) facade of 2430 Yonge facade.

Below: Close-up of the base, which shows damaged stucco, exposing expanded polystyrene. This condition is typical at the bases.



The foundations of the building were noted as a mix of concrete blocks with brick infill along the Yonge Street facade and the side party walls (perpendicular to Yonge Street). The condition of these walls was found to be fair to poor, with significant accumulation of salt on the interior surface, particularly along Yonge Street, likely due to the continuous use of de-icing salts at grade.

Above and below right: Views of the Yonge Street foundation wall (top image is a close-up). Note the accumulation of salts on the surface.

Below:

View of a side wall, most of which is built of concrete block.



On the second storey, the three window openings are framed with a band of what appears to be a painted stucco trim. This trim is in good to fair condition, with some cracking on the undersides of the trim, likely due to water run-off.

On the topmost portion of the building, there is a fret of a Greek key pattern. While it was not obvious to determine from grade, it appears to be of a similar material than the window trim (stucco). The fret is in good condition.

Interiors have been visited and have all been extensively renovated with modern finishes, leaving no traces of original heritage fabric.



Close-up of a 1981 archival photograph of 2430 Yonge Street. Note the presence of a profiled capping at the parapet. The material unknown, although it appears to be of metal. This capping is currently not present on the building. Also of note is the absence of horizontal seams at the ends of the stucco trim around the window openings.

Above and below:

Close-ups of the second storey of the facade. The current stucco is almost flush with the window trim and sticks out from the background of the fret. The current stucco also shows horizontal seams (red arrow). Archival photography (at left) shows a different condition, concluding that the current stucco was a later addition.

2434 Yonge Street

The building is a two-storey commercial structure which dates to 1930. It is currently occupied by a West Elm retail store. The front facade is currently clad in a stucco material. The current stucco appears in good to fair condition, with some areas that have cracking, particularly above the northern window of the second storey.

It is of note that the stucco cladding is identified as a heritage attribute, however the current stucco may not be original. Archival photographs and sketches show architectural features that are not visible, likely due to an over-application of stucco, hiding some of these features.



Above right: Main (east) facade of 2434 Yonge facade.

Below right: Close-ups of archival documents. Red arrows point to architectural features that appear to have been lost in the process of over-application of the stucco.

1981 photo: Note the quoining pattern around the window opening.

The foundations of the building could not be properly assessed due to the use of the basement as storage for the retail store (boxes were present which obstructed visibility). Based on what was visible, foundations appear to consist of a mix of bricks and possibly concrete blocks, all of which are covered in a parging and painted. While some paint flaking was noted, no visible signs of damage was noted.

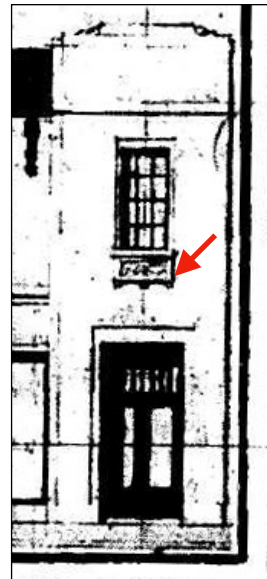
All second storey windows are of steel and appear original. They could not be properly assessed due to their location (the windows are located in a double height space and not accessible for review).



Interior view of the arched steel window. Windows are original to the building and do not appear to have been altered.



Above and below: Close-up views of the Yonge Street foundation wall. Note the carving out of the parging exposing the brick beyond, which is painted and appears to have been infilled with additional parging.



1930 sketch



Above:

Close-up of the northern pier of the building. Note the cracking of the paint above the window opening. The finishes have failed as they appear to be delaminating on the topmost portion. This delamination (bubbling) may indicate some water infiltration, possibly due to the failure of the flashing considering the location of the failure.

What was once an original feature of the building (the pantile roof) has been removed and replaced with what appears to be a material of a similar render (stucco, see green arrow).

Note the relief under the window sill, which appears to be missing a framing (see red arrow on the photograph and on the 1930 sketch).

Also of note are the windows which are of steel. Additional investigations, upon close-up review, are required to comment on their condition.

Below:

Close-up of the north side wall, built of brick and shows the quoining detailing with the facade



5. ASSESSMENT OF THE PROPOSED DEVELOPMENT

5.1 Assessment of Design

The proposal for the site has been revised since the initial June 2017. It consists of a new mixed-use (retail and residential) and multi-storey development, comprising of two high-rises over a base podium, which addresses the commercial mixed-use character of Yonge Street. Low-rise townhouses and a parkette are also part of the development and located along Roselawn Avenue as a transition with the residential character of the neighbourhood west of the subject site.

The frontmost portions of the buildings at 2430 and 2434, which are of heritage value, will be conserved in situ and integrated into the base podium design of the new development. All other buildings on the site are not of heritage value and will be removed.

The base podium addresses the retail character of Yonge Street and reads as a three-storey height volume, throughout the entire street frontage. The base podium is stepped back from the property line, which leave the building portions of 2430-2434 Yonge, currently on the property line, distinguishable from the rest of the frontage, and exposing to view portions of the south wall of 2430 and portions of the north wall of 2434 Yonge Street. The step back is consistent throughout the height of the base podium, and ranges from approximately **2.10 metres** to **3.38 metres** from the face of the heritage buildings.

Above the heritage buildings, a setback of approximately **4.20 metres** is shown between the face of the base buildings and the face of the residential units above. Additional setback and reveals articulate the upper massing of the development, separating the three-storey base podium, which includes the retail components and the massing above which consist of the residential units.

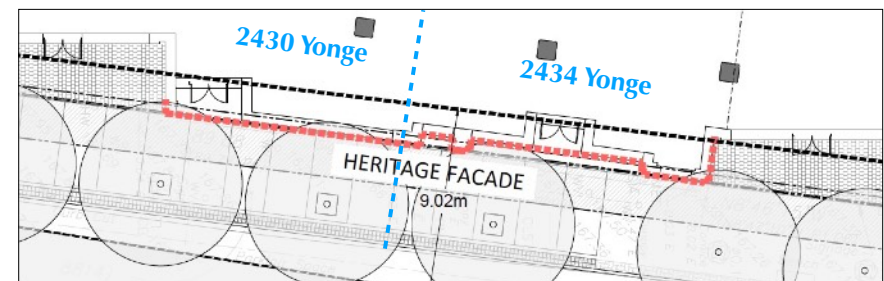
5.2 Impact on Heritage Resources

Impact on 2430 and 2434 Yonge Street

The primary impact on the above properties is the removal of substantial portions of the buildings, leaving the Yonge Street facade and a portion of the north wall of 2434 Yonge Street retained in situ. The south wall of 2430 Yonge Street, all existing floor slabs and roofs will be removed to accommodate new parking spaces below and retail spaces above. The portions proposed to be retained in situ constitute the most significant heritage attributes of the buildings, which are expressed on the elements of the facade, will be conserved with in-situ retention. The architectural features on the facade will be retained and conserved in accordance with accepted conservation principles.

The setback above the heritage buildings is sufficient to express the form and scale of the heritage facades. The integration of these facades in a reinterpreted streetwall form and character will result in the expression of their form and scale, through design in a manner that enhances the heritage features of the site. The reveal of portions of the north side wall of 2434 Yonge Street, which is currently shown as red brick, will aid in expressing the three-dimensional form of the building, while remaining part of the commercial streetwall of the proposed development.

The current south side wall of 2430 Yonge Street is not visible and considering the evolution of Yonge Street, was never meant to be seen. It is assumed that the wall is not of high quality construction and uses soft bricks. In the proposed scheme, this south wall is proposed to be partially exposed in an effort to express the building in a three-dimensional form. It is proposed to remove the south wall and reconstruct it to the extent where it will be visible. The intention for the new reconstructed south wall is to provide an aesthetically pleasing surface while making it distinct from the stucco cladding of the facade. As there are no heritage attributes on this wall, there will be no impact on the heritage value of the building as a result of its removal and reconstruction (if required).



Extract of the ground floor plan, showing the extent (in red) of the proposed facades to be retained (in a blue dashed line is the approximate division between the two facades).



Extract of the proposed Yonge Street elevation. The heritage facades are highlighted in red.

On the adjacent heritage buildings on Montgomery Avenue

The base podium of the proposed development will be built adjacent to the former Police Station. While there will be a visual impact created by the addition of the new development, it will read as a separate entity from it. The podium is set back from the property line and from the east (Yonge Street) face of the Police Station, which will allow the heritage building to be visible at this location by expressing a portion of its north return wall. The height of the podium is similar to the height of the heritage building, and both have flat roofs. The existing presence of the heritage building with its material palette and corner location will not be impacted by the proposed development as the setback and similar heights will ensure the heritage building remains an expressive form along Yonge Street.

Behind the Fire Station on Montgomery Avenue, the development will be visible at a distance, where it will not overwhelm the mass of the Fire Station. The height of the development behind the Fire Station is modest as the tall portion of the development is mainly located along Yonge Street, away from Montgomery Avenue. The form, scale and mass of the Fire Station will not be impacted by the proposed development.

The adjacent properties that have been included on the Heritage Register as part of the Midtown in Focus study are all commercial buildings. The addition of a new development will have a visual impact, but will not negatively impact their heritage value or potential for the same reasons as described above.

An assessment of possible effects on the proposed development on the heritage properties is presented at right. The table lists possible effects based on the City of Toronto's Heritage Impact Assessment Terms of Reference (October 2014).

Possible Effect	Assessment
Destruction of any, or part of any, significant heritage attributes or features	The development conserves the most significant heritage attributes. Elements of the buildings proposed to be removed are not character-defining and will not result in the loss of heritage value.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance	Alterations proposed are compatible with the form and massing of the buildings. While the partial exposure of side walls constitute a new feature that is not currently present, it will help express the massing of the buildings and enhance the historic fabric as part of a new streetwall.
Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden	Shadows created by the proposed development will not impact heritage attributes.
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship	The proposed development will enhance the presence of the heritage buildings along a new commercial streetwall character. No isolation will occur as a result of this development
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	There will be no obstructions of significant views or vistas as a result of this development
A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property's cultural heritage value	Change of use will not negate cultural heritage values. The site is currently occupied by low-rise commercial buildings. The proposal pursues this use and adds residential uses.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archaeological resources	There will be no land disturbances as a result of this development.

6. POLICY & HERITAGE REVIEW

6.1 Policy Review

In accordance with City of Toronto requirements and standard practice, we have consulted several documents for the purpose of guiding the preparation of this current report. A review of key heritage policies relating to the proposed project is included in this Section.

The assessment of applicable policies, when viewed as a whole in a balanced manner does not reveal any conflicts with the nature of the proposed development. It is our opinion that provincial and municipal interests as they pertain to the conservation of heritage resources, at the time of this HIA, are respected in this development proposal.

Ontario Heritage Act (OHA)

The Ontario Heritage Act (R.S.O. 1990 as amended) is specific and prescriptive in terms of development that may have an impact on heritage resources. Whereas the PPS directs municipalities to take steps to protect resources in a general manner, the OHA is specific in terms of the measures that may be taken by municipalities to inventory and/or designate heritage properties and to ensure the protection of properties considered to be of Provincial interest.

Assessment: The properties at 2430 and 2434 Yonge Street are designated under Part IV of the Ontario Heritage Act (by-law 1386-2017).

Ontario Provincial Policy Statement (PPS) - 2014

The Ontario Provincial Policy Statement “*is intended to be read in its entirety and the relevant policies are to be applied to each situation*” (PPS Part III). The statement consists of Provincial policy direction related to land use planning and development. Policy direction related to heritage sites and cultural assets is provided in Section 2.6 entitled “*Cultural Heritage and Archaeology*”.

Article 2.6.1, states that “*Significant built heritage resources and significant cultural heritage landscapes shall be conserved*”. Key definitions in the PPS are as follows:

Built heritage resources means one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community. These resources may be identified through designation or heritage conservation easement under the Ontario Heritage Act, or listed by local, provincial or federal jurisdictions.”

Cultural heritage landscape means a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; and villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, railways and industrial complexes of cultural heritage value.”

Conserved means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

Further, article 2.6.3 discusses development and site changes when they have an impact on built heritage resources and states:

“Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.”

Heritage attributes (as defined by the PPS) means the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the property’s built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property).

Assessment: The built heritage resources in this development consist of the properties at 2430 and 2434 Yonge Street. Their heritage attributes will be conserved as part of the development.

Growth Plan for the Greater Golden Horseshoe, 2006 (rev. 2017)

This document outlines the policies for the Province of Ontario in terms of the development of this specific region as they arise from the Places to Grow Act of 2005.

Under Section 4.2.7, entitled “Cultural Heritage Resources” , it states

1. *Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.*
2. *Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources.*
3. *Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision-making*

The Growth Plan places importance on working with stakeholders, which contributes in creating a sense of place and benefits communities.

Indeed, a purpose of the Act, under the Guiding Principles (1.2.1) is to:

Conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities.

Assessment: This HIA has reviewed this development and finds that policies, related to heritage conservation, in the Growth Plan are respected.

City of Toronto Official Plan (consolidated to 2015)

The City's Official Plan includes a directive for the process of listing heritage sties across the municipality, in accordance with the PPS and the OHA.

The wording in the Official Plan has been strengthened with the Official Plan Amendment 199 (OPA 199), enacted by by-law 468-2013. Its provisions are applicable to this development and supports the application of heritage issues in a manner that balances those issues with other provisions of the Official Plan in accordance with the intent of the Provincial Policy Statement.

Part 3.1.5 - Heritage Conservation the Official Plan lists a total of 53 policies that pertain to heritage conservation city-wide. Relevant policies are evaluated against the proposed development.

Policy 4 states that *"Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and as adopted by Council."*

Assessment: The development proposes to retain the heritage attributes of the properties at 2430 and 2434 Yonge Street.

Policy 5 states that *"Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work."*

Assessment: This current HIA satisfies this policy.

Policies 6 and 7 deal with adaptive re-use and alterations to properties on the Heritage Register. Policy 6 states: *"The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada."* Policy

7 states: *"Prior to undertaking an approved alteration to a property on the Heritage Register, the property will be recorded and documented by the owner, to the satisfaction of the City."*

Assessment: The heritage properties will be adaptively re-used by their integration into a new streetwall character and their frontage for commercial retail purposes.

Policy 14 states: *"Potential and existing properties of cultural heritage value or interest, including cultural heritage landscapes and Heritage Conservation Districts, will be identified and included in area planning studies and plans with recommendations for further study, evaluation and conservation."*

Policies 22 to 25 speak about the requirements for Heritage Impact Assessments, and Conservation Plans, when required, in development applications to evaluate the impacts on heritage resources on or adjacent to a site and to determine how a heritage resource will be conserved.

Assessment: This current HIA satisfies this policy. This current Heritage Impact Assessment has been prepared for the proposed development to satisfy the requirement.

Policy 26 states: *"New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it."*

Assessment: This policy is satisfied by the proposed development, and is demonstrated in this HIA.

Policy 27 states: *"Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of facades alone is discouraged."*

Assessment: The heritage attributes of 2430 and 2434 Yonge Street are primarily focused on their Yonge Street facades, which will be retained in situ. Portions of the south wall of #2430 and portions of the north wall of #2434 will also be retained in situ to express the three-dimensionality of the buildings as part of a new streetwall.

7. CONSERVATION STRATEGY

7.1 Overview

A variety of options are available for the mitigation of change to sites with historic buildings, and can range from full restoration to simple commemoration of what previously existed.

In this instance, the site includes two buildings which date to the inter-war era and inform on the commercial character of this part of Toronto.

The Conservation Strategy proposes to rehabilitate the buildings by allowing them to be adapted for new commercial uses. The current buildings serve small-scale retail and in their rehabilitated state, they will be adapted so they can be part of a large-scale retail. The appearance of the buildings will be preserved with the necessary repairs to ensure their heritage value is protected.

We recommend a series of steps that will contribute to the conservation of the heritage resources as follows:

7.2 Site Recording

Recording will take form in photographs and drawings of the heritage facades. This documentation will be of use for the future development of a Conservation Plan

7.3 Condition Assessment

A more detailed condition assessment will be prepared for the heritage facades, which will inform the necessary conservation treatments to conserve their heritage attributes. This condition assessment will be included in the Conservation Plan.

7.4 Façade stabilization

In order to maintain the facades in situ, while permitting excavation, a facade stabilization strategy will be required. The current shape and design of the building facades will make such a strategy convenient with limited impact to their heritage fabric. Additional drawings and assessments will be provided in the Conservation Plan.

7.3 Conservation Plan

A Conservation Plan is recommended for this application and is proposed to be submitted at a later time. The Conservation Plan will detail the rehabilitation and preservation strategies and include drawings and specifications to this effect, which will be coordinated with architectural drawings to reflect the proposed development overall.

At this stage, it is anticipated that the Conservation Plan will include the following information, and, as in any heritage conservation project, may need to be revised upon detailed site investigations :

For both buildings:

- Facade retention strategy and drawings;
- Investigations of underlying wall surfaces (substrates upon which the stucco finishes are applied)
- Repair, patching and cleaning of stucco surfaces
- Repainting stucco surfaces, where required
- Replacement of all existing storefronts with new modern storefronts

For 2430 Yonge Street:

- Removal of upper storey windows and replacement with new sympathetic units, based on archival documentation
- Reinstatement of a cornice at the top of the building
- Investigate the condition of the south side wall to determine the feasibility of its exposure**.

For 2434 Yonge Street:

- Review the current steel windows on the upper storeys. Repair, clean and restore the units. Rehabilitate the frames and sashes to improve their performance by retaining as much as feasible original materials.
- Reinstatement of missing details on the facade (at the reliefs under the window sills on the projecting end bays)
- Repair of the north side brick wall

** With regards to the condition of the south wall of 2430 Yonge Street, two scenarios can be encountered:

- (1) In the event the exposed wall is in good condition, the intention will be to retain the front portion in situ. Depending on the condition of the exposed material (assuming it is brick), it will be repaired, cleaned and exposed to view. If a different material is present, additional investigations and assessments will be required.
- (2) In the event the exposed wall is in poor condition, it will be removed and reconstructed with new materials. Implementation of this scenario will be confirmed when the wall condition is exposed and assessed upon partial dismantling.

8. CLOSURE

The information and data contained herein represents GBCA's best professional judgment in light of the knowledge and information available to GBCA at the time of preparation. GBCA denies any liability whatsoever to other parties who may obtain access to this report for any injury, loss or damage suffered by such parties arising from their use of, or reliance upon, this report or any of its contents without the express written consent of GBCA and the client.

Goldsmith Borgal & Company Ltd. Architects