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## HERITAGE IMPACT ASSESSMENT ADDENDUM

**Issue Date:** June 22, 2023 **Sent by:** EMAIL

**To:** Kristen Flood  
Heritage Planning, City of Toronto

**Subject:** **225-229 Queen St E & 120-134 Sherbourne Street**

This is an Addendum to the Heritage Impact Assessment for the properties at 225-229 Queen Street East and 120-134 Sherbourne Street (the "Site"), dated November 4, 2021, prepared by ERA (the "2021 HIA"). We have prepared this Addendum to outline the revisions to the development application, which have been subject to OLT-led mediation. This Addendum should be read with the revised architectural drawings prepared by IBI, dated June 23, 2023.

In August 2022, following the submission of the 2021 HIA, the properties at 120-122 Sherbourne Street and 227-229 Queen Street East were designated under Part IV of the Ontario Heritage Act by By-laws 2022-1229 and 2022-1230. This HIA Addendum acknowledges and considers the cultural heritage value and heritage attributes identified in the designation by-laws.

### Revised Proposal

The original 2021 submission anticipated substantial in-situ retention of the existing heritage buildings, and the introduction of a 31-storey tower stepped back 5.5m from all streetwall frontages, with an 8-storey new podium on Sherbourne Street and 3-storey podium on Queen and Britain Streets. A double height was proposed in both the retained heritage buildings. The conservation strategy for the existing heritage buildings on the Site remains unchanged from the original 2021 proposal and as described in the 2021 HIA. The following key revisions were made to the proposed new construction:

- A 37-storey tower, which drops down to 34-storeys on the north end of the Site;
- A 3-storey podium along all street frontages;
- A 2-storey (9m) reveal/collar above the existing and new streetwalls (levels 4-5), with a 5.9m setback above Queen Street East, and 4m above Sherbourne and Britain Streets' streetwalls, and an 11m setback from Stonecutters Lane centreline;
- Above level 5 tower setbacks of 5m above Queen Street East, 2.35m above Sherbourne Street, and 2m above Britain Street streetwalls, and a 10m setback from Stonecutters Lane centreline; and
- Reinstatement of all floor levels in the retained heritage building at 229 Queen Street East. The double height volume continues to be proposed in the retained heritage building at 120-122 Sherbourne Street.

### Impact Assessment

The proposed revisions to the new built form do not impact ERA's conclusions in the 2021 HIA. The revised proposal will conserve and have no negative impact on the cultural heritage value of the heritage resources on and adjacent to the Site. All heritage attributes identified in the properties' designation by-law will be conserved. The revisions to the tower built form, including its height and setbacks, continue to ensure the three dimensional legibility of the retained heritage buildings, while maintaining their integrity. The reduction in podium height on Sherbourne Street and the addition of a collar aim to balance City and community objectives and interests.



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The proposed double height space in the retained building at 120-122 Sherbourne Street will allow for an open 2-storey volume for the new residential lobby. This condition has been proposed since the original 2021 application and has not been a subject of concern. It will not have a negative impact on the building's cultural heritage value, as the exterior will continue to express its original 3-storey height, including its horizontal datum lines and openings at the original first and second levels. Further, there are no interior attributes identified in Schedule "A" to By-law 1229-2022.

The detailed conservation scope for the existing heritage buildings on the Site will be outlined in a forthcoming Conservation Plan, subject to ongoing discussions and approval from Heritage Staff.

### Conclusion

The revised proposal appropriately conserves the Site's cultural heritage value and attributes, while balancing intensification and growth objectives for the Site. As such, ERA finds that the proposal is consistent with the Standards for the Conservation of Historic Places in Canada and the Provincial Policy Statement, 2020. The proposal conforms with the heritage policies in A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020, and the City of Toronto Official Plan, including the Downtown Plan and the in-force King-Parliament Secondary Plan. Further, it has regard for the heritage policies of the new King-Parliament Secondary Plan, as adopted by City Council on May 5, 2021.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Philip Evans', with a stylized flourish.

Philip Evans  
Principal, ERA