

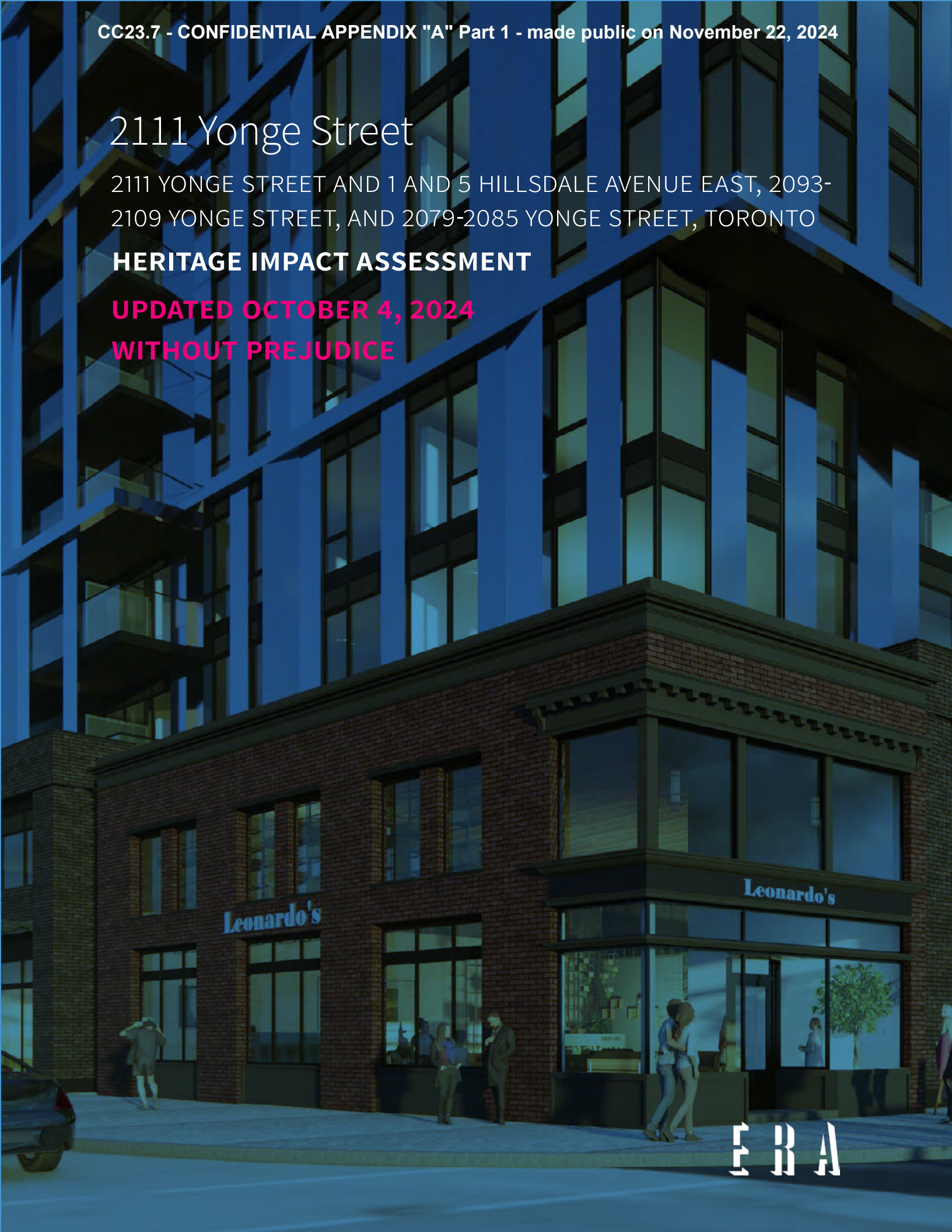
2111 Yonge Street

2111 YONGE STREET AND 1 AND 5 HILLSDALE AVENUE EAST, 2093-2109 YONGE STREET, AND 2079-2085 YONGE STREET, TORONTO

HERITAGE IMPACT ASSESSMENT

UPDATED OCTOBER 4, 2024

WITHOUT PREJUDICE



ERA

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Project #	23-024	1.	COVER PAGE : Render of the retained and restored/rehabilitated primary (west) and original north elevation of 2111 Yonge Street and proposed development (Source: Turner Fleischer).
Prepared by	GS / SH / HC / BM / ET / BN		

APPENDICES

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PROPERTY OWNER

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OWNER'S REPRESENTATIVE

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1 REQUIRED CONTENTS CHECKLIST

In accordance with the City of Toronto's requirements for Heritage Impact Assessments, a copy of the Terms of Reference with a completed Required Contents Checklist is included as Appendix A. Where any required field has been not been checked, or for further information, please consult the corresponding section of the report.

2 STATEMENT OF PROFESSIONAL QUALIFICATIONS

ERA Architects Inc. (ERA) specializes in heritage conservation, architecture, planning and landscapes as they relate to historical places. This work is driven by our core interest in connecting heritage issues to wider considerations of urban design and city building, and to broader sets of cultural values that provide perspectives to our work at different scales.

In our 30 years of work, we have provided the highest level of professional services to our clients in both the public and private sector out of offices in Toronto, Montreal and Ottawa. We have a staff of more than 100, and our Principals and Associates are members of associations that include: the Ontario Association of Architects (OAA), the Canadian Association of Heritage Professionals (CAHP) and the Royal Architectural Institute of Canada (RAIC).

For information regarding the project team and personnel that prepared this report see Appendix B.

3 EXECUTIVE SUMMARY

Background

This Heritage Impact Assessment (HIA), has been prepared by ERA Architects (ERA) to assess the impact of a proposed development on on-site and adjacent heritage resources. The HIA has been prepared on behalf of CSG Yonge Manor Limited and CSG Hillside Limited for the properties known municipally as 2079-2111 Yonge Street, 12-18 Manor Road East, and 9-11, 21, and 31 Hillside Avenue East (the “Site”). The HIA has been prepared as part of an Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) application.

CSG Yonge Manor Limited and CSG Hillside Limited also own adjacent properties at 20 Manor Road East and 35-41 Hillside Avenue East, which are not included in this application; however, they are being considered as part of a required parkland conveyance.

This HIA is being updated in the context of an Ontario Land Tribunal (OLT) mediated settlement in addition to City Heritage staff comments. Sections 9, 11, and 14 of this report have been updated to ensure compliance at Site Plan Approval (SPA) with the settlement offer and additional comments. This update will address 4 key changes to the design. Additionally, this updated proposal contains a commitment to working on materiality at SPA for the cantilever; materiality of the reveal portion above the heritage building; and materiality of new podium building along Yonge Street. These changes include the following:

- Architectural treatment for new construction along the north and east elevations to provide clearly articulated storefront bays, to break up its massing and reflect the fine-grained rhythm and character of main street areas, per Secondary Plan policy 2.6.1

- Proposed alterations to north elevation along Hillside Avenue East, including punched windows
- Incorporation of minimum 3m setbacks above heritage building along Yonge Street and Hillside Avenue East
- Incorporation of a floor plan with the proposed 20ft interior demising wall including a 5' opening for 2111 Yonge Street

For ease of review updates have been provided in pink.

Heritage Status

Three properties on the Site, 2111 Yonge Street, 2093- 2109 Yonge Street, and 2079-2085 Yonge Street, Toronto, were Listed on the City of Toronto Heritage Register as part of the “Mid-Town in Focus - Phase 1” batch listing on October 2, 2017. Further, the properties located on Manor Road East are within the authorized study area of the proposed Glebe Manor Estates Heritage Conservation District (HCD).

ERA prepared a Revised Cultural Heritage Evaluation Report (CHER) dated November 8, 2023 at the request of Heritage Planning staff to assess 12 properties’ heritage value, which has been included as Appendix D to this report.

The Site is also considered adjacent to two heritage properties at: 2075 Yonge Street (Listed), to the south of the Site, and 2100-2110 Yonge Street (Designated Part IV) on the west side of the street.

Proposed Development

The proposed development removes and replaces the existing buildings on the Site with a new multi-storey mixed use tower, townhouses along Manor Road East and a potential public park fronting Hillside Avenue. The Yonge Street and Hillside

Avenue East elevations of 2111 Yonge Street will be retained in-situ, rehabilitated and incorporated into the proposed podium of the tower for continued commercial use. A portion of the south elevation of 2111 Yonge will be retained to a depth of approximately 1.3m. The rear addition is to be demolished.

Conservation Strategy

The conservation strategy involves the restoration and rehabilitation of 2111 Yonge Street. The primary elevation and select architectural elements at the north elevation will be restored based on available archival images and drawings. Attributes being restored include the existing modillions and dentilled cornice that wrap around the north elevation, and reinstatement of several lost elements such as the chamfered entrance configuration, and original window openings at the second storey of the primary elevation. The north elevation will be rehabilitated to accommodate contemporary commercial retail use and activate the corner of Yonge Street and Hillsdale Avenue East.

Impact on Heritage Resources

The proposed development retains and restores 2111 Yonge Street to its original design intent, while rehabilitating it for contemporary commercial retail use. While the north elevation will be altered through the introduction of double height openings with contemporary glazing, the proposed alterations create a distinct, contemporary commercial interface along Hillsdale Avenue East, extending the commercial character of Yonge Street around the corner and reflecting the northern side of Hillsdale Avenue East. The proposed development removes and replaces 2093-2109 Yonge Street and 2079-2085 Yonge Street. However, new construction will maintain fine-grained commercial frontage along Yonge Street, reflecting and conserving the narrow masonry bays with smaller windows at the second-storey that characterize the evolved Yonge Street streetscape within Davisville, commemorating the

contextual value and design intent of 2093-2109 Yonge Street while allowing for contemporary retail uses.

Further, through the use of setbacks above the retained elevations and the new two-storey masonry base along Yonge Street, the proposed development conserves the three-dimensional legibility of the scale, form and massing of 2111 Yonge Street, reflects the low-rise character supported by the existing buildings to be removed, and conserves the three-dimensional legibility and cultural heritage value of the adjacent Listed property.

Mitigation Measures

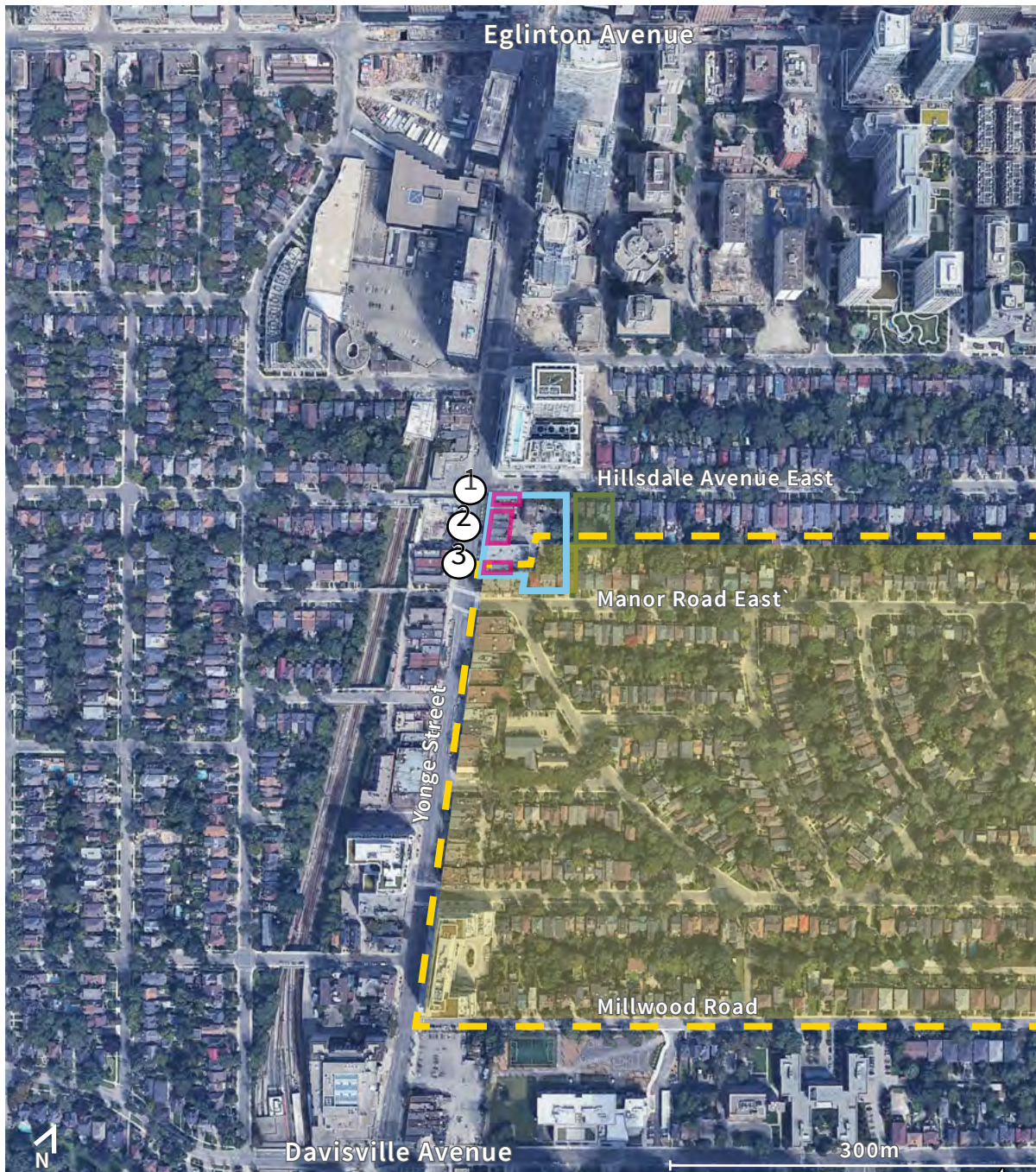
The proposed development incorporates several design considerations intended to mitigate impacts on on-site and adjacent heritage resources. The primary (west) elevation and north elevation will be retained, and the original storefront and cornice will be restored, reflecting the early 20th century Yonge Street commercial character that was established during the era of the village of Davisville and village of Eglinton. The low-rise masonry base buildings with articulated bays and commercial retail units at-grade maintain and reflect the narrow rhythm and evolved built form of the commercial character that defines this stretch of Yonge Street. In addition, land on the east side of the Site will be conveyed to the City for the purpose of creating a public park.

Statement of Professional Opinion



Based on the findings of this Heritage Impact Assessment, it is ERA's opinion that the proposed development conserves the Site's cultural heritage value and heritage attributes. The proposed development conserves the corner articulation of 2111 Yonge Street at Hillsdale Avenue East, including its west (primary) elevation and north elevation. The retention and restoration of 2111 Yonge Street anchors the block between two heritage buildings of different eras, conserving and making legible the commercial history and evolution of this stretch of Yonge Street, and Davisville more broadly. While 2079-2085 Yonge Street and 2093-2109 Yonge Street will be removed, they will be replaced by low-rise masonry base buildings that reflect the narrow rhythm and evolved built form that defines this stretch of Yonge Street. The development will also include a heritage interpretation program related to the commercial evolution of Yonge Street and the broader evolution of North Toronto. Finally, the proposed development contemplates the creation of a large public park to the east of the site that would be tied into a heritage interpretation program, the commercial evolution of Yonge Street, the history of the Glebe Manor Estates, the topography of the area, and the broader evolution of North Toronto.

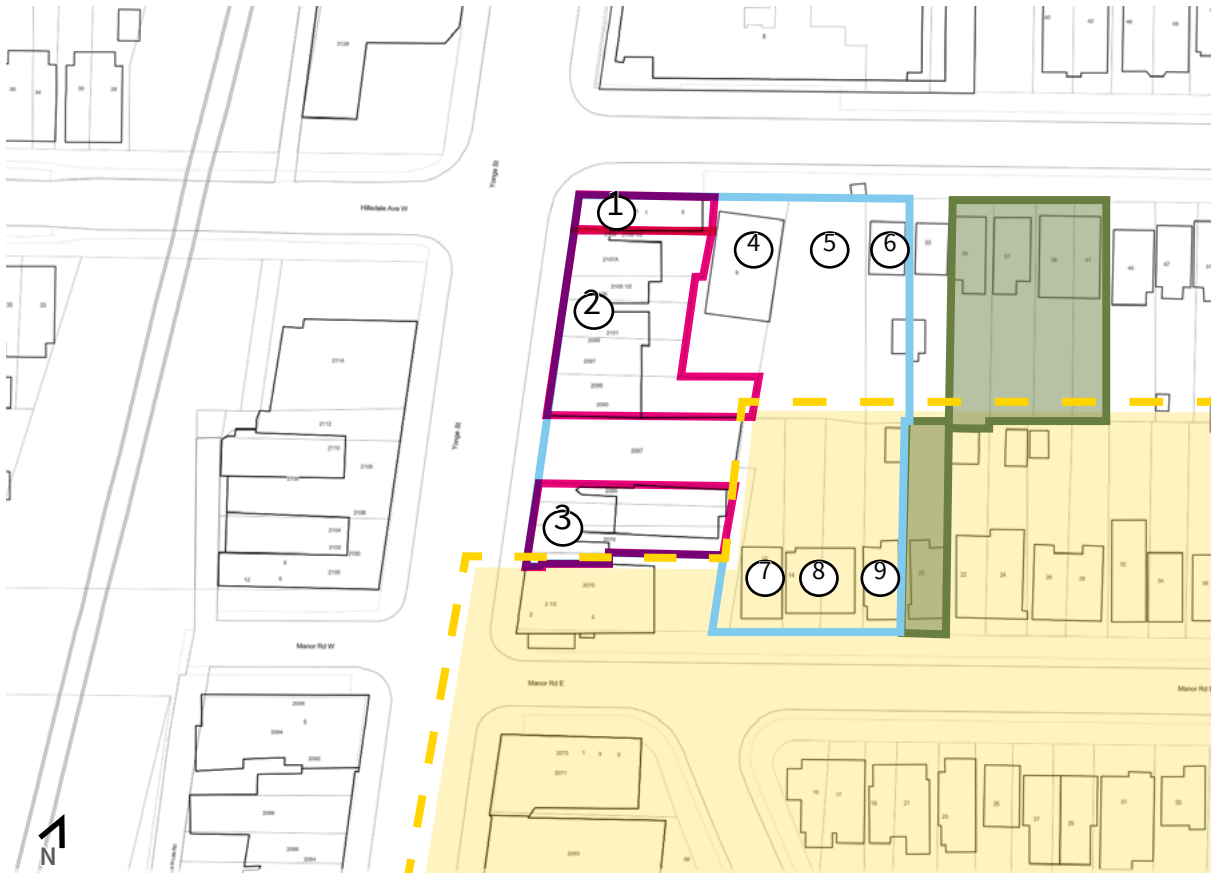
ERA finds the proposal meets the recognized professional standards and best practices in the field of heritage conservation in Canada. The proposal conforms to applicable heritage policies and guidelines in the City of Toronto's Official Plan and the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada.

4 LOCATION PLAN



2. Aerial image showing the Site location, listed properties within the Site, and the boundary of the potential Glebe Manor Estates HCD.

	Site		Adjacent Properties Owned by CSG Yonge Manor Ltd. & CSG Hillside Ltd.	①	2111 Yonge St.
	Heritage Properties on the Site		Boundary of Potential Glebe Manor Estates HCD	②	2093-2109 Yonge St.
				③	2079-2085 Yonge St.



3. Property data map showing the Site, listed properties within the Site, additional properties within the Site, and the boundary of the potential Glebe Manor Estates HCD.



Site



Heritage Properties
on the Site



Adjacent Properties
Owned by CSG
Yonge Manor Ltd. &
CSG Hillsdale Ltd.



Boundary of
Potential Glebe
Manor Estates HCD



2111 Yonge St.



2093-2109 Yonge St.



2079-2085 Yonge St.



9-11 Hillsdale Ave. E.



21 Hillsdale Ave. E.



31 Hillsdale Ave. E.



12 Manor Rd. E.



14-16 Manor Rd. E.



18 Manor Rd. E.

5 DESCRIPTION OF SITE & HERITAGE CONTEXT

The Site is located on the east side of Yonge Street, between Hillside Avenue and Manor Road East, and comprises 2079-2111 Yonge Street, 12-18 Manor Road East and 9-11, 21 and 31 Hillside Avenue East. CSG Yonge-Manor Limited & CSG Hillside Limited also own 20 Manor Road East and 35-41 Hillside Avenue East, which are adjacent to the Site but are not included in the Official Plan Amendment (OPA) and Zoning Bylaw Amendment (ZBA) application.

5.1 On-Site Heritage Resources

Mid-Town in Focus Batch Listings

The Site contains three properties that were Listed on the City of Toronto Heritage Register as part of the “Mid-Town in Focus - Phase 1” batch listing on October 2, 2017. The following descriptions and visual assessments were undertaken by ERA, followed by each property's municipally-prepared Statement of Significance (Reasons for Inclusion) and Heritage Attributes.

2111 Yonge Street (Listed)

2111 Yonge Street is a two-storey brick main street building constructed in 1906, with a rear addition at 1 & 5 Hillside Avenue East constructed between 1928-1930 according to City Directories and assessment rolls. The building's primary entrance fronts onto Yonge Street, with two secondary entrances at its north elevation fronting onto Hillside Avenue East; the west (rear) elevation faces a parking lot. The building contains commercial uses at the ground level and residential uses above.

The building appears to have undergone major alterations, with a heavily modified commercial storefront, metal and glass commercial entrances, and modified or new openings. The building features a dentiled cornice and a second, lower pressed metal cornice above inset wood-framed stucco façade detailed with modillions and brackets at the west and north parapet. The modified openings feature stone sills and concrete lintels. The inset wood frame and stucco assembly within the masonry veneer at second storey appears to be a later addition.



4. Primary (west) elevation of 2111 Yonge Street, with frontage onto Yonge Street.

The rear addition at 1 and 5 Hillside Avenue East is a 2-storey brick building with a flat roof. The addition is noticeably shorter than 2111 Yonge Street, and is set back about 4 inches from the north elevation of 2111 Yonge Street. Original openings feature segmental brick arches and stone sills. The masonry at



5. North elevation of 2111 Yonge and the rear addition at 1 & 5 Hillsdale Avenue East, with frontage onto Hillsdale Avenue East.



6. Rear (east) and south elevations of 2111 Yonge Street and 1 & 5 Hillsdale Avenue East, with frontage onto a parking lot.

the rear elevation features segmental brick arches and brick sills. Below the first storey window on the primary (west) elevation, painted plywood panels and a large patch of parging suggest further alterations.

Municipally Prepared Statement of Significance (Reasons for Inclusion): 2111 Yonge Street

The property at 2111 Yonge Street (including the entrance addresses at 1 and 5 Hillsdale Avenue East) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects

Description

The property at 2111 Yonge Street is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Yonge Street in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto.

Located on the southeast corner of Hillsdale Avenue East, the property at 2111 Yonge Street contains a two-storey commercial building that was first recorded in the City Directory in 1916.

Statement of Significance

The property at 2111 Yonge Street has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the modest classical detailing with the cornice and band course typical of those dating to the interwar era in North Toronto.

Contextually, the property at 2111 Yonge Street is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent "Main Street" in North Toronto. The building at 2111 Yonge Street is historically, visually and physically linked to its setting anchoring the southeast corner of Hillsdale Avenue East at the north end of the contiguous row of commercial buildings with a shared setback in the block between Manor Road East and Hillsdale Avenue East.

Heritage Attributes

The heritage attributes of the commercial building at 2111 Yonge Street are:

- The setback, placement and orientation of the building on the southeast corner of Yonge Street and Hillsdale Avenue East where it is part of a contiguous row*
- The scale, form and massing of the two-storey building with the rectangular-shaped plan*
- The roofline with the cornices along the west and north elevations*

- *The materials, with the brick cladding and the brick and stone detailing (the exterior has been painted)*
- *The principal (west) elevation where, in the second storey above the first (ground) floor storefront and entrances (which have been altered), the single and double flat-headed window openings have continuous lintels and the stone sills*
- *The north side elevation on Hillsdale Avenue East with the flat-headed openings*
- *Above the second-storey window openings, the dentilled cornice that extends across the west elevation and wraps around the north corner*

Note: the south side elevation adjoins the neighbouring building. The rear (east) elevation is concealed by the two-storey wing, which is viewed from Hillsdale Avenue East and is not identified as a heritage attribute.

2093-2109 Yonge Street (Listed)

2093-2109 Yonge Street is a related row of three-storey walk-up brick buildings 9 bays wide at the primary (west) elevation. 2093-2105 Yonge Street was constructed in 1931 and an addition at 2107-2109 Yonge Street was constructed in 1934, according to City Directories and assessment rolls.

The building addresses the public realm on Yonge Street from its primary (west) elevation, where the main entrances to commercial and residential units are located. The building contains commercial uses at the ground level and residential uses above.

The building features a façade constructed primarily of brick with metal and glass storefronts along the primary (west) elevation. Ornamental concrete units are located in window surrounds between windows at third floor and along the parapet. The building has a flat roof. Storefront openings (including storefront door openings) appear to generally conform to original configurations, with the exception of 2097 Yonge Street, which is a floor-to-ceiling window wall with painted metal frame.

The north exterior wall appears to be constructed on top of the south exterior wall of 2111 Yonge Street. The rear (east) elevation contains secondary entrances to residential units, and faces a parking lot. Masonry at the rear features segmental arches and brick sills.



7. Primary (west) elevation of 2093-2109 Yonge Street, with frontage onto Yonge Street.

8. Rear (east) elevation of 2093-2109 Yonge Street, with frontage onto a parking lot.

Municipally Prepared Statement of Significance (Reasons for Inclusion): 2093-2109 Yonge Street

The properties at 2093-2109 Yonge Street are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The properties at 2093-2109 Yonge Street are located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Yonge Street in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto.

Located on the east side of the street between Manor Road East and Hillsdale Avenue East, the properties at 2093-2109 Yonge Street contain a three-storey commercial building with apartments in the upper floors that was first recorded in the City Directory in 1932.

Statement of Significance

The properties at 2093-2109 Yonge Street have cultural heritage value for the design of the commercial building as a representative example of a "Main Street Block," identified by the three-storey scale, the glazed commercial storefronts with apartments in the upper floors, and the Classical Revival styling typical of those dating to the interwar era in North Toronto. The building is particularly distinguished by its detailing with the incised stone panels in the upper storey and the diamond motifs along the roofline.

Contextually, the properties at 2093-2109 Yonge Street are valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent "Main Street" in North Toronto. The building at 2093-2109 Yonge Street is historically, visually and physically linked to its setting on the east side of the street where it is part of a contiguous row of commercial buildings with a shared setback in the block between Manor Road East and Hillsdale Avenue East.

Heritage Attributes

The heritage attributes of the buildings at 2093-2109 Yonge Street are:

- The setback, placement and orientation of the building on the east side of Yonge Street between Manor Road East and Hillsdale Avenue East where it is part of a contiguous row*
- The scale, form and massing of the three-storey building with the rectangular-shaped plan that extends nine bays on the west elevation*
- The flat roofline with the stone diamond motifs along the west elevation*
- The materials, with the brown brick cladding and the brick and stone detailing*
- The principal (west) elevation where, above the first (ground) floor storefronts and entrances (which have been altered), the second and third stories contain double flat-headed window openings with brick flat arches and stone corner blocks and sills*

Note: the north and south side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (east) elevations



9. Primary (west) elevation of 2079-2085 Yonge Street, with frontage onto Yonge Street.

2079-2085 Yonge Street (Listed)

2079-2085 Yonge Street is a two-storey commercial main street building 3 bays wide at the primary (west) elevation. The building was constructed in 1927 according to City Directories and assessment rolls.

The building addresses the public realm on Yonge Street from its primary (west) elevation, and contains commercial uses at the ground level and residential uses above.

The building's primary (west) elevation features stone storefront surrounds at the first floor, which are largely obscured by later finishes. Storefront openings (including storefront door openings) appear to generally conform to original configurations, although substantially modified with new storefront systems, doors, sign boxes and contemporary finishes. The openings feature stone sills. The rear (east) elevation contains a secondary entrance, and faces a parking lot. A single-storey concrete block addition with flat roof in rear of 2083 Yonge Street extends almost to the west property line.



10. Rear (east) elevation of 2079-2085 Yonge Street, with frontage onto a parking lot.



11. South elevation of 2087-2091 Yonge Street, with frontage onto a parking lot.

Municipally Prepared Statement of Significance (Reasons for Inclusion): 2079-2085 Yonge Street

The properties at 2079-2085 Yonge Street are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The properties at 2079-2085 Yonge Street are located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Yonge Street in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto.

Located on the east side of the street between Manor Road East and Hillsdale Avenue East, the properties at 2079-2085 Yonge Street contain a two-storey commercial building that was first recorded in the City Directory in 1927.

Statement of Significance

The properties at 2079-2085 Yonge Street have cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the modest classical detailing with the brick band courses and piers typical of those dating to the interwar era in North Toronto.

Contextually, the properties at 2079-2085 Yonge Street are valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent "Main Street" in North Toronto. The building at 2079-2085 Yonge Street is historically, visually and physically linked to its setting on the east side of the street where it is part of a contiguous row of commercial buildings with a shared setback in the block between Manor Road East and Hillsdale Avenue East.

Heritage Attributes

The heritage attributes of the commercial building at 2079-2085 Yonge Street are:

- The setback, placement and orientation of the building on the east side of the street between Manor Road East and Hillsdale Avenue East where it is part of a contiguous row*
- The scale, form and massing of the two-storey building with the rectangular-shaped plan*
- The roofline with the piers on the west elevation*
- The materials, with the red brick cladding and the brick and stone detailing*
- The principal (west) elevation where, above the first (ground) floor storefronts and entrances (which have been altered), the trio of flat-headed window openings with the stone sills and the brick band course connecting the window heads*

Note: the north and south side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (east) elevations.

Glebe Manor Estates Potential Heritage Conservation District (HCD)

The Site also contains three properties on Manor Road East that are contained within the boundary of the Glebe Manor Estates potential Heritage Conservation District, which was recommended for study by City Council on July 23, 2018, in the Final Report on the Midtown in Focus study. Per condition 10 of Council's decision, the Glebe Manor Estates potential HCD study area is generally bounded by Yonge Street to Bayview Avenue and Millwood Road to Manor Road East. No draft Study or findings have subsequently been presented to Council. The following visual assessments were prepared by ERA; however, assessments of the existing buildings' conditions were not undertaken.

See Section 7 for a summary of ERA's evaluation of the properties under Ontario Regulation 9/06.

12 Manor Road East

12 Manor Road East is a two-storey detached house-form building constructed between 1925 and 1926. The youngest of the Subject Properties on Manor Road East, the building is constructed of tan/brown brick, with the primary façade featuring exposed rafter tails at the roofline and projecting windows at the second storey. The at-grade enclosed porch features arched wood detailing, french doors, and sash windows.



12. Primary (south) elevation of 12 Manor Road East.

14-16 Manor Road East

14-16 Manor Road East is a modified one-and-a-half-storey semi-detached house-form building that was constructed between 1921 and 1922. The building is constructed of red brick, overclad in vinyl siding at the second storey, and features two dormers with exposed rafter tails, decorative rake boards, and half-timbered gable ends. The covered porch features simple wood columns on brick pedestals with stone caps; it is not known if these wood supports are original to the building. Original windows have been replaced with contemporary units.



13. Primary (south) elevation of 14-16 Manor Road East.

18 Manor Road East

18 Manor Road East is a one-and-a-half-storey detached house-form building constructed between 1922 and 1923. The building is constructed of red brick with plaster cladding. The gable at the primary façade features decorative wooden brackets and half-timbering on the gable end. The covered porch features an extended roof supported by tapered brick columns.



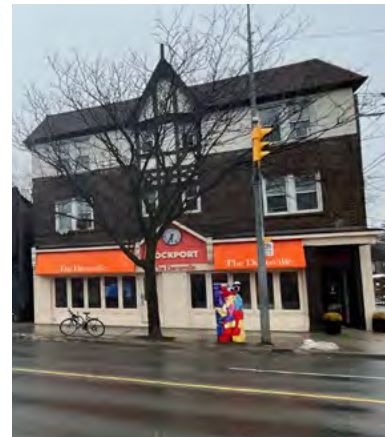
14. Primary (south) and east elevations of 18 Manor Road East.

5.2 Adjacent Heritage Resources

The Site is considered adjacent, as defined in Chapter 3.1.6 of the Official Plan, to three heritage properties (2100-2110 Yonge Street are addressed as a single property below). Adjacent means those lands adjoining a property on the Heritage Register or lands that are directly across from and near to a property on the Heritage Register and separated by land used as a private or public road, highway, street, lane, trail, right-of-way, walkway, green space, park and/or easement, or an intersection of any of these; 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 adopted by by-law. See Appendix E for a copy of the respective Statements of Significance and list of attributes.

2075 Yonge Street, 2077 Yonge Street and 2, 2½ and 4 Manor Road East (Listed)

The property at 2075 Yonge Street, directly to the south of the Site, contains a three-storey commercial building with apartments in the upper floors and elaborate Tudor Revival styling that was first recorded in the City Directory in 1927. The property was Listed on the City of Toronto Heritage Register as part of the “Mid-Town in Focus - Phase 1” batch listing on October 2, 2017.



15. View of the primary elevation of 2075 Yonge Street.

2100 -2104 Yonge Street and 8 and 12 Manor Road West, and 2106-2110 Yonge Street (Part IV)

Located on the northwest corner of Manor Road West, the property at 2100 Yonge Street contains a large two-storey commercial building with modest classical detailing and apartments in the upper floor. The property was Listed on the City of Toronto Heritage Register as part of the “Mid-Town in Focus - Phase 1” batch listing on October 2, 2017.



16. View of the primary (east) facade of 2100-2110 Yonge Street, currently under development.



17. View of the intersection of Yonge Street and Manor Road, looking northwest; note the facades of 2100-2104 Yonge Street and 2106-2110 Yonge Street on the left and 2075 Yonge Street on the right.

In response to a development application, the properties at 2100-2104 Yonge Street (including 8 and 12 Manor Road West) were designated under Part IV of the OHA on December 18, 2020 (Bylaw 1174-2020).

In addition, the properties at 2106, 2108, and 2110 Yonge Street, which were included in the development application and contain a large two-storey commercial building with glazed storefronts in the first-storey and apartments in the second-storey, were also designated under Part IV of the OHA on December 18, 2020 (Bylaw 1175-2020).

5.3 Archaeological Potential

The Site is located within an area of Archaeological Potential. A Stage 1-2 Archaeological Report for the Site was prepared by Irvin Heritage on June 22, 2023 that found the Site had been sufficiently assessed and is free of further archaeological concern. The above-mentioned report, which has been submitted to this ministry as a condition of licensing in accordance with Part VI of the Ontario Heritage Act, R.S.O. 1990, c. 0.18, was entered into the Ontario Public Register of Archaeological Reports without technical review on July 21, 2023.

6 DESCRIPTION OF SURROUNDING NEIGHBOURHOOD

The Site is located on Yonge Street, one of Toronto's historic main streets and main arterial roads, between the Yonge-Eglinton and Yonge-Davisville neighbourhoods in Midtown Toronto. The Site is also located within the Yonge Street South Village Character Area of the Yonge Eglinton Secondary Plan Area.

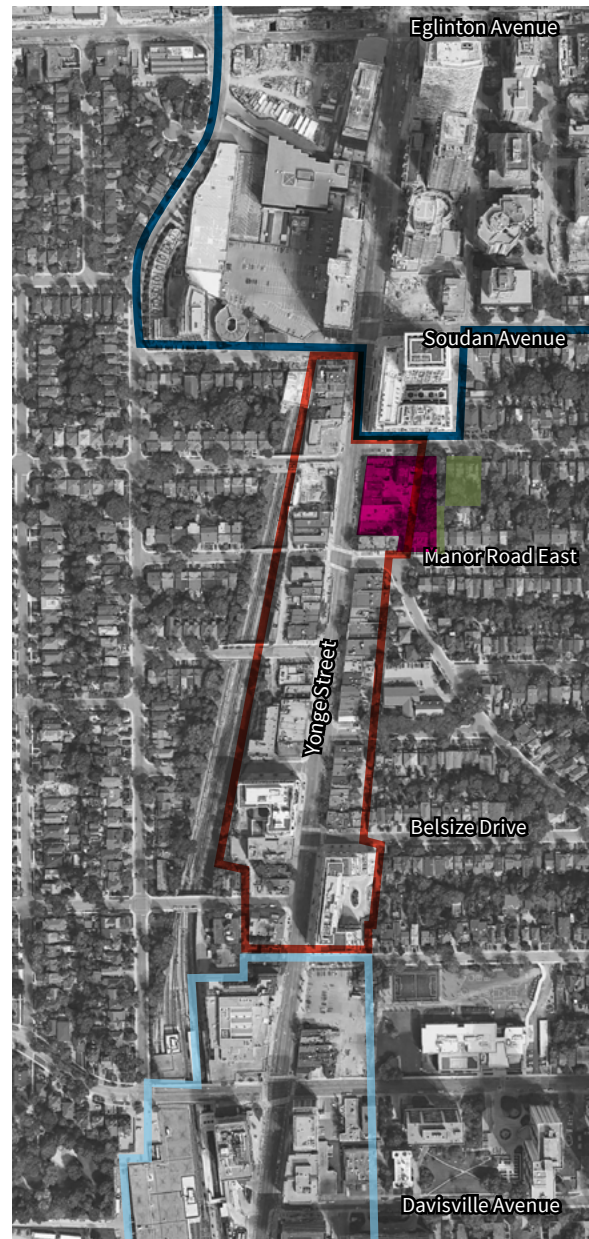
Both Yonge and Eglinton and Yonge and Davisville are significant intersections in Toronto, served by the Eglinton and Davisville subway stations and several bus routes. Recent construction of the Eglinton Crosstown Light Rail Transit (LRT) line has brought major changes to the area, with streetscape and infrastructure improvements, proposed developments, and the addition of bike lanes, enhancing the area's overall connectivity and accessibility.

Yonge Street

The stretch of Yonge Street between Eglinton and Davisville Avenues is characterized by a mix of low-rise, mid-rise, and high-rise buildings. Yonge Street between Hillsdale Avenue East and Belsize Drive is characterized by low-rise, main street buildings. Density generally increases towards Davisville Avenue to the south and Eglinton Avenue to the north, with high-rise buildings located at the Yonge-Eglinton and Yonge-Davisville intersections. The architecture is varied, with both contemporary and historic buildings from the late-19th century to the early 20th century, reflecting the area's evolving history and character.

Hillsdale Avenue and Manor Road East

Both Hillsdale Avenue and Manor Road East are characterized by low-rise single-family homes and duplexes, constructed primarily in the 1910s and 1920s. While most buildings are vernacular in architectural style, many feature elements from the Arts and Crafts style, with recessed entrances, steeply pitched roofs, and asymmetrical façades.

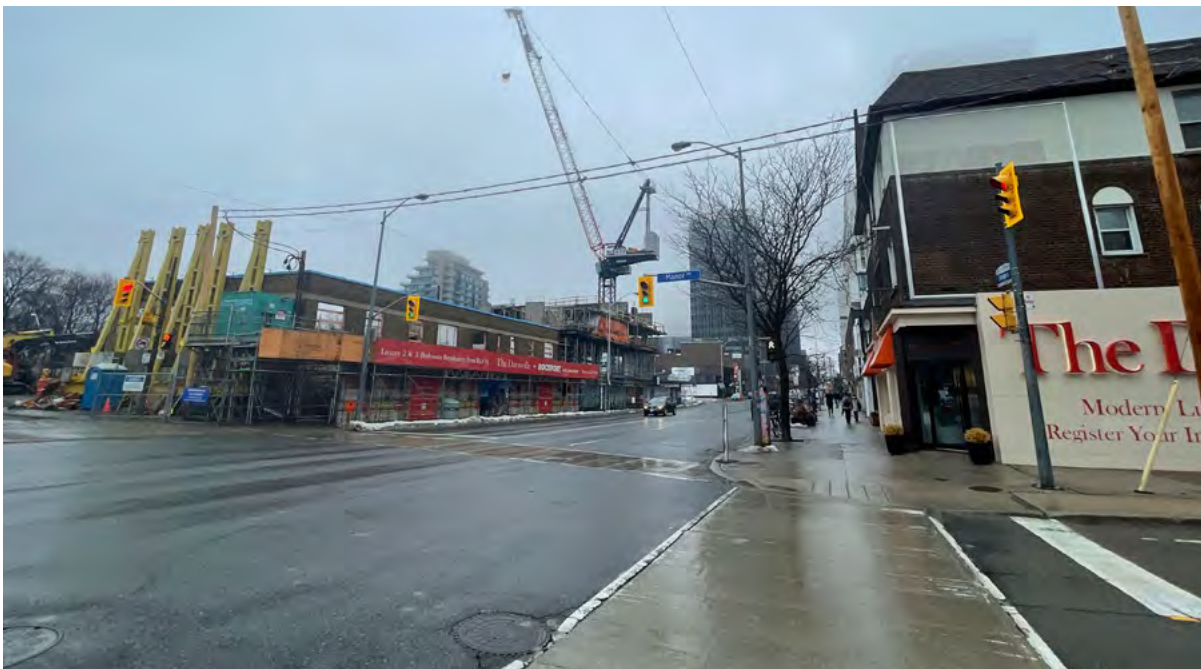


-  Site
-  Yonge-Eglinton Crossroads Core Character Area
-  Yonge Street South Village Character Area
-  Davisville Station Core Character Area

18. Context map of Yonge Street corridor and immediate surrounds showing the Site and surrounding character areas, as identified in the Yonge Eglinton Secondary Plan.



19. Built form context looking north-east on Yonge Street from Manor Road East, with the on-site heritage properties highlighted in pink. Note the increasing density in built form closer to the Yonge and Eglinton intersection, north of



- the Site.
20. Built form context looking north-west on Yonge Street from Manor Road; note the facades of 2100-2104 Yonge Street



and 2106-2110 Yonge Street on the left and 2075 Yonge Street on the right.
 21. Built form context looking east at the intersection of Yonge Street and Hillsdale Avenue West, with the existing buildings



at 2111 Yonge Street and 2093-2109 Yonge Street highlighted in pink.
 22. Built form context looking north on Yonge Street from Hillsdale Avenue West towards the Yonge-Eglinton Crossroads



Core Character Area. Note the increase in density closer to the Yonge and Eglinton intersection, north of the Site.
 23. Built form context looking east on Hillsdale Avenue East from near Yonge Street. Note the residential house-form



character of Hillsdale Avenue East.



24. Built form context looking west towards Yonge Street on Manor Road East.
25. Built form context looking south on Yonge Street from Manor Road East, with main street commercial buildings lining

7 CULTURAL HERITAGE EVALUATION REPORT

As discussed in Section 6, the Site contains three buildings on Yonge Street that were listed as part of the “Midtown In Focus Phase 1 Study” as well as four properties on Manor Road that are contained within the Glebe Manor Estates potential Heritage Conservation District:

- 2111 Yonge Street (Listed);
- 2093- 2109 Yonge Street (Listed);
- 2079-2085 Yonge Street (Listed);
- 12 Manor Road East (potential HCD);
- 14-16 Manor Road East (potential HCD);
- 18 Manor Road East (potential HCD); and,
- 20 Manor Road East (potential HCD).

ERA prepared a Cultural Heritage Evaluation Report (CHER) for these properties, including collation and analysis of primary and secondary research on the properties’ histories and context, as well as archival photographs and maps of the area. Additionally, Heritage Planning staff indicated that the properties located on Hillside Avenue East have the potential to possess cultural heritage value, and requested that these properties be evaluated as well. The CHER has been included as Appendix D to this report.

Note that ERA’s archival review of City Directories and assessment rolls indicated that 2111 Yonge Street was constructed in 1906, though the City’s Reasons for Inclusion indicated that the building was first recorded in the City Directory in 1916 and associated its design to the interwar period.

In addition, ERA’s archival review of City Directories and assessment rolls indicated that 2093-2105 Yonge Street was constructed in 1931, with an addition at 2107-2109 Yonge Street was constructed in 1934, though the City’s Reasons for Inclusion indicated that the building was first recorded in the City Directory in 1932.

7.1 Evaluation Summary

Evaluations of the properties under Ontario Regulation 9/06 (“O.Reg 9/06”) “Criteria For Determining Cultural Heritage Value or Interest” under the Ontario Heritage Act (OHA) were undertaken as part of the CHER. The following table outlines our preliminary findings.

ADDRESS	SUMMARY OF VALUE
<i>2111 Yonge St.</i>	Significant Contextual Value
<i>2093-2109 Yonge St.</i>	Contextual Value
<i>2079-2085 Yonge St.</i>	No value found
<i>9-11 Hillisdale Ave. E.</i>	No value found
<i>31 Hillisdale Ave. E.</i>	No value found
<i>35 Hillisdale Ave. E.</i>	No value found
<i>37 Hillisdale Ave. E.</i>	No value found
<i>39-41 Hillisdale Ave. E.</i>	No value found
<i>12 Manor Road E.</i>	No value found
<i>14-16 Manor Road E.</i>	No value found
<i>18 Manor Road E.</i>	No value found
<i>20 Manor Road E.</i>	No value found

ERA’s assessments which found value are summarized below.

2111 Yonge Street

The evaluation found that the building had a minimum of design and historical/associative value as a modest example of a commercial main street building found in the Davisville neighbourhood along Yonge Street. The building has potential contextual value as one of the earliest commercial main street buildings on Yonge Street between Hillisdale Avenue East and Manor Road East, constructed in the early 1900s during the earliest wave of development in Davisville Village. The building fronts Yonge Street and Hillisdale Avenue East, with historical and continued commercial uses at-grade, thus supporting the fine grained main street character found in the Davisville neighbourhood along Yonge Street.

2093-2109 Yonge Street

The evaluation found that the building has potential contextual value as an evolved inter-war commercial main street building. The building fronts Yonge Street and occupies a significant portion of the block between Hillsdale Avenue East and Manor Road East, with historical and continued commercial uses at-grade, thus supporting the fine-grained main street character found in the Davisville neighbourhood along Yonge Street.

7.2 Draft Statements of Significance & Attributes

ERA has prepared draft Statements of Significance and potential Heritage Attributes for 2111 Yonge Street and 2093-2109 Yonge Street, identified through and included in the CHER.

2079-2085 Yonge Street, as well as the properties at 9-41 Hillsdale Avenue East and 12-20 Manor Road East, did not meet sufficient criteria to merit the inclusion of a Statement of Significance and list of Heritage Attributes.

8 CONDITION ASSESSMENT

The following visual building condition assessment was conducted on March 17, 2023. The review is limited to the exterior and was conducted from grade. The condition of the roof was not checked. The operability of doors and windows was not checked. Limited areas of the perimeter at grade were obscured by snow banks and could not be properly assessed.

2111 Yonge Street

The building comprises two parts, 2111 Yonge to the west and 5 Hillsdale to the east. 2111 Yonge is a two-storey brick building with a modified commercial storefront facing Yonge and a flat roof. The north elevation exhibits a colourful mural depicting a canoe and a lake, complete with a plastic plaque by the Midtown Yonge BIA. Overall, 2111 Yonge is in fair condition. Likewise, 5 Hillsdale is a two-storey brick building with a flat roof, however it is noticeably shorter than 2111 Yonge (Figure 23) and is set back about four inches from the north elevation of 2111 Yonge (Figure 24). The ground floor is heavily modified with metal and glass commercial entrances and large plywood panels. Overall, 5 Hillsdale is in fair condition.

Masonry

Brick masonry on the street-facing north and west facades of 2111 Yonge is obscured by paint and the condition of brick and mortar could not be thoroughly assessed. However, hardware fasteners were observed throughout and there is a large crack over the eastmost door of the north elevation (Figure 25). Plastic repairs where conduit penetrated the façade are typical (Figure 25). Paint at the north elevation obscures brickwork at several modified openings. Painted plywood panels (Figure 26) and a large patch of parging below the eastmost first storey window (Figure 27) suggest further alterations. Erosion at the bottom two courses is typical (Figure 26). Stone lintels and sills at north elevation are also painted. Besides some flaking paint, stone appears to be in good condition. A band of rock-faced concrete masonry units at the top of the parapet appears to be in good condition. Some units in the rear are partially wrapped in a bituminous membrane (Figure 28), and lengths south and west parapet are completely covered with painted metal flashing (Figure 29). A chimney visible in the rear is in a different style of brick and is likely a later addition (Figure 29).



26. 5 Hillsdale is shorter than 2111 Yonge Street (Source: ERA).



27. 5 Hillsdale setback from north elevation (Source: ERA).



28. Large crack and plastic repairs on 2111 Yonge street (Source: ERA).

Masonry in the rear areas of the south and east elevations is generally in poor-to-fair condition. It is unpainted with a significant layer of atmospheric staining (Figure 29), with areas of severely worn mortar. Limited areas of efflorescence and paint were observed (Figure 30). Modified openings exhibit poor workmanship and inappropriate mortar (Figure 29).

Paint on the street-facing masonry of 5 Hillsdale obscured the condition of brick and mortar, otherwise it appears to be in fair condition. Flaking paint and severely worn mortar below the parapet suggest some water damage (Figure 31). Stone sills are painted but appear to be in good condition. Stone on the northeast parapet is in good condition.

Rear masonry is unpainted except for the lower half of the east elevation (Figure 29). The masonry is in fair condition with many open joints and thin cracks throughout. Some cracks have been addressed using poorly-matched repointing. Severe deterioration is typical around the bottom five courses. The southeast corner is in poor condition with several chipped bricks and a large crack that turns the corner (Figure 30). A large crack near grade at the east side of the south façade appears to be slightly caving (Figure 31). One stone sill is in good condition.

Openings

All street-facing windows and doors at 2111 Yonge and 5 Hillsdale are not original. All are in good condition. Many are fit to modified or completely new openings. Windows and frames are vinyl with operable panels (Figure 32) except the first storey north window which is vinyl fit in a wood frame in poor condition (Figure 33). North-facing doors on 2111 Yonge are steel (Figure 34), the west façade is fit with a large, glazed commercial storefront with glass door and structural silicone joints and metal frame around perimeter (Figure 35). The entrance doors at 5 Hillsdale which are steel storefront systems with glazed panels (Figure 36).

The only rear-facing openings at 2111 Yonge visible from grade were a window and a door, both appear to be later additions (Figure 37). The window and frame are wood in fair condition, requiring new seals and recoating. The steel door with glazed panels and glazed storm door were in good condition.



29. Painted plywood panels and erosion (Source: ERA).



30. Large patch of parging (Source: ERA).



31. Units wrapped in bituminous membrane (Source: ERA).



32. Masonry is mostly unpainted (Source: ERA).



33. Poor condition of southeast corner (Source: ERA).



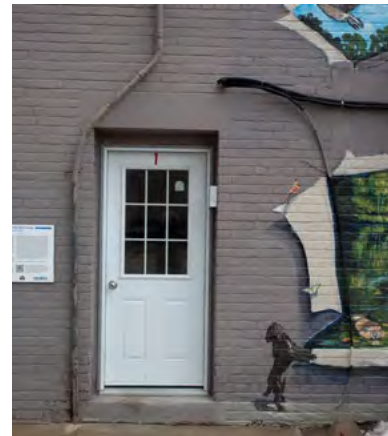
34. Large crack near grade (Source: ERA).



35. Vinyl windows and frames (Source: ERA).



36. Wooden window frame in poor condition (Source: ERA).



37. North-facing doors are steel (Source: ERA).



38. Glazed commercial storefront (Source: ERA).



39. 5 Hillsdale entrance doors (Source: ERA).



40. Rear-facing openings at 2111 Yonge Street (Source: ERA).

Second storey windows at 5 Hillside are wood with wood frames and an infill panel below the arch. They appear to be in poor condition. First storey windows are later additions, filled with glass block and are in good condition (Figure 38).

Metal

The painted tin cornice and modillions below the west and north parapet appears to be in fair-to-good condition (Figure 39, Figure 40), with an area in poor condition with utilitarian repairs in unsympathetic materials along the south parapet (Figure 41). The lower cornice accent above the storefront, including brackets, is in similarly good condition (Figure 39, Figure 40). The rear parapets are flashed with sheet metal in good condition except the cap to the east which is warped (Figure 42). A gutter on the west face is in good condition.

All metal on 5 Hillside including the folded metal flashing above the first floor, parapet caps and rainwater leaders in the rear are later additions and are in good condition.

Wood

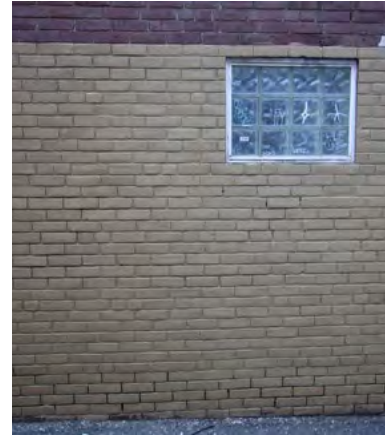
Painted wood surrounds above the storefronts of 2111 Yonge are in poor-to-fair condition with remnants of previous signage or building paper fixed to the north side (Figure 43). Infill panels within decorative wood framing appears to be painted plaster and is in poor condition (Figure 44).

A small portion of visible wood fascia and soffit supporting the south gutter of 5 Hillside is in fair condition (Figure 45).

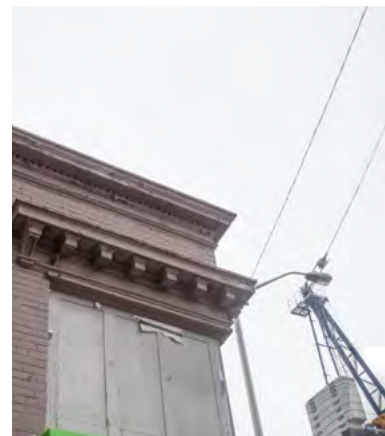
Concrete

Later addition concrete curbs and ramps at grade of both properties were deteriorating and in poor condition (Figure 46, Figure 47). A concrete parapet cap on the east face of 5 Hillside is also in poor condition with many cracks (0487).

As the existing buildings at 2093-2109 and 2079-2085 are proposed to be removed, detailed condition assessments were not completed as part of the preparation of this report. However, a visual inspection of these properties was undertaken as part of the CHER and can be found in Appendix D of this report.



41. First story glass block window (Source: ERA).



42. Painted tin cornice and modillions, north elevation (Source: ERA).



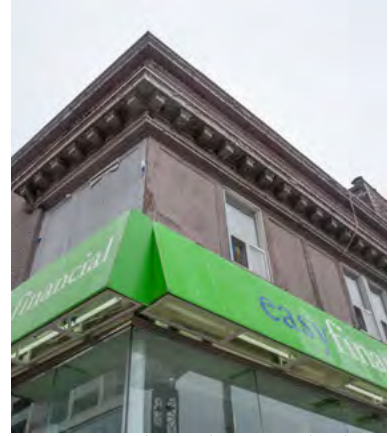
43. Painted tin cornice and modillions, west elevation (Source: ERA).



44. Poor condition at south parapet (Source: ERA).



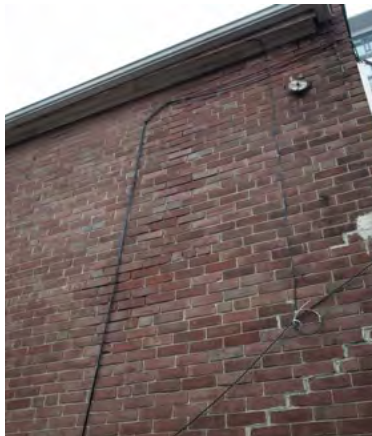
45. Rear parapets with warped cap to the east (Source: ERA).



46. Painted wood surrounds above storefront (Source: ERA).



47. Infill panels within wood framing (Source: ERA).



48. Wood fascia and soffit on 5 Hillsdale (Source: ERA).



49. Concrete curbs and ramps are deteriorating (Source: ERA).



50. Deteriorating concrete at entrance (Source: ERA).



51. Concrete parapet cap is in poor condition (Source: ERA).

9 DESCRIPTION OF DEVELOPMENT



52. Rendering of the proposed development, looking southwest (Turner Fleischer).

The proposed development, as illustrated in the updated architectural drawings prepared by Turner Fleischer dated October 2, 2024, removes and replaces the existing buildings on the Site with a new multi-storey mixed use tower, townhouses along Manor Road East and a public park fronting Hillsdale Avenue.

The primary (west), original north, and a 1.3m portion of the south elevation of 2111 Yonge Street will be retained in-situ, rehabilitated and incorporated into the proposed podium of the tower as a double-height space for continued commercial use; a small masonry return, reflecting the former east (rear) elevation will be reinstated and the existing interior floor levels will not be retained.

The proposed podium, with frontage along Yonge Street and Hillsdale Avenue East, comprises four distinct, two-storey masonry volumes containing commercial uses. The proposed midsection along Yonge Street has a 3m stepback above the masonry base with a 1.71m cantilever at the third story. There is a terraced stepback at the ninth story. On the interior floorplan of 2111 Yonge Street is a proposed 20ft interior partial demising wall including a 5' opening that demarcates the original southern extent of the building.

Along the north elevation on Hillsdale Avenue East above the masonry base is a 3m stepback. Along the heritage facade is a treatment of punched fenestration with glazing broken up by masonry in between windows.

A 5.5m stepback is included at the second storey along the south elevation, as well as terraced stepbacks at the seventh and tenth storeys along the north portion of the east elevation and the fifth and seventh



53. Rendering of the north elevation of the proposed development (Turner Fleischer).



54. Rendering of the west elevation of the proposed development (Turner Fleischer).

storeys at the south part of the east elevation to provide a transition from the low-rise residential neighbourhood to the east.

The tower is located on the north west corner of the Site. Rectilinear in form and massing, the tower is proposed to be clad in contemporary opaque panels and glazing; final fenestration and materiality for the cantilever and the reveal portion of the heritage building and the materiality of the new podium building along Yonge Street will be determined through detailed design, as part of the SPA process.

Pedestrian access to the ground floor residential lobby is proposed from the central narrow masonry bay along Yonge Street. Vehicular access to two levels of underground parking is proposed from the laneway to the east of the building.

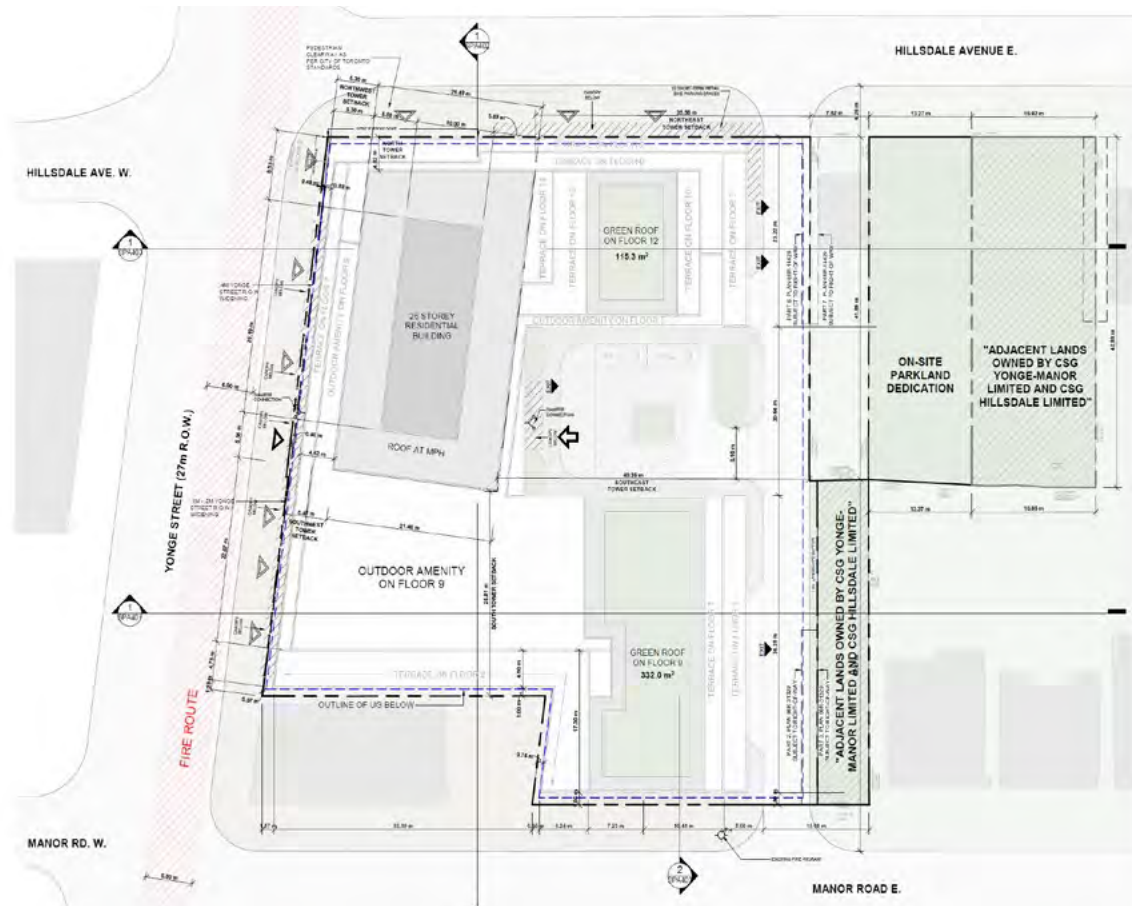
Townhouses

The proposed development includes four two-storey townhouses to the rear of the adjacent heritage property at 2075 Yonge Street, with frontage onto Manor Road East. The tower above is setback 1.5m at the third storey, above the townhouses.

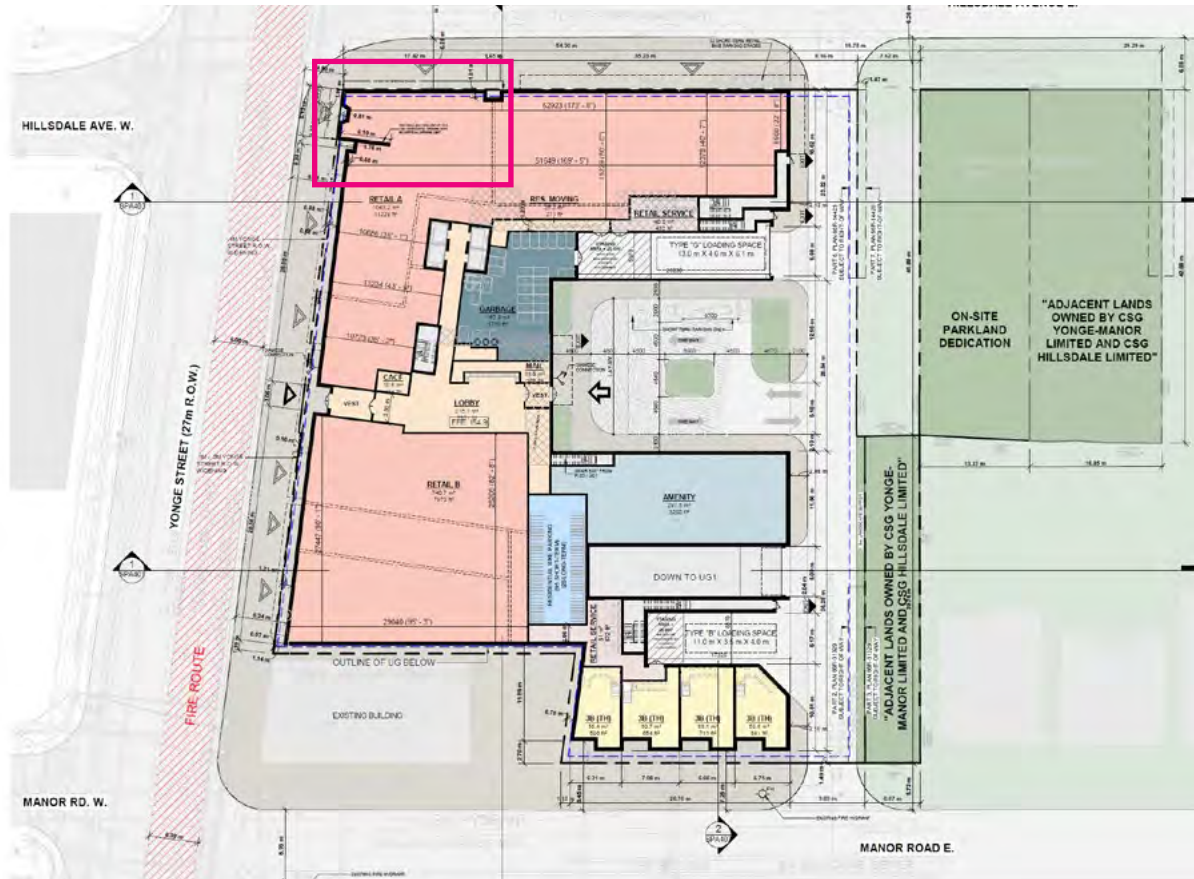
Proposed Park

On the east side of the site, land is proposed to be conveyed to the city for the creation of a public park.

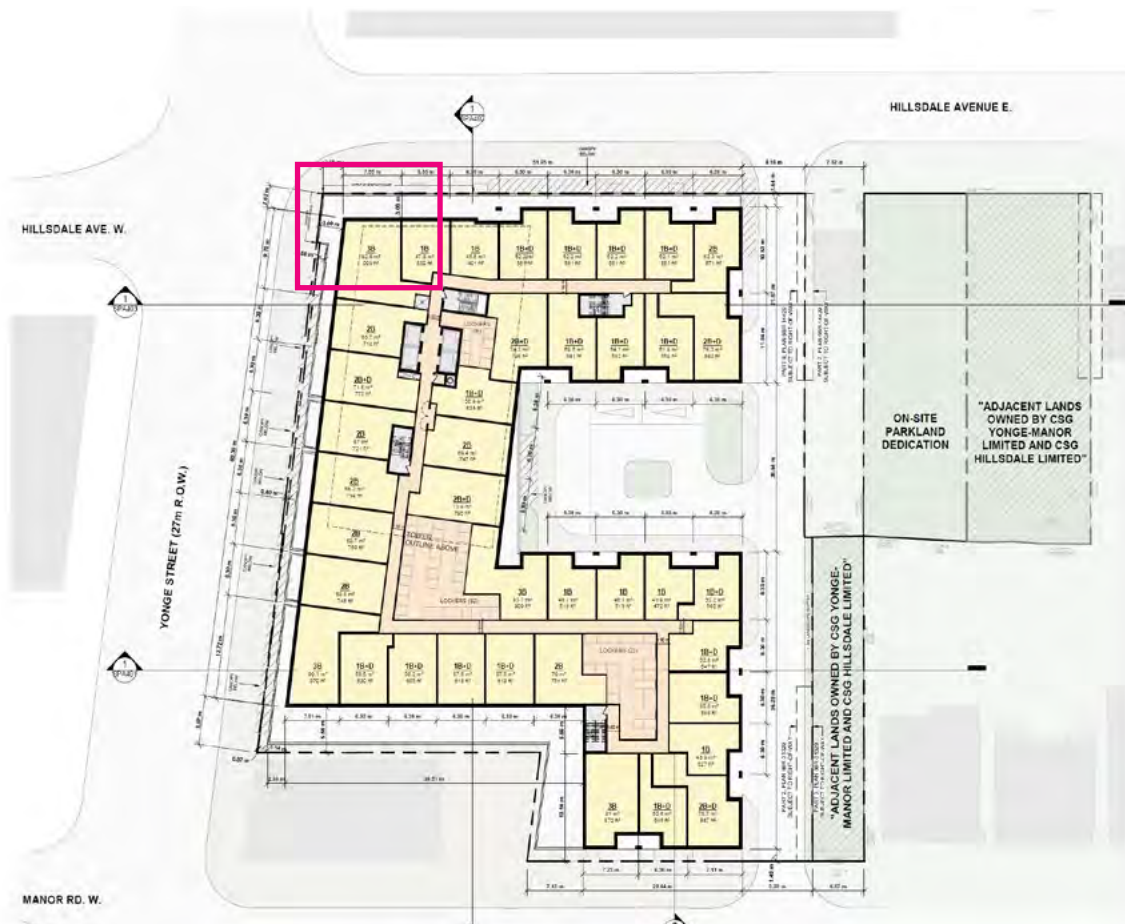
See Appendix F for the complete set of architectural drawings prepared by Turner Fleischer.



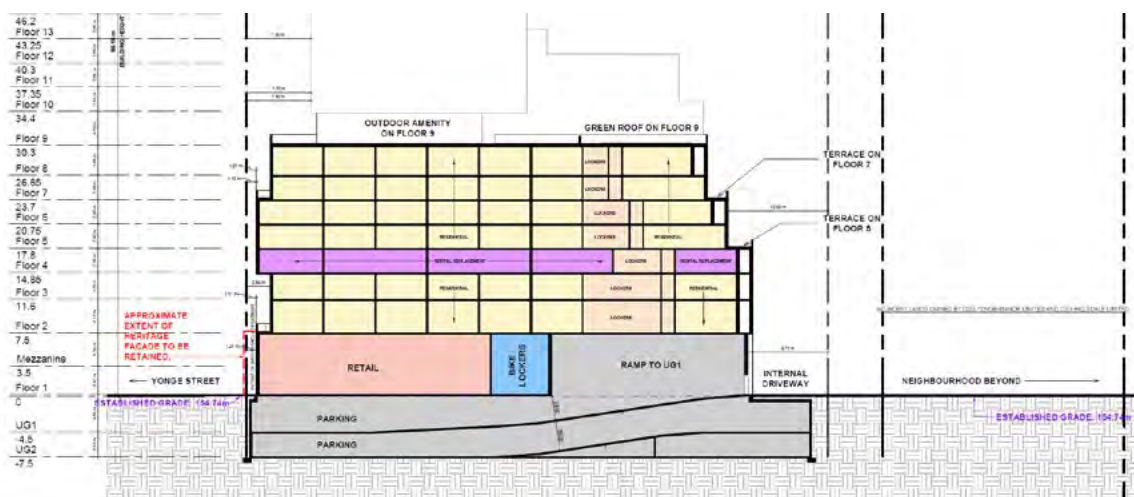
55. Site Plan of the proposed development (Turner Fleischer).



56. First Floor Plan of the proposed development showing the restored recessed entrance, the 20ft interior demising wall and small reinstated return at the rear (eats) elevation of 2111 Yonge Street (Turner Fleischer).



57. Second floor plan showing the 3m stepback at the corner along Yonge Street and Hillsdale Avenue East (Turner Fleischer).



58. West to east section of the proposed development (Turner Fleischer).

10 DEMOLITION & ALTERATIONS

10.1 Demolition

As described in Section 9, the proposed development removes the following existing buildings on the Site in order to facilitate a new multi-storey mixed use tower with contemporary commercial retail spaces along Yonge Street and townhouses along Manor Road East:

- 2093-2109 Yonge Street (Listed);
- 2079-2085 Yonge Street (Listed);
- 9-11 Hillsdale Avenue East;
- 31 Hillsdale Avenue East;
- 12 Manor Road East (potential Glebe Manor Estate HCD);
- 14-16 Manor Road East (potential Glebe Manor Estate HCD); and,
- 18 Manor Road East (potential Glebe Manor Estate HCD).

As described elsewhere in this report, CSG Yonge-Manor Limited & CSG Hillsdale Limited also own 20 Manor Road East and 35-41 Hillsdale Avenue East, which are adjacent to the Site but are not included in the Official Plan Amendment (OPA) and Zoning Bylaw Amendment (ZBA) application.

See Section 13 for discussion of the impact of this demolition on the cultural heritage value of the Site, as well as measures proposed to mitigate this impact. See Section 14.2 for discussion of the specific challenges related to the retention and rehabilitation of 2093-2109 Yonge Street.



59. Existing survey showing: retention in blue, heritage properties proposed to be demolished indicated in red, non-heritage properties proposed for demolition outlined in red, and the adjacent lands owned by CGS indicated in green. (Source: ERA).

10.2 2111 Yonge Street Alterations

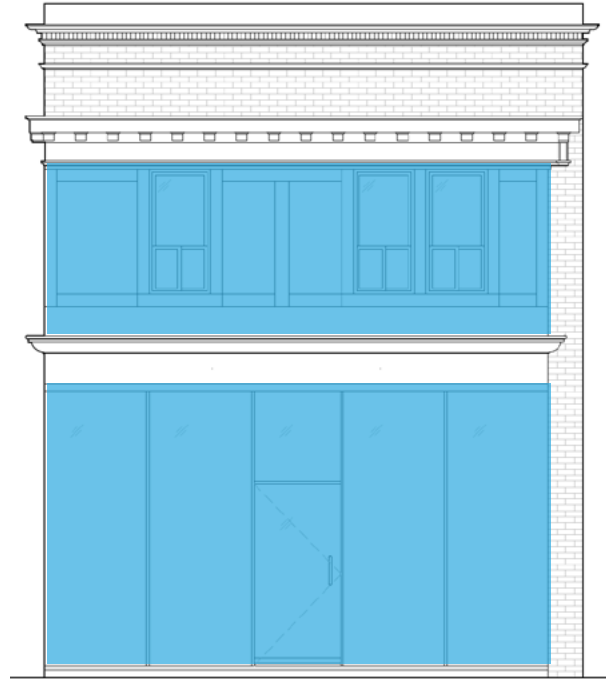
As described in Section 9, the primary (west), original north elevations of 2111 Yonge Street, as well as a 1.3m portion of the south return, will be retained in-situ; the later rear addition fronting Hillsdale Avenue East will be removed.

At the primary elevation, the original storefront configuration, including chamfered entrance with detailing, as well as the original window proportions at the second-storey, will be carefully restored to the building's original condition, as informed by archival photographs and available drawings. Both existing dentilled cornices will be retained and restored. See Section 11 for the preliminary conservation strategy and drawing of the proposed restoration approach.

The following heritage attributes are proposed to be altered:

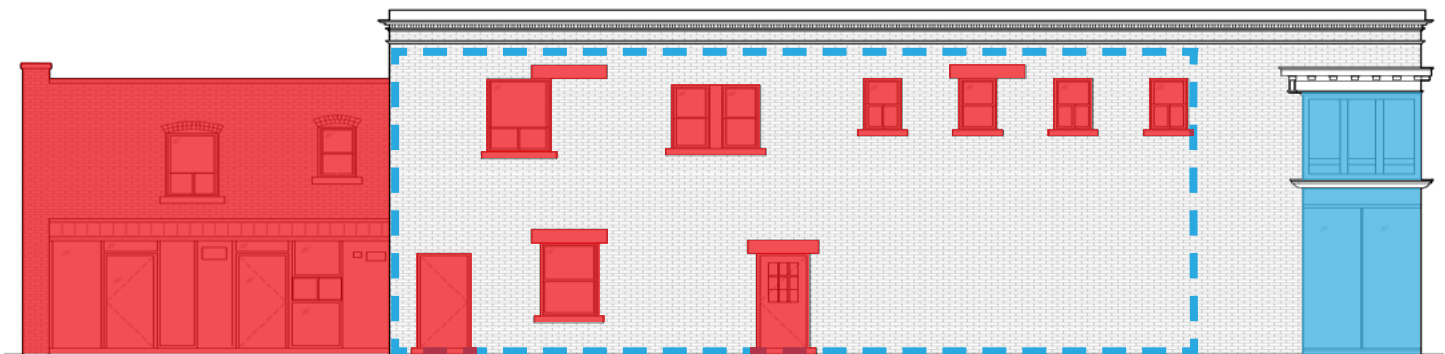
- The north side elevation on Hillsdale Avenue East with the flat-headed openings will be altered to provide commercial frontage along Hillsdale Avenue East and accommodate contemporary glazing.
- Relatedly, the materials at the north elevation, including the brick cladding and the brick and stone detailing, will be altered; brick will be salvaged for reuse in the restoration of the primary elevation and rehabilitation of the north elevation. A small masonry return, reflecting the former east (rear) elevation will be reinstated.

In addition, the existing interior floor level will be removed in order to accommodate a viable contemporary double-height commercial retail space with access from Yonge Street.



60. Existing condition of the primary elevation of 2111 Yonge Street; proposed area of alteration/restoration is indicated in blue (Source: ERA).

61. Existing condition of the north elevation of 2111 Yonge Street; openings and the addition to be removed are indicated in red; the area of alteration and salvage are outlined with the dashed blue line; areas to be restored are indicated in blue (Source: ERA).





62. Proposed primary (west) elevation of 2111 Yonge Street and part of the proposed development (Source: Turner Fleischer)



63. Proposed north elevation of 2111 Yonge Street and part of the proposed development (Source: Turner Fleischer)

11 CONSERVATION STRATEGY

The conservation scope described in this report is preliminary, and subject to change as more detailed studies are completed and overall design is refined. A Conservation Plan will be provided to detail the proposed scope of conservation work.

11.1 Response to Standards and Guidelines

The proposed development *restores* and *rehabilitates* the retained primary (west) and original north elevation of 2111 Yonge Street for continued commercial uses.

The proposed interventions and alterations have been informed by the Standards and Guidelines for the Conservation of Historic Places in Canada (specifically Standards 1, 4, 5, 7, 8, 9, 11, 12 and 14).

Restoration: *The action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.*

11.2 Conservation Strategy

The following summarizes the conservation strategy for 2111 Yonge Street as developed at this early stage in the design process:

- In-situ retention and restoration of the primary (west) elevation based on available archival images (Figure 63) and drawings, including:
 - Repair and cleaning of existing modillions at the roof line and dentilled cornice, both including the portions that wrap around the north elevation;
 - Reinstatement of original architectural elements lost over time, including the chamfered entrance configuration and original window openings at the second storey
- In-situ retention of an approximately 1.3m return at the south elevation to maintain the three-dimensional legibility of the building's original massing as viewed from Yonge Street;
- Reinstatement of a small masonry return to reflect the former east (rear) elevation and maintain the three-dimensional legibility of the building's original massing;
- Incorporation of a partial demising wall on the interior of 2111 Yonge Street to demarcate the original southern extent of the building. This demising wall will help to maintain the three-dimensional integrity of the heritage building, help mitigate the loss of original building fabric and reduce the impression that they are facades alone.

Rehabilitation: *the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.*

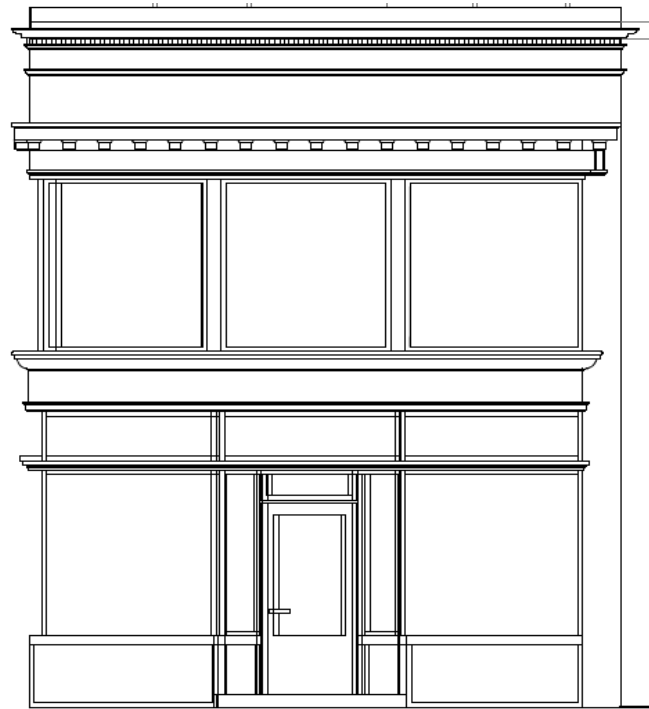
(Parks Canada, 2003).

- Incorporation of punched fenestration along the north elevation of 2111 Yonge Street with glazing broken up by masonry in between windows reflective of the “Main Street Block” character.
- Incorporation of 3m stepbacks to the reveal along both Yonge Street and Hillsdale Avenue East. These stepbacks reduce the heritage impact of the new construction and also help conserve the low-scale Main Street character of Yonge Street.
- In-situ retention and rehabilitation of the original north elevation for contemporary commercial uses.
- Architectural treatment for new construction along the north and east elevations to provide clearly articulated storefront bays, to break up its massing and reflect the fine-grained rhythm and character of main street areas, per Secondary Plan policy 2.6.1.

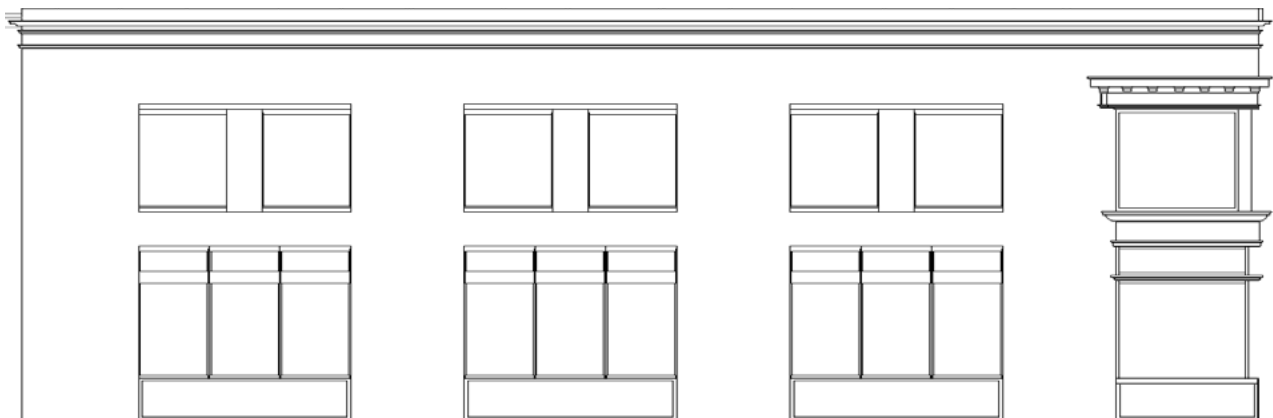
As mentioned in Section 10.2, the existing second floor level will be removed as part of the rehabilitation of 2111 Yonge Street. Existing bricks will be salvaged as possible for reuse in the restoration and rehabilitation of the primary and north facades.



64. 1917 photograph showing the original design of the primary elevation of 2111 Yonge Street (Source: City of Toronto Archive).



65. Drawing showing the proposed restoration of the north elevation of 2111 Yonge Street (Source: ERA).



66. Drawing showing the proposed restoration and reinstatement of the original northwest corner condition and rehabilitation of the north elevation (Source: Turner Fleischer).



67. (Bottom) Architectural rendering showing the altered north elevation as proposed (Source: Turner Fleischer)



68. Rendering of the proposed development, showing the proposed rehabilitation and restoration of 2111 Yonge Street (Source: Turner Fleischer).

12 ENGINEERING CONSIDERATIONS

A structural engineering letter was prepared by Entuitive, dated November 7, 2023, confirming the feasibility of the proposed heritage facade retention strategy, including the primary (west), original north and a 1.3m portion of the south elevation. The memo also confirms that, at this stage of design, the use of either an in-board or out-board retention system would be appropriate for conservation of 2111 Yonge Street, pending coordination and review of utilities and other right-of-way conflicts, such as a right-of-way expansion along Yonge Street as requested by Planning and Transportation staff.

See Appendix E for more details.

13 ANALYSIS OF IMPACT OF DEVELOPMENT

13.1 Analysis of Integrity

The proposed development will conserve and enhance the integrity of 2111 Yonge Street through its partial in-situ retention and integration within the new podium. The attributes at the primary (west) elevation, as identified in the municipally prepared Reasons for Inclusion, including the materials, storefront at-grade, window openings at the second-storey, and dentilled cornice that wraps around the corner will be conserved. While the existing entrance will be altered, the original storefront configuration, including chamfered entrance with detailing, as well as the original window proportions at the second-storey, will be carefully restored to the building's original condition, as informed by archival photographs and available drawings. The extent of the original north elevation will be retained and rehabilitated to accommodate contemporary commercial uses and activate the public realm along Hillsdale Avenue; the later rear addition will be removed.

While the proposed development will remove the existing buildings at 2079-2085 and 2093-2109 Yonge Street, there is a ubiquity of these particular style of buildings within the Midtown area, and Toronto as a whole. The evaluations contained within the CHER found these buildings' possess contextual value for supporting and maintaining the commercial character of Davisville. Additionally, any minimal design value has been impacted through significant alterations to the storefronts over time. Given the modest contextual value of 2093-2109 Yonge Street, and the potential for significant impact to its limited integrity to retain and rehabilitate the existing building, a commemoration strategy was selected; see Section 14.2 for further details. In the case of 2079-2085 Yonge Street, ERA's evaluation found the building is a vernacular example for its period of construction, and of typical craftsmanship; as such, the property does not meet the criteria for physical, historical/associative, or contextual value.

New construction will maintain fine-grained commercial frontage along Yonge Street, reflecting and conserving the narrow masonry bays with smaller windows at the second-storey that characterize the evolved Yonge Street streetscape within Davisville, while allowing for contemporary retail uses. Further, through the use of setbacks above the retained elevations and the new two-storey masonry base along Yonge Street, the proposed development conserves the three-dimensional legibility of the scale, form and massing of 2111 Yonge Street, commemorates the contextual value of 2093-2109 Yonge Street and reflects the low-rise main street character of Yonge Street.

Integrity: as it relates to a heritage property, or in an archeological site/resources, is a measure of its wholeness and intactness of the cultural heritage value and attributes. Examining the conditions of integrity requires assessing the extent to which the property includes all elements necessary to express its cultural heritage value; is of adequate size to ensure the complete representation of the features and processes that convey that property's significance; and the extent to which it suffers from adverse affects of development and/or neglect. Integrity should be assessed within a Heritage Impact Assessment (City of Toronto Official Plan).

Adjacent Heritage Resources

The proposed development will not impact the integrity of the adjacent heritage resources at 2075 Yonge Street/2-4 Manor Road East or 2100-2110 Yonge Street/8-12 Manor Road West. The proposed development intensifies the area with new housing and contemporary retail, without materially impacting the adjacent heritage resources. Setbacks, datum lines, fenestration patterns, and materiality reflect and respond to the attributes of the adjacent heritage properties. While the proposed development may cast new net shadows on the adjacent property at 2100-2110 Yonge Street, there are no shadow-sensitive attributes identified and the property is currently being redeveloped. As such, no significant impact on the integrity of the adjacent heritage resources is anticipated as a result of the proposed development.



69. Rendering of the south and west elevations of the proposed development with 2075 Yonge Street in the foreground (Turner Fleischer).



71. Rendering of the west elevation of the proposed development, fronting Yonge Street (Turner Fleischer).

topography and historic river that crossed Yonge Street. The design of the public park will allow for the interpretation of the historic and ecological evolution of the area and establish a public and open space gateway to the potential HCD. Please refer to the Urban Design Addendum Letter prepared by BrookMcIlroy dated November 8, 2023 and included as Appendix G to this report.

13.2 Visual Impacts

Yonge Street

The historic commercial character of Yonge Street within Midtown is defined by its low to mid-rise scale in a range of architectural styles and periods of construction, typically featuring narrow animated frontages with residential uses above.

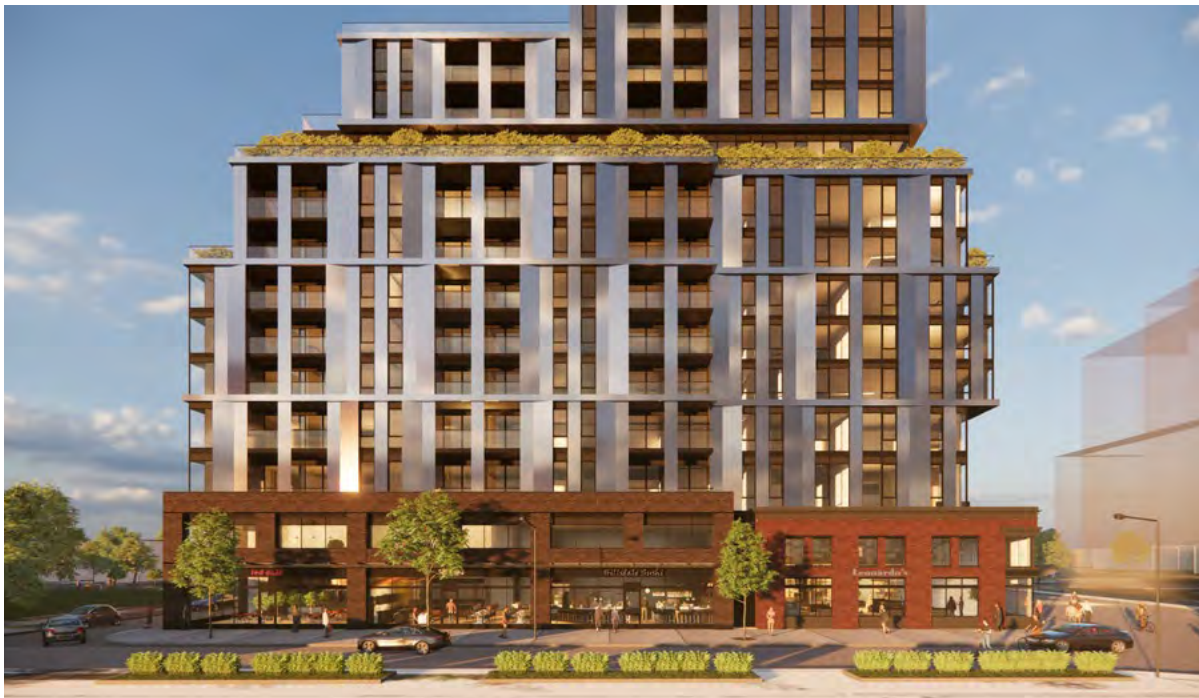
- The proposed development incorporates a two-storey masonry base along Yonge Street, with 5-10m bays to break up its massing and reflect the fine-grained rhythm and character of main street areas, per Secondary Plan policy 2.6.1.
- The streetwall height and massing of the proposed base generally reflects that of the existing building at 2093-2109 Yonge Street and similar buildings of this vintage in the area, while the proposed contemporary storefronts reflect the datum lines established by the adjacent heritage resources. Further, the proposed base utilizes a complementary materiality and setbacks to ensure new construction is compatible with, distinguishable from and subordinate to the retained heritage fabric and adjacent heritage property at 2075 Yonge Street.
- Through the retention and incorporation of 2111 Yonge Street within the proposed commercial base, in addition to the design

measures detailed above, the proposed development conserves the legibility of Yonge Street's commercial character; bookending the east side of Yonge Street between Manor Road and Hillsdale Avenue with heritage properties that reflect their distinct periods of construction, while sensitively responding and contributing to the street's evolution.

Hillsdale Avenue East

Hillsdale Avenue East is defined by its low-rise residential character, with larger scale mixed uses wrapping along the north side from Yonge Street.

- The replacement of the Site's existing frontage along Hillsdale Avenue East, generally comprising secondary entrances and parking, does not negatively impact the established character of the Hillsdale streetscape.
- The proposed modifications to the north elevation of 2111 Yonge Street and new two-storey masonry base with commercial frontage are in-keeping with the evolving character of this area and appropriately activate the corner of Hillsdale Avenue East and Yonge Street.
- The extension of commercial uses along Hillsdale Ave is consistent with the evolving character of the streetscape, including the Staples building across the street.
- New commercial frontage is contemporary in its design and of a complementary form; reflecting the streetwall height established by 2111 Yonge Street and responding to the architectural character of the area through its fenestration, including appropriate solid to void ratios and horizontal divisions, and use of masonry.



72. Rendering of the proposed north elevation, fronting Hillsdale Avenue East (Turner Fleischer).

- Further, through the use of setbacks above the proposed masonry base, incorporation of terracing, and proposed park to the east of the tower, the proposed north elevation provides a transition in scale between the residential character of Hillside Avenue East, the commercial character of Yonge Street, and the "Core" character north of the Site as defined by the Secondary Plan.

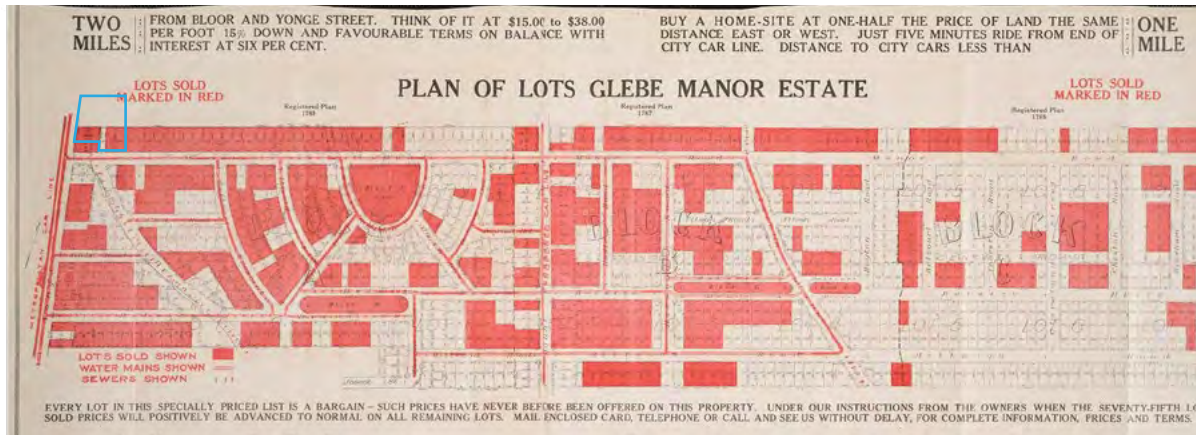
Manor Road East

Manor Road East is defined by its low-rise scale and evolved residential character dating from the 1920s onward. The existing parking lot to the rear of 2075 Yonge Street and laneway function as a dividing line between this character and the commercial character and scale of Yonge Street.

- While new two-storey townhouses will be introduced along Manor Road East, the height of these were designed to fall below the datum line established by the adjacent heritage property at 2075 Yonge Street to ensure a compatible and subordinate relationship between new construction and existing heritage. In addition, the proposed tower is setback above the townhouses, to ensure it does not visually dominate the low-rise character of the street.



73. Rendering of the proposed development, looking northwest. Note the adjacent heritage property at 2075 Yonge Street (Turner Fleischer).



74. 1912 advertisement for lots within the Glebe Manor Estate; note that the southern boundary of the Site, outlined in blue, forms the terminus of Tullis Drive, which is a unique radial street that reflects the natural topography.

- In addition, the proposed townhouses and park entrance enhance the view terminus of Tullis Drive, visually linking the Site to the historic built form evolution of the Glebe Manor Estates. Together, these design efforts provide an appropriate transition in scale and form between the evolved Yonge Street streetscape and the established residential character that defines Manor Road East.

While the new building proposes additional massing in a transitional area between “Core” area and “Village” area per the Secondary Plan, the proposed tower meets Official Plan and Secondary Plan policy directives regarding the intensification of Transit Nodes and Major Streets. In addition, the massing of the tower transitions to the residential neighbourhood to the east with the use of setbacks, stepbacks, and terracing. The design of the tower consists of a base building, middle and a top, as per the Official Plan and Tall Building Guidelines. Finally, the proposed development is in-keeping with other recent approved developments and applications currently under review per the Planning Rationale prepared by Armstrong Planning dated August 15, 2023. As such, the proposed development will have minimal visual impact on on-site and adjacent heritage resources.

13.3 Policy Discussion

All relevant in-force and emerging policy and guideline documents that relate to the Site were reviewed, including:

- The Province of Ontario's 2020 Provincial Policy Statement;
- The Growth Plan for the Greater Golden Horseshoe;
- The Ontario Heritage Act (R.S.O. 1990);
- City of Toronto Official Plan Section 3.1.6;
- City of Toronto Tall Building Guidelines (2013);
- Yonge-Eglinton Secondary Plan (2019); and,
- Heritage Impact Assessment Terms of Reference, City of Toronto (see Appendix A).

A detailed review of, and response to, relevant key policies is contained in Appendix C.

14 MITIGATION MEASURES & CONSIDERED ALTERNATIVES

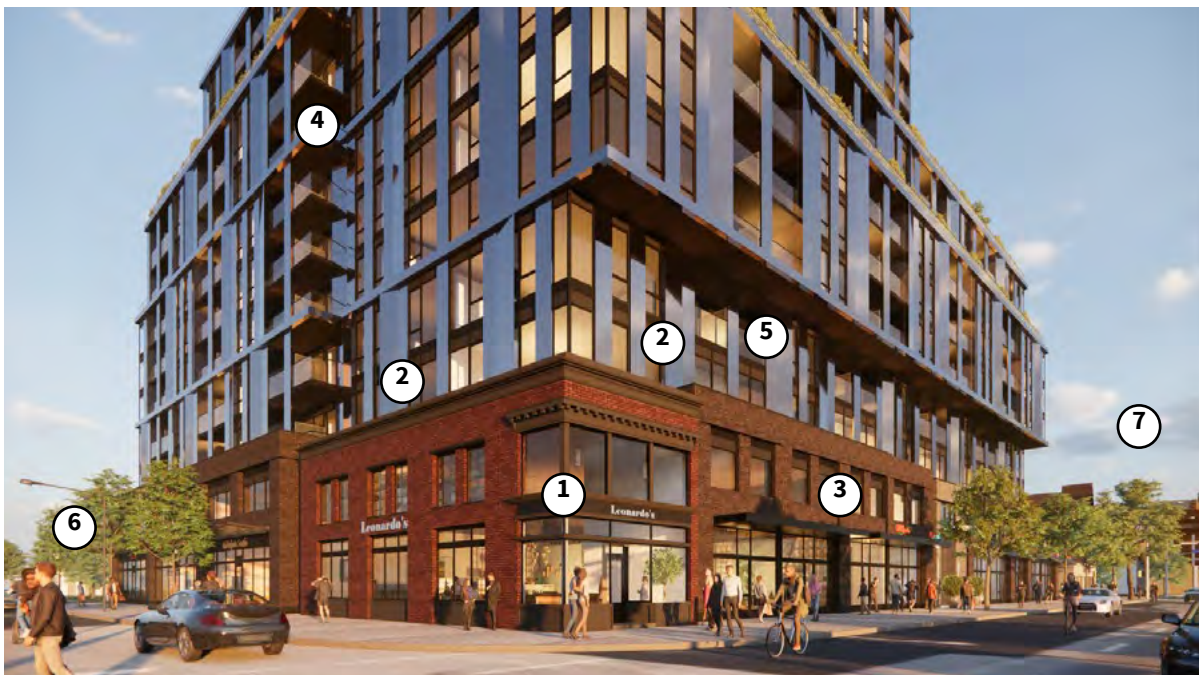
14.1 Mitigation Measures

The proposed development incorporates several design considerations intended to mitigate impacts on on-site and adjacent heritage resources, which are as follows:

① Retention of 2111 Yonge Street, including restoration of the primary elevation, the return on the south elevation, and rehabilitation of the north elevation, to reflect the early 20th century Yonge Street commercial character that was established during the era of the village of Davisville and village of Eglinton; anchoring new construction on Yonge Street between two heritage buildings of different eras, conserving and making legible the commercial history and evolution of this stretch of Yonge Street, and Davisville more broadly.

The updated proposal contains a commitment to working with staff to determine the final materiality (for example exterior building material (brick, stone, stucco, wood, metal panel) and colour of the building façade at grade fronting Yonge Street (2079-2111 Yonge Street).

② The use of 3m stepbacks above 2111 Yonge Street along both Yonge Street and Hillsdale Avenue East, and in relation to the adjacent heritage property at 2075 Yonge Street, conserve the three-dimensional



legibility of on-site and adjacent heritage properties and ensure new construction is subordinate to and compatible with the established streetwall height along Yonge Street and Hillsdale Avenue East. **These increased stepbacks for new construction above the heritage building, will reduce the heritage impact of the new construction and also help conserve the low-scale Main Street character of Yonge Street.**

③ The lowrise masonry base buildings, with articulated bays and commercial retail units at-grade along Yonge Street and Hillsdale Avenue East, appropriately respond to the datum line established by the retained facade at 2111 Yonge Street and the adjacent heritage building at 2075 Yonge Street. Further, the base buildings maintain and reflect the narrow rhythm and evolved built form and commercial character that defines this stretch of Yonge Street; commemorating the contextual value and design intent of 2093-2109 Yonge Street.

④ The massing above the proposed podium along Hillsdale Avenue East, including the use of setbacks and terraces, ensure the proposed development provides an appropriate transition in height from the new development / “Core” character to the north and the two to three-storey “Village” character south of the site.

⑤ The incorporation of varied materiality to differentiate between the podium [masonry] and the tower form [glazing/spandrel], ensuring compatibility with the heritage building and **providing a quiet backdrop that is designed to be visually subordinate to the retained heritage facades below.**

The updated proposal contains a commitment to working with staff to determine the final materiality (for example exterior building material (brick, stone, stucco, wood, metal panel etc. cladding) and colour of the building façade directly above the heritage building (2111 Yonge) at SPA. The expectation is that the overall architecture will not change significantly, this commitment is limited to those areas directly above the heritage building (Floors 2 and 3). Additionally, there is a commitment to working with staff to determine the final materiality (for example exterior building material (wood, metal etc. cladding material and colour) at SPA for the reveal (bottom side of the cantilever projecting towards Yonge Street).

○ The proposed public park provides additional transition between the dense Yonge Street corridor and the residential neighbourhood to the east, while providing an opportunity to interpret the value of the former Glebe Manor Estates and the historical topography and ecological history of the area.

⑦ The development densifies a site in midtown near a major transit corridor per Official Plan and Yonge-Eglinton Secondary Plan policy direction.

Recommended Mitigation Measure

The following additional mitigation measure could be implemented to more fully represent and interpret the heritage attributes of the Site:

- As part of the detailed park design and forthcoming interpretation strategy, explore opportunities with a landscape architect to interpret and reflect the evolution of the area, specifically the former creek and ecological history of the site, the evolution of its topography, and the Glebe Manor Estates parcel (specifically through development of a Tullis Drive gateway).

14.2 Considered Alternatives

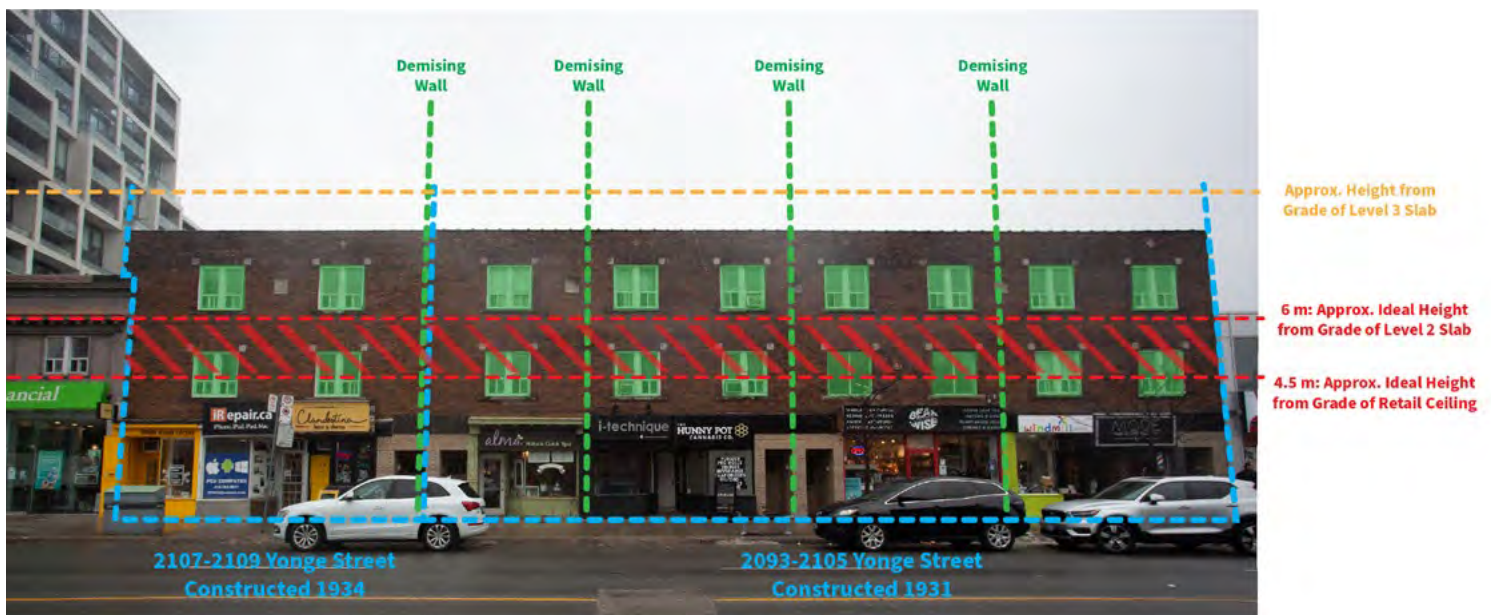
Demolition of All Existing Buildings

A proposal to remove all existing buildings on the Site, including the Listed properties found to have cultural heritage value in the CHER prepared by ERA, was contemplated.

Retention of 2093-2109 Yonge Street

While options to conserve the Listed building at 2093-2109 Yonge Street were explored, in-situ retention and rehabilitation of the existing building presents several conflicts with the proposed program and contemporary commercial retail requirements, in addition to any required alterations to accommodate these.

Per Section 1.5 (Ceiling Heights) of the Toronto Retail Design Manual, best practice is to provide approximate floor to ceiling heights of 4.5m for boutique retail spaces, 6.0m for spaces larger than 200 sq. m, and to avoid ceiling heights lower than 3.6m. The ceiling heights for the existing at-grade retail units are approximately 3.2-3.5m; below the desired "best practice" for the proposed boutique retail. In addition, the area of the individual existing retail units is not optimal for a contemporary retail program. Finally, the required mechanical louvres, which would typically be contained and concealed within select



second-storey openings, could impact a significant proportion of openings due to the existing at-grade configuration.

Efforts to adjust the existing at-grade retail conditions to suit best practice, specifically through the alteration of the second floor height, would create a conflict with the existing second-storey window openings. The subsequent alteration of the third floor height, to allow for a viable floor or connection with the proposed tower above, would then require an addition above the existing roofline with no setback. Further, existing window heights and/or proportions would also require alteration, significantly impacting the existing fenestration pattern and compromising the integrity of the building's contextual value. Finally, given the building's midblock condition and existing demising walls, the removal and/or alteration of the existing diaphragms would have significant structural implications, challenging the viability of retaining the primary façade in-situ and impacting the retention strategy for the adjacent 2111 Yonge Street.

Given the existing building's modest contextual value, and the potential for significant impact to its limited integrity, in-situ retention and rehabilitation of 2093-2109 Yonge Street as part of the proposed development was deemed not feasible.

15 STATEMENT OF PROFESSIONAL OPINION

Based on the findings of this Heritage Impact Assessment, it is ERA's opinion that the proposed development conserves the physical heritage value of on-site heritage resources through the retention, restoration, and rehabilitation of 2111 Yonge Street. While the proposed development removes and replaces the existing buildings at 2093-2109 and 2079-2085 Yonge Street with new construction, a number of design measures have been incorporated to reflect the scale, massing and character of the existing buildings while allowing for contemporary retail requirements, conserving their contextual value and contribution to the commercial character of Yonge Street. Further, the proposed vertical articulation through brick piers creates a rhythm of narrow storefront bays at the ground level of the podium that is reminiscent of, and complementary to, those that characterize this stretch of Yonge Street.

While the north elevation of 2111 Yonge Street will be altered, the approach to activating the public realm at the corner of Hillsdale Avenue East and Yonge Street creates a complementary transition between the Site's "Village" character and the adjacent "Core" character to the north, per the Yonge-Eglinton Secondary Plan. Further, through the use of setbacks and the massing of the podium, the proposed development establishes a compatible and subordinate relationship with the adjacent heritage resource at 2075 Yonge Street, conserving the three-dimensional legibility of its cultural heritage value, while effectively bookending the Yonge Street frontage between two heritage buildings that each reflect their distinct periods of construction and the commercial evolution of the street, more broadly.

ERA finds that the proposal meets the recognized professional standards and best practices in the field of heritage conservation in Canada. The proposal conforms to applicable heritage policies and guidelines in the City of Toronto's Official Plan and the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada.

APPENDIX A: REQUIRED CONTENTS CHECKLIST



Heritage Impact Assessment Terms of Reference and Checklist

City Planning, Heritage Planning, Urban Design

Revised July 7, 2021

A. PURPOSE

The conservation of the City of Toronto's cultural heritage resources is a matter of public, municipal and provincial interest.

A Heritage Impact Assessment ("HIA") is an independent professional and objective study undertaken at the earliest stage of project planning, design, construction and development activity necessary to inform a project's design with the goal of conservation.

The purpose of the HIA is to assist in the understanding of the cultural heritage value of each existing or potential heritage resource on a site, adjacent to a site or within a Heritage Conservation District ("HCD"), and apply relevant heritage conservation policies and standards in the analysis of the impact of development on its cultural heritage value, and develop mitigation measures to protect it. Within the City of Toronto's application process and complete application requirements, the purpose of the HIA is also to inform decisions of City staff and City Council and to guide the creation of a Conservation Plan or any other Council approved condition.

B. POLICY CONTEXT

- The Provincial Policy Statement; Section 2.6 Cultural Heritage and Archaeology
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe; Section 4.2.7 Cultural Heritage Resources
- City of Toronto Official Plan

C. DESCRIPTION

The HIA will demonstrate an understanding of the cultural heritage values and attributes of existing and potential onsite heritage resources, adjacent heritage properties and within or adjacent to Heritage Conservation Districts. It is strongly recommended that a **Cultural Heritage Evaluation Report ("CHER")** be prepared by the applicant at a project's inception to ensure a rigorous inventory and understanding of the site's values and attributes early in the design process. The City of Toronto has developed a Terms of Reference to assist with the purpose and content of a CHER. It is also strongly recommended that the results of the CHER be shared with the City for discussion at the earliest opportunity to avoid unnecessary delays.

Where City Council has previously adopted a Statement of Significance through municipal designation, using criteria set out in Ontario Regulation 9/06, the HIA must be based on the Council approved statement of cultural heritage values and attributes. Properties designated prior to 2005 will be subject to review and by-law amendment as necessary.

The HIA will also demonstrate, in its analysis and conservation strategy, an understanding of all applicable provincial and municipal policies, HCD plans and recognized professional heritage conservation standards in Canada including, but not limited to, the *Standards and Guidelines for Conservation of Historic Places in Canada*. **In keeping with the *Standards and Guidelines*, minimal intervention will be the guiding principle for all work.**

The study will, using both written and graphic formats, provide a description of the proposed development or site alteration, a detailed review of the impact of the proposed work on the cultural heritage values and attributes of the existing, potential and adjacent heritage properties (cultural heritage values and attributes that have already been determined by the City or, when unavailable, identified within a Cultural Heritage Evaluation Report) from a conservation perspective. The HIA will also recommend alternative development options and mitigation measures to ensure the best possible conservation outcomes.

The HIA, which must be prepared by a qualified heritage conservation professional as demonstrated through membership in the Canadian Association of Heritage Professionals, will address "existing and potential heritage properties" which are those properties that are:

- designated under Parts IV and V of the Ontario Heritage Act ("OHA")
- added to the Register by City Council, known as "listed" properties
- identified as having cultural heritage value or interest through a preliminary site assessment or planning study
- identified by the community, City staff or local Councillor

In addition, it is recommended that applicants pre-screen any building 40 years of age or older on the development site as a routine part of pre-application due diligence, especially if demolition will be proposed.

The required conservation strategy will be presented in detail to inform the decisions of City staff and City Council and to guide the creation of a Conservation Plan and/or any other Council approved conditions. Conservation strategies will take into account the existing condition of cultural heritage resource(s) and the constructability of the proposal. It is expected the project team will have undertaken sufficient investigation to confirm the capacity of the heritage resource to withstand the proposed intervention.

Where there is the potential to affect known or potential archaeological resources an Archaeological Assessment will be undertaken as an additional study prepared by a licensed archaeologist.

D. STANDARDS AND PRACTICES

The HIA must be impartial and objective, thorough, complete and sound in its methodology and application of Ontario Heritage Act evaluation criteria, the City of Toronto Official Plan Heritage Policies and the *Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada* and be consistent with recognized professional standards and best practices in the field of heritage conservation in Canada and the CAHP Code of Conduct.

The HIA must be prepared by qualified professional members in good standing with the Canadian Association of Heritage Professionals (CAHP) who possess applied and demonstrated knowledge of

accepted standards of heritage conservation, historical research, identification and evaluation of cultural heritage value or interest, analysis and mitigation.

The HIA must include all required information and be completed to the satisfaction of the City as determined by the Senior Manager, Heritage Planning or it will be considered incomplete for application or other purposes.

The HIA may be subject to a peer review if deemed appropriate by the Senior Manager.

E. WHEN REQUIRED

An HIA is required as a part of a Complete Application for the following application types, if the development site contains one or more properties that are listed and/or designated on the City of Toronto's Heritage Register:

- Official Plan Amendment
- Zoning By-law Amendment
- Plans of Subdivision
- Site Plan Control

Note: Site Plan Control applications that have been subject to a recent and/or concurrent OPA/ZBA application will not require an HIA.

An HIA may be required for the following additional application types:

- Consent and/or Minor Variance applications for any property on the Heritage Register
- Official Plan Amendment, Zoning By-law Amendment, Plans of Subdivision, Site Plan Control and/or Consent and/or Minor Variance applications adjacent to a property on the Heritage Register. Adjacency is defined in the Official plan and may go beyond contiguous properties
- Heritage Permit applications for any property designated under Part IV (individual) or Part V (Heritage Conservation District) of the OHA.

F. CULTURAL HERITAGE EVALUATION REPORT (CHER)

A Cultural Heritage Evaluation **is required** within the HIA for the following properties, where applicable:

- Designated under Part IV, Section 29 of the OHA prior to 2006
- Listed on the City's Heritage Register under Section 27 of the OHA

A CHER is strongly encouraged to be prepared for properties of potential heritage value:

- Not on the City's Heritage Register but identified as having cultural heritage value through professional site assessments or planning studies
- Believed to have cultural heritage value as identified by the community, City staff or local Councillor
- Buildings and/or structures that are 40 years or older

A Cultural Heritage Evaluation within an HIA, or as part of a CHER is **not required** for properties that are:

- Subject to a Notice of Intention to Designate under Section 29 of the OHA
- Designated under Part IV, Section 29 of the OHA after 2006
- Designated under Part V, Section 42 of the OHA

The City's Terms of Reference for a CHER is available as a separate document. It is recommended that applicants contact Heritage Planning to discuss heritage potential on the subject property prior to application submission. **Evaluation of cultural heritage resources prior to project planning is strongly encouraged.**

With regard to Part IV, Section 29 properties, the HIA should append the Notice of Intention to Designate or the designation by-law, where applicable. With regard to Part V, Section 42 Districts, identification of the Heritage Conservation District and its associated Heritage Conservation District Plan (if applicable) should be identified, but is not required to be appended to the HIA.

An HIA that does not use the Council adopted statement of significance as the basis to assess impact will be deemed incomplete.

Evaluations may be subject to Peer Review where deemed appropriate by the Senior Manager, Heritage Planning

G. REQUIRED CONTENTS AND CHECKLIST

To confirm application requirements it is advisable to discuss your project in advance with Heritage Planning staff during preliminary consultation meetings and consult the City of Toronto's Municipal Code.

Where conditional approval has already been granted under the OHA, document requirements should be discussed with heritage planning staff.

The HIA will be submitted in hard copy and PDF format along with any other required application material and will include (at minimum):

1. Required Contents Checklist



A copy of this HIA Terms of Reference with a completed Required Contents Checklist

2. Statement of Professional Qualifications

A Heritage Professional is a person who has specialized knowledge in the conservation and stewardship of cultural heritage and is supported by formal training and/or work experience. The professional must be a registered member of the Canadian Association of Heritage Professionals and in good standing. The background and qualifications of the professional(s) completing the HIA must be included in the report.



By checking this field, the Professional conforms to accepted technical and ethical standards and works in accordance with the regulations and guidelines of their specialty heritage fields and

jurisdictions of practice and confirms the information included in the HIA or CHER is accurate and reflects their professional opinion.

3. Executive Summary

- ☒ This section includes a summary of the project as a whole; a summary of the property's determined heritage values and attributes, including conclusions related to the evaluation of properties undertaken through the CHER; a summary of the proposed conservation strategy and a summary assessment of the impact of the proposed development or site alteration on the cultural heritage values and attributes of all on-site and adjacent heritage properties, including properties on the site that are not on the heritage register but which have been subject to evaluation either within the HIA or as the subject of a CHER.

The Executive Summary will also outline proposed mitigation measures and will include a clear statement of opinion about the appropriateness of the work as proposed, with specific reference to all applicable policies and guidelines.

4. Property Owner

- ☒ Owner name and full contact information, including e-mail address(es)

5. Owner's Representative or Agent

- ☒ Name and full contact information, including e-mail address(es), for any representative or agent acting on behalf of the owner accompanied by proof of owner consent

6. Location Plan

Location of the development site and the subject heritage property/properties shown on:

- ☒ City's property data map

- ☒ Aerial photograph

Maps and photographs must depict the site boundary within a 300 metre radius, or as appropriate, in order to demonstrate the existing area context and identify adjacent heritage resources. Maps to be to a metric scale (i.e. 1:100, 1:200, 1:500).

7. Cultural Heritage Evaluation Report (CHER)

Following the City of Toronto's Cultural Heritage Evaluation Report (CHER) Terms of Reference, this section will include the identification and evaluation of existing and potential properties on the development site, as required.

Where a property is subject to a notice of intention to designate under Section 29 of the OHA, designated under Part IV of the OHA after 2006 or designated under Part V of the OHA, the HIA must rely on the heritage values and attributes of the property which have already been determined by City Council.

It is expected the CHER will be prepared in the early stages of the design and development process, prior to determining what changes may be appropriate. It is recommended that the CHER be submitted as a separate document prior to its incorporation into the HIA and prior to the submission of a development application so that the heritage values can be confirmed.

Check all that apply:

- ☐ Evaluation of a property designated under Part IV, Section 29, of the Ontario Heritage Act prior to 2006 and date evaluation was completed.
- ☐ Evaluation of a property listed on the City's Heritage Register under Section 27 of the Ontario Heritage Act and date evaluation was completed.
- ☐ Evaluation of a property previously identified as having cultural heritage value through professional site assessments or planning studies and date evaluation was completed.
- ☐ Evaluation of a property believed to have cultural heritage value as identified by the community, City staff or local Councillor and date evaluation was completed.
- ☐ Evaluation of a property over 40 years old and date evaluation was completed.

8. Description of On-site Heritage Resources

This section will include a description of existing and potential cultural heritage resources within the development site, and shall include:

- ☒ Description of each property in its location on the site and any associated buildings, structures and/or landscapes. The description needs to include reference to all structures; buildings; age, location, type of construction, heritage attributes, building elements, features and / or remains; building materials; architectural style, type or expression and finishes; floor plan; natural heritage features; landscaping and archaeological resources as applicable.
- ☒ For each listed property, the existing Statement of Significance, Reasons for Listing and/or Reasons for Identification as adopted by City Council describing each property's cultural heritage value. Include the City Council inclusion dates and relevant details. This information can be obtained from the Heritage Planning office or online.
- ☐ For each Part IV or Part V designated property on the site, the existing Statement of Significance, Reasons for Designation describing each property's cultural heritage value and heritage attributes and/or the established cultural heritage value or contribution as described in the relevant HCD Plan. Include the associated designation by-laws and City Council inclusion dates and details. This information can be obtained from the Heritage Planning office or online.

9. Historic Photographs

- ☒ Historic photographs should be provided where available. If historic photographs cannot be located, it must be confirmed that the noted sources below have been checked and historic photographs were not present.

At minimum, the resources that must be consulted include:

- ☒ Toronto Archives
- ☒ Toronto Public Library
- ☒ Historical society archives

10. Current Photographs/Images

- ☐ Current photographs/images taken within 3 months of the application submission date showing the existing condition, context, attributes and other features of existing and potential heritage resources on the property that are unobstructed by landscaping, vegetation, vehicles, etc. The context includes other buildings and existing landscaping (mature trees, fences, walls, driveways) on the subject property. Photographs will include the following:
 - Each building elevation
 - Each heritage attribute or draft (CHER) heritage attribute affected by the proposed works
 - Existing context including other buildings on and adjacent to the site and existing landscaping
 - Interior heritage attributes described in the Part IV designation by-law or the CHE, where applicable
 - Photographs of the property as seen from the public realm around the property including each public right of way, lane, or shared driveway, park and publicly accessible open space, as appropriate to the site
 - Photographs showing the relationship of the site to the adjacent properties

11. Description of Surrounding Neighbourhood Keyed to a Context Map

- ☒ Provide a detailed narrative of the surroundings of the site with particular attention to subject street frontages or block faces, subject property and opposite side of the street frontage(s). Be sure to reference architectural styles, profiles and ages of buildings and describe the existing "sense of place" where discernible and key to a context map.

12. Description of Adjacent Heritage Properties (if applicable)

Using the definition of "adjacency" in the City's Official Plan, this section must provide a description of each heritage property/resource adjacent to the development site, including:

- ☒ Description of the property in its location adjacent to the site, including any buildings, structures and/or landscapes or landscape features.
- ☒ Part IV or V designation dates and details.



Existing Statement of Significance or Reasons for Designation describing the property's cultural heritage value. This information can be obtained from the Heritage Planning office.



Photographs to include:

- Photographs taken within 3 months of the application submission date of each elevation of the resource on the adjacent heritage property.
- Aerial photographs showing the relationship of the adjacent properties to the development site.
- Available historic photographs that show the adjacent buildings in relation to the application site, or confirmation that none were available from the noted sources.

13. Condition Assessment

The condition assessment should not rely solely on a visual inspection. Recommended methods for determining the condition of the resource(s) include a structural engineering analysis, a geotechnical study, non-destructive and destructive testing where underlying conditions might be obscured by architectural elements, signage or other physical barriers.

Destructive testing may be subject to approval. Please consult the heritage planner assigned to your application to confirm testing requirements needing a preliminary review.



Written description and high quality colour photographic documentation of each existing and potential heritage resources on the development site in its current condition and a detailed visual and written description of the physical condition of the resources including, but not limited to:

- The roof (including chimneys, roofing materials, etc.)
- Each building elevation including windows, doors, porches and decorative elements
- Foundations
- Each heritage attribute identified in an existing Statement of Significance or a CHE including landscape features where applicable
- Structural stability of the building
- Other aspects of the site as appropriate

14. Description of Proposed Development or Site Alteration

In this section, the plans, drawings, specifications and a description of the site alteration must include all new development on and alterations and interventions to each designated and/or listed and/or potential heritage property on the development site.

The drawings and specifications should also show any internal heritage attributes described in the designation by-law and show any proposed changes to them.

If no changes are being proposed to a specific building, structure or heritage attribute on the subject property a written confirmation of this and confirmation of its proposed conservation

- ☒ can be provided instead of including proposed plans, sections and elevations of that specific building, structure or heritage attribute.
- ☒ A written itemized and detailed description of all alterations and interventions affecting the cultural heritage value and attributes of each onsite existing and potential heritage property and adjacent heritage property with a clear narrative of what is proposed to be conserved, altered, visually or physically impacted or demolished and/or removed.
- ☒ Existing plans, sections and elevations showing the current condition of each property with any buildings, structures and attributes proposed to be demolished or removed identified in RED and/or altered in BLUE.
- ☒ Proposed plans, sections and elevations showing any attributes proposed to be demolished, removed or reconstructed in RED and new construction and alterations in BLUE.

15. Demolition

Separate approval under the Ontario Heritage Act is required for any property designated under Part IV or V where the demolition or removal of a building, structure and/or attribute is proposed.

60 days' written notice of intention to demolish a building or structure on a listed property must be submitted to the Chief Planner, consistent with the Toronto Municipal Code, Chapter 103.

- ☐ Check if NO demolition or removal is proposed.
- ☐ Where the demolition and/or removal of a building, structure and/or heritage attribute is proposed on an existing Part IV heritage property, a written description will explain the reason for the proposed demolition and/or removal and how it conserves the cultural heritage value and attributes of the property as described in the designation by-law or the CHER and how it conserves the integrity of the property.
- ☒ Where the demolition and/or removal of a building, structure and/or heritage attribute is proposed on a Part V designated property within a Part V designated district, a written description will explain the reason for the proposed demolition and/or removal and how such demolition and/or removal conserves the cultural heritage values and heritage attributes of the relevant Heritage Conservation District and describe how the proposal is not contrary to the objectives of that HCD Plan and how the proposal does not conflict with that HCD Plan.
- ☐ Where the demolition and/or removal of a building or structure on a listed heritage property is proposed, a written description will explain the reason for the proposed demolition and/or removal and how it conserves the cultural heritage value of the property as described in the reasons for listing or the CHER and conserves the integrity of the property.
- ☐ Where the demolition and/or removal of a building or structure on a potential heritage property is proposed, a written description will explain the reason for the proposed demolition and/or removal.

16. Analysis of the Impact of Development or Site Alteration

In this section, a clear and objective analysis of the impact of all alterations and interventions, (direct and indirect), that affect the cultural heritage value and attributes as described in the designation by-law or approved CHER of each existing, potential and adjacent heritage property or HCD is required.

- ✓ ☒ An itemized and detailed analysis of the impact of and rationale for all alterations and interventions proposed affecting the cultural heritage value and attributes of each existing, potential and adjacent heritage property applying all relevant policies including the City of Toronto Official Plan, the Provincial Policy Statement and A Place to Grow: Growth Plan for the Greater Golden Horseshoe.
- ✓ ☒ A description of and rationale for the primary conservation treatment(s) based on the *Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada*.
- ✓ ☒ An itemized and detailed analysis of and rationale for all alterations and interventions proposed affecting the cultural heritage value and attributes of each existing, potential and adjacent heritage property using all applicable guidelines in the *Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada*.
- ✓ ☒ Using the definition of "integrity" in the City of Toronto Official Plan, provide a description and analysis of the impact of the development/site alteration on the integrity of each existing, potential and adjacent heritage property.
- ✓ ☒ An analysis of the visual impact of the design of the new development on, and a description of the efforts to ensure mitigate the impact and ensure its compatibility with, the heritage value, attributes and character of each existing, potential and adjacent heritage property or HCD.

17. Engineering Considerations

In the case of partial *in situ* or façade-only retention, temporary removal or relocation of a building or structure of an onsite existing or potential heritage resource, or when a compromised structure is part of the reason for the proposed works, an engineering study must be undertaken by a Professional Engineer that confirms the feasibility of the proposed strategy in the context of the development/site alteration. An engineering study may also be requested in other circumstances.

A vibration or other site management related study may be requested to assess any potential impacts to adjacent heritage resources.

The study should consider (at minimum) overall site alterations, construction access, buried utilities, right-of-way management and construction/conservation methodologies. Recommendations must be based on a detailed understanding of the current condition of the resource(s) being conserved as described in Section 12.

Limited invasive testing of existing heritage fabric and other forms of ground investigation are strongly recommended at the earliest stages of the project. Purely visual inspection will not be an acceptable basis for decision-making.

- ☐ A statement from a professional engineer confirming feasibility of a strategy that involves façade retention, temporary removal or relocation. Conservation strategies with engineering considerations must include this statement or the HIA will be deemed incomplete.

18. Mitigation

Mitigation measures and/or alternative options are important components of the HIA as they describe ways to avoid or reduce negative impacts on the cultural heritage resources. Mitigation might also be achieved through modifications to the design of project as a whole, for example exploring alternative parking arrangement the modification of supporting caisson walls and other shoring and bracing strategies that supports greater retention of built fabric, exterior walls, interior attributes and *in situ* preservation etc.

- ☒ A detailed and itemized description of recommended mitigation measures that will best conserve the cultural heritage values and attributes of each existing, potential and adjacent heritage resource. Note: Potential heritage resources are defined in Section F above. Adjacent properties are defined in Section 3.1.5 of the City of Toronto Official Plan.
- ☐ If mitigation measures and/or alternative development options are not warranted because the cultural heritage values and attributes are being conserved, describe and provide a rationale for no recommendation.
- ☒ Where significant interventions occur, describe and provide a rationale for the alternative development approaches and mitigation measures that were explored but not recommended in this HIA.

19. Conservation Strategy/Summary

- ☐ Itemized summary of the conservation strategy detailed in the previous relevant sections.

20. Statement of Professional Opinion

- ☒ A conclusive and objective statement of professional opinion about the compliance of the project with all relevant municipal and provincial policies and respect for recognized professional standards and best practices in the field of heritage conservation in Canada.
- ☐ If, in the opinion of the heritage consultant, a development proposal does not comply with all applicable policies or respect recognized professional standards and best practices in the field of heritage conservation as reflected in all applicable guiding documents, a full analysis will be provided explaining the reasons for why this conclusion has been drawn.

APPENDIX B: PROJECT PERSONNEL

ERA Architects Inc. (ERA) specializes in heritage conservation, architecture, planning and landscapes as they relate to historical places. This work is driven by our core interest in connecting heritage issues to wider considerations of urban design and city building, and to broader sets of cultural values that provide perspectives to our work at different scales.

In our 30 years of work, we have provided the highest level of professional services to our clients in both the public and private sector out of offices in Toronto, Montreal and Ottawa. We have a staff of more than 100, and our Principals and Associates are members of associations that include: the Ontario Association of Architects (OAA), the Canadian Association of Heritage Professionals (CAHP) and the Royal Architectural Institute of Canada (RAIC).

The project team for this report includes the following personnel:

Graeme Stewart is a registered architect and planner and is a Principal at ERA Architects. Graeme has been involved in numerous urban design, cultural planning, conservation and architecture projects with particular focus on neighbourhood design and regional sustainability. Graeme was a key initiator of the Tower Renewal Partnership, is a founding director of the Centre for Urban Growth and Renewal (CUG+R), and the co-editor of *Concrete Toronto: A Guidebook to Concrete Architecture from the Fifties to the Seventies*. Graeme has studied architecture in Canada and Germany and received his Master of Architecture from the University of Toronto.

Sharon Hong MScPl, RPP, MCIP is an associate with the heritage planning team at ERA. She holds a Master of Science in Planning from the University of Toronto and has over 10 years of experience working in both the public and private sectors in heritage, urban design, and community planning.

Hallie Church, BURPI, Dip. Heritage Conservation is a Project Manager with the heritage planning team at ERA. She holds a Bachelor of Urban and Regional Planning from Ryerson University, as well as a diploma in Heritage Conservation from the Willowbank School of Restoration Arts.

Brendan McCabe, Project Manager, BA is a Project Manager at ERA. He holds a BA Urban Studies from the University of Calgary. Before joining ERA Brendan helmed an NPO focused on the interloping spheres of arts, identity, and the built environment in Calgary AB. His passion and appreciation for the social fabric inherent to urban life, in addition to his public engagement and teaching experiences throughout Canada, inform both his planning theory and practice.

Erin Tito, MPI is a member of the urban planning team at ERA Architects and contributes to projects in the development realm across the City of Toronto. She holds a Masters in Urban and Regional Planning from Toronto Metropolitan University.

Brenton Nader, MA, MScPl is a heritage planner at ERA. He holds a Master of Arts degree in urban and social history from McGill University, a Master of Science in Planning degree from the University of Toronto, and is currently completing a PhD in Planning at the University of Waterloo. His doctoral dissertation explores the history and future trajectories of artisanal manufacturing in Toronto.

APPENDIX C: REVIEW OF KEY HERITAGE POLICIES

The following section contains a summary of all relevant in-force and emerging policy and guideline documents that relate to the Development Site.

Provincial Policy Statement (PPS) (2020)

The PPS provides policy direction on matters of provincial interest related to land-use planning and development. Provincial plans, such as the Growth Plan for the Greater Golden Horseshoe (2020), build upon the policy foundation set out by the PPS, and take precedence over the PPS in the event of conflicting policy direction. The PPS “is intended to be read in its entirety and the relevant policies are to be applied to each situation” (PPS Part III). Section 2.6 of the PPS titled “Cultural Heritage and Archaeology” provides specific direction regarding heritage sites.

Policy 2.6.1 of the PPS states that: Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

Further, Policy 2.6.3 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.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (GPGGH) (2020, as amended)

The Growth Plan for the Greater Golden Horseshoe (“the Growth Plan”) offers a framework for implementing the Government of Ontario’s vision for building stronger, prosperous communities by better managing growth in the region.

Section 4.2.7 of the Growth Plan addresses cultural heritage, and states: Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.

[City of Toronto Official Plan Chapter 3.1.6 \(2022\)](#)

Chapter 3.1.6 of the City of Toronto Official Plan contains policies relating to heritage conservation.

Policy 4 states: 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.

Policy 5 states: 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.

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.

Policies 22-25 of Chapter 3.1.6 specifically relate to Heritage Impact Assessments.

Policy 23 states: A Heritage Impact Assessment will evaluate the impact of a proposed alteration to a property on the Heritage Register, and/or to properties adjacent to a property on the Heritage Register, to the satisfaction of the City.

Policies 26-29 of Chapter 3.1.6 concern properties on the Heritage Register.

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.

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.

City of Toronto Tall Building Design Guidelines (2013)

The Tall Building Design Guidelines provides a unified set of performance measures for the evaluation of tall building development proposals to ensure they fit within their context and minimize their local impacts. The Guidelines were adopted by City Council in 2013.

Section 1.6 Heritage Properties and Heritage Conservation Districts describes the appropriate design response for locating tall buildings on or adjacent to heritage properties and Heritage Conservation Districts (HCDs).

These guidelines include:

a. Conserve and integrate heritage properties into tall building developments in a manner that is consistent with accepted principles of good heritage conservation. Tall building proposals with adjacent or on-site heritage properties or within an HCD are required to provide a Heritage Impact Assessment as part of a complete application.

b. Conserve the integrity of the cultural heritage values, attributes, character, and three-dimensional form of an on-site heritage building or structure or property within an HCD. Façade retention alone is not an acceptable method of heritage preservation.

c. When a tall building is adjacent to a lower-scale heritage property:

- design new base buildings to respect the urban grain, scale, setbacks, proportions, visual relationships, topography, and materials of the historic context;
- integrate the existing heritage character into the base building through high-quality, contemporary design cues;
- provide additional tall building setbacks, stepbacks, and other appropriate placement or design measures to respect the heritage setting; and
- ensure consistency with applicable HCD Plan requirements.

d. Tall buildings will not visually impede the setting of properties on the heritage register. The objective for the long-term preservation, integration, and re-use of heritage properties may mean that not all sites with or adjacent to heritage properties are appropriate for tall building development.

Yonge-Eglinton Secondary Plan (2019) Itemized Policy Response

Policy	Response
<p>1.3.2 The Midtown Villages are historic main streets that will continue to be vital retail and service destinations for residents, workers and visitors. These areas will accommodate a mix of uses in well-proportioned buildings that appropriately conserve heritage resources. Buildings will reinforce the local character of these main streets by providing narrow retail frontages, frequent entrances and active uses at grade. Their design will complement planned public realm improvements, resulting in comfortable, attractive and accessible public spaces that support civic and community life. Distinguishing features of each Village consist of:</p> <p>b. widened sidewalks and a series of public squares in the Yonge Street North and Yonge Street South Character Areas;</p>	<p>Please see the following sections:</p> <ul style="list-style-type: none"> • Section 3, page 6 • Section 6, page 20 • Section 13.2, pages 42 and 45 • Section 14, page 48 • Section 15, page 50
<p>2.4.2 Three types of Midtown Transit Station Areas are identified:</p> <p>a. Transit Nodes are defined geographies with clusters of uses and varying levels of development intensity. Transit Nodes include:</p> <p>i. a Station Area Core zone, which includes the transit station(s), residential intensification, a concentration of office uses and collectively greater intensity than in the Secondary Zones; and</p> <p>ii. a Secondary Zone that supports transit-supportive development in a compact urban form and a mix of uses in Midtown. The intensity of development will generally be less than the Station Area Core. Development will generally transition down in height and scale to surrounding Built-up Zones; and</p> <p>iii. Areas within 250-500m radii of the transit station which will include transit-supportive development.</p>	<p>Please see the following sections:</p> <ul style="list-style-type: none"> • Section 13.2, page 45 • Section 14, page 48

<p>2.5.9 Mixed Use Areas “C” include commercial main streets characterized by continuous at-grade narrow-frontage retail, service and institutional uses with office, other commercial and residential uses above. A mix of residential, retail and service, office, institutional, entertainment and cultural uses will be permitted. Parks and open spaces are also permitted. New stand-alone retail stores and vehicle-related uses will not be permitted.</p>	<p>Please see the following sections:</p> <ul style="list-style-type: none"> • Section 3, page 6 • Section 6, page 20 • Section 13.2, pages 42 and 45 • Section 14, page 48 • Section 15, page 50
<p>2.6.1 Development on Priority Retail Streets identified on Map 21-5 will:</p> <ul style="list-style-type: none"> a. include a continuous frontage of at-grade, pedestrian-oriented retail and service uses and/or community service facilities. At-grade residential uses will generally not be permitted except for residential lobbies on mid-block sites; b. design for retail stores and service uses with frequent entrances and architectural detailing. Store frontages should generally appear to be five to ten metres in width to reflect historic main street lot and building fabric or to achieve the fine-grain rhythm in other areas; c. be required to have retail stores at grade with a minimum depth of generally 15 metres along the frontage of a building; d. generally provide a minimum floor-to-ceiling height of 4.5 metres except where the historic character of a block includes a lesser prevailing floor-to-ceiling height; e. only include retail above or below grade when a retail store(s) is provided on the ground floor; f. provide prominent entrances with direct access from public sidewalks; g. limit the width of residential lobbies. Residential lobbies will be encouraged to be located adjacent to side streets where possible; and h. provide a high degree of visibility to allow for a two-way visual exchange. Ground-level facades should have windows for up to 70 per cent of the frontage, except where this would disrupt the existing character and rhythm of a particular area 	<p>Please see the following sections:</p> <ul style="list-style-type: none"> • Section 3, page 6 • Section 6, page 20 • Section 13.2, pages 42 and 45 • Section 14, page 48 • Section 15, page 50

<p>3.1.3 Improvements to the public realm may be provided on public and private lands as part of development, in accordance with the applicable legislative framework for the provision of community benefits, and City-initiated projects. These improvements may include, but are not limited to:</p> <p>e. the integration, extension and enhancement of existing and proposed landscaped open spaces.</p> <p>3.1.4 Pedestrian and public realm improvements will be prioritized to support the Priority and Secondary Retail Streets identified on Map 21-5 and Public Realm Moves identified on Map 21-6. In addition, the following will be prioritized, in accordance with the applicable legislative framework for the provision of community benefits:</p> <p>a. the extension and enhancement of existing and proposed parks;</p> <p>3.1.5 Pedestrian and public realm improvements, where provided in accordance with the applicable legislative framework for the provision of community benefits, will:</p> <p>e. create vibrant public spaces that encourage public life;</p>	<p>Please see the following sections:</p> <ul style="list-style-type: none"> • Section 3, pages 5-6 • Section 9, pages 32-33 • Section 13.1, page 41 • Section 13.2, pages 44-45 • Section 14, pages 48-49
<p>3.3.1 Public parks have an intrinsic role in shaping the urban landscape, creating a healthy, connected city, and contributing to placemaking, liveability and resiliency. They are essential elements of complete communities. New public parkland will be acquired and provided, inclusive of expanding and improving existing parks, both within and serving the Secondary Plan area, in accordance with the applicable legislative framework as part of development applications, to:</p> <p>a. provide a diversity of parks distributed throughout the Secondary Plan area that meet the local needs of residents and workers in Midtown while also continuing to contribute to Toronto's broader system of parks and open spaces;</p>	<p>Please see the following sections:</p> <ul style="list-style-type: none"> • Section 3, pages 5-6 • Section 9, pages 32-33 • Section 13.1, page 41 • Section 13.2, pages 44-45 • Section 14, pages 48-49

<p>3.3.4 Parkland priority improvements for the Secondary Plan area include but are not limited to dedications and acquisitions that:</p> <p>b. create new parks, including Priority Park Areas identified on Map 21-8;</p> <p>3.3.5 Map 21-8 shows the Parks and Open Space Network Plan and its linkages to adjacent areas. It is comprised of the following components:</p> <p>d. Proposed Public Parks that will be acquired and/or secured by the City over time. Parks have been strategically identified and conceptually located to:</p> <p>i. support and complement the Public Realm Moves;</p> <p>ii. provide park space of a suitable size and configuration to offer a wide range of locally oriented active and passive parks programming within or in proximity to high-growth areas and existing neighbourhoods; and</p> <p>iii. recognize development-related opportunity sites.</p> <p>3.3.22 Any parkland conveyed to and/or secured by the City will:</p> <p>a. be free of encumbrances unless approved by Council;</p> <p>b. be highly visible with prominent public street frontage;</p> <p>c. result in public parks capable of accommodating effective parks programming with a suitable shape, size and topography; and</p> <p>d. result in public parks with good sunlight access.</p>	<p>Please see the following sections:</p> <ul style="list-style-type: none"> • Section 3, pages 5-6 • Section 9, pages 32-33 • Section 13.1, page 41 • Section 13.2, pages 44-45 • Section 14, pages 48-49
<p>4.30 The redevelopment of existing off-street surface parking lots will be encouraged with new or replacement parking spaces located below grade.</p>	<p>Please see the following sections:</p> <ul style="list-style-type: none"> • Section 9, page 33 • Section 13.2, page 43
<p>5.1.1 Growth and intensification will be accommodated in a variety of building types and scales suitable and appropriate to the existing and planned context of the character areas that comprise Midtown while enhancing the liveability of a building's surroundings and the spaces within the building. To achieve this, all development within the Secondary Plan area will generally reflect the following built form principles, as applicable:</p>	

<p>Area Structure</p> <p>b. allow for compatible low-rise development in Neighbourhoods and provide transition from Mixed Use Areas and Apartment Neighbourhoods through a variety of context-appropriate approaches that adequately limit shadow and privacy impacts, such as transitioning building heights, inclusive of base buildings, placing buildings in landscaped settings with building setbacks, or a combination thereof;</p> <p>c. enhance the character and form of the Midtown Villages, and be compatible with the streetwall heights, cornice lines, narrow frontages and the provision of other architectural detailing and finishes that are compatible with the heritage character;</p> <p>Public Realm, Open Space and Walkability</p> <p>d. contribute to Midtown’s green, landscaped character by ensuring high-quality landscaping at grade, providing appropriate spacing and separation between tall buildings where these are permitted, and ensuring mid-rise buildings and the base of tall buildings have a scale that is compatible with the existing and planned character of the area;</p> <p>e. promote active street life and “eyes on the street” by ensuring buildings frame and animate streets, parks and open spaces, with active uses at grade, windows to allow for a two-way visual exchange, ensuring clearly defined and visible entrances from the public realm, and encouraging the highest quality of architecture and landscape architecture;</p> <p>Liveable and Comfortable Spaces</p> <p>i. provide adequate access to sunlight along the Midtown Villages, Park Street Loop, Eglinton Green Line, major pedestrian routes and parks and open spaces to create great places for people to walk, shop, relax and play, having regard to the varied nature of these areas;</p> <p>Heritage and Civic Landmarks</p> <p>k. complement the scale, character, form and setting of heritage resources and heritage conservation districts through sensitive massing and placement of new buildings to lend prominence to these resources;</p>	<p>Please see the following sections:</p> <ul style="list-style-type: none"> • Section 3, pages 5-6 • Section 6, page 20 • Section 9, pages 32-33 • Section 13.1, pages 40-41 • Section 13.2, pages 42-45 • Section 14, pages 47-48 • Section 15, page 50
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<p>5.2 Heritage Conservation</p> <p>5.2.1 Development will conserve heritage attributes of properties designated under the Ontario Heritage Act.</p> <p>5.2.2 Development may be required to provide additional setbacks, stepbacks and stepping down of building height over and above the minimum site and urban design standards identified in this Plan in order to complement the scale and character of a cultural heritage resource on the City's Heritage Register.</p>	<p>Please see the following sections:</p> <ul style="list-style-type: none"> • Section 3, pages 5-6 • Section 13.1, pages 40-41
<p>5.3.5 The urban design standards set out in this Plan address a diversity of building types and forms. Development will harmonize with neighbouring development to create a compatible pattern and rhythm along a street and/or contribute to the open space setting and character of an area:</p> <p>a. development fronting a major street in the Midtown Villages, Midtown Cores and the Eglinton Greenline, Henning and Montgomery Square will contribute to creating a consistent and continuous streetwall in the respective Character Area;</p> <p>5.3.6 Buildings will have horizontal and vertical articulation to be compatible with the scale, rhythm and pattern of existing streetscapes and break up the mass of long, undifferentiated building frontages.</p>	<p>Please see the following sections:</p> <ul style="list-style-type: none"> • Section 3, page 6 • Section 6, page 20 • Section 13.2, pages 42, 44 and 45 • Section 14, pages 47-48 • Section 15, page 50
<p>5.3.18 Midtown Mid-rise buildings are buildings with a range of permitted building heights of generally between five to twelve storeys depending on the Character Area and in consideration of public realm objectives, the space between buildings and street proportion, sunlight conditions on the public realm, transition to low-rise areas, and fit with the desired character for the respective Character Area.</p> <p>(Continued on next page)</p>	

<p>5.3.19 Mid-rise buildings will generally provide a stepback along all street frontages to be compatible with existing character. Stepbacks will generally be required:</p> <p>a. above the second storey in the Midtown Villages, and the Davisville Station (properties located north of Davisville Avenue), Montgomery Square, Mount Pleasant North and Mount Pleasant Station Character Areas;</p> <p>5.3.20 Building stepbacks along all street frontages will be utilized to achieve a continuous and consistent streetwall or rhythm of buildings and open spaces along the street edge, provide good proportion between buildings and provide for adequate sunlight on sidewalks. Stepbacks will generally be required:</p> <p>c. above the seventh storey in the Yonge Street North, Yonge Street South, Yonge-Eglinton Crossroads, Eglinton Way and Davisville Station Character Areas.</p> <p>5.3.26 Mid-rise buildings will provide for a stepping down of heights to the rear setback line for properties that abut lands designated Neighbourhoods, inclusive of any existing public laneways, except in the Henning Character Area where mid-rise office and commercial buildings exist and are permitted.</p>	<p>Please see the following sections:</p> <ul style="list-style-type: none"> • Section 3, page 6 • Section 6, page 20 • Section 9, page 32 • Section 13.1, page 41 • Section 13.2, pages 42, 44 and 45 • Section 14, pages 47-48 • Section 15, page 50
<p>5.4.1 All buildings will be a minimum of four storeys in height, except as follows:</p> <p>b. the Midtown Villages and Eglinton Park Character Area, where buildings will have a minimum height of three storeys.</p> <p>5.4.3 Anticipated height ranges for each Character Area are set out below in order to provide guidance regarding the intended built form character for each Character Area. The heights of buildings for sites and/or areas will be specifically determined through rezoning applications or a City-initiated zoning by-law amendment. An Official Plan Amendment will not be required in order to achieve a greater or lesser height.</p> <p>Villages</p> <p>k. Yonge Street South: 8 to 15 storeys</p> <p>(Continued on next page)</p>	<p>Please see the following sections:</p> <ul style="list-style-type: none"> • Section 3, page 6 • Section 6, page 20 • Section 9, page 32 • Section 13.1, page 41 • Section 13.2, pages 42, 44 and 45 • Section 14, pages 47-48 • Section 15, page 50

<p>5.4.10 On Midtown Mid-rise sites, additional storeys may be considered without an amendment to this Plan, provided the applicant demonstrates to the City's satisfaction that:</p> <p>a. there will be adequately limited shadow impacts on any public street;</p> <p>b. the additional storeys fit within any required angular plane and will be progressively stepped back from adjacent areas designated Neighbourhoods, Parks and Open Space Areas and any side streets; and</p> <p>c. the additional storeys will be stepped back from the street to minimize its appearance from the street.</p>	
<p>No specific policy is included in the Yonge-Eglinton Secondary Plan in reference to the HCD study area; however, the proposed Glebe Manor Estates HCD Study Area is outlined in Map 21-10.</p>	<p>Please see the following sections:</p> <ul style="list-style-type: none"> • Section 13.1, page 41 • Section 13.2, page 45 • Section 14, pages 48-49

APPENDIX D: CULTURAL HERITAGE EVALUATION REPORT (CHER) PREPARED BY ERA

APPENDIX E: ADJACENT HERITAGE PROPERTIES' STATEMENTS OF SIGNIFICANCE

STATEMENT OF SIGNIFICANCE 2 75 YONGE STREET (REASONS FOR INCLUSION)

The property at 2 75 Yonge Street (including the entrance addresses at 2 77 Yonge Street and 2, 2½ and 4 Manor Road East) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/ 6, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 2 75 Yonge Street is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2 16, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Yonge Street in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto.

Located on the northeast corner of Manor Road East, the property at 2 75 Yonge Street contains a three-storey commercial building with apartments in the upper floors that was first recorded in the City Directory in 1927.

Statement of Significance

The property at 2 75 Yonge Street has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Block," identified by the three-storey scale, the glazed commercial storefronts with apartments in the upper floors, and the elaborate Tudor Revival styling typical of those dating to the interwar era in North Toronto. With its corner setting, the building is particularly distinguished by its decorative detailing, including the distinctive gables containing strapwork.

Contextually, the property at 2 75 Yonge Street is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road as a prominent "Main Street" in North Toronto. The building at 2 75 Yonge Street is historically, visually and physically linked to its setting anchoring the northeast corner of Manor Road East at the south end of a contiguous group of commercial buildings in the block between Manor Road East and Hillsdale Avenue East.

Heritage Attributes

The heritage attributes of the building at 2 75 Yonge Street are:

- The setback, placement and orientation of the building on the northeast corner of Yonge Street and Manor Road East where it is part of a contiguous row
- The scale, form and massing of the three-storey building with the rectangular-shaped plan
- The flat roofline, which is extended on the west and south ends by truncated hipped roofs with single gables with wood strapwork, brackets, king posts, and ornate wood detailing that extends to the window openings directly below
- The materials, with the painted brown brick cladding, the stucco cladding in the third storey, and the brick, stone and wood detailing
- On the principal (west) elevation on Yonge Street and the south elevation on Manor Road East, above the first (ground) floor storefronts and entrances (which have been altered), the symmetrically-placed single and double flat-headed window openings with the stone sills and, on the second-floor openings, the brick flat arches
- On the north elevation facing Manor Road East, the entrance to the apartment building which is placed in a surround with sidelights and protected by a canopy with brackets
- The rear (east) elevation, which is viewed from Manor Road East, where the hipped roof with quoined detailing is extended from the north elevation and the symmetrically-placed flat-headed window openings have brick and stone trim

Note: the north side elevation adjoins the neighbouring building.

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The property at 2100 Yonge Street (including the entire area between 2102 and 2104 Yonge Street and 8 and 12 Manor Road West) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three criteria of design, physical, historical and associative, and contextual values.

Description

The property at 2100 Yonge Street (including the entire area between 2102 and 2104 Yonge Street and 8 and 12 Manor Road West) is situated on the west side of Yonge Street at the northwest corner of Yonge Street and Manor Road West. The property at 2100 Yonge Street contains a large two-story commercial building with glazed storefronts in the first-story and apartments in the second-story. The property at 2100 Yonge Street was constructed in 1936-7 and was designed by the architect Benjamin Brown (1890-1974).

The property at 2100 Yonge Street is located in the Yonge-Glinton Secondary Plan Area and the Midtown in Focus planning study area. It was listed on the City of Toronto Heritage Register on October 2, 2017.

Statement of Cultural Heritage Value

Design and Physical Value

The property at 2100 Yonge Street has design and physical value as being a representative example of a "Main Street Row," which is identified by its corner location, two-story scale, rectangular form and massing, flat roofline, and the glazed commercial storefronts fronting Yonge Street with essential commercial units in the upper floor. These elements are typical of buildings dating to the interwar era in North Toronto. The property at 2100 Yonge Street also has value as being a most representative example of the classical style, with its fenestration in the second-story, the symmetrical plate tectonic, double and single flat-headed window openings, the entablature along the principal (east) and side (south) elevations, the continuous stone band enclosing the window heads in both elevations, and the entrance set in a decorative stone surround in the side (south) elevation.

Historical and Associative Value

The property at 2100 Yonge Street has historical and associative value as being representative of the career of the noteworthy Toronto architect Benjamin Brown, who was among one of the first Jewish architects to sustain a successful practice in Toronto during the first decades of the twentieth century. Brown designed more than 200 buildings throughout his career, many of which were in the Art Deco style, although he used various styles, including Georgian, Craftsman, Colonial Revival, Tudor, and Romanesque elements. The most classical details seen throughout the property at

2100 Yonge Street can be seen at some of the other buildings designed by Brown, such as at the Primrose Club building (120).

Contextual Value

The property at 2100 Yonge Street has contextual value for its role in defining, supporting and maintaining the historical character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent "Main Street" in North Toronto. The building at 2100 Yonge Street is historically, visually and physically linked to its setting on the northwest corner of Manor Road West at the southern end of the continuous group of commercial buildings with a shared setback in the block between Manor Road West and Millsdale Avenue West. It is also linked to the neighbouring property at 2106 Yonge Street, which was designed one-year later, and includes the same buff brick masonry and stone cornice, although the one here wraps around the south corner and the eave brick quoins at the corners.

Heritage Attributes

Design and Physical Value

Attributes that contribute to the value of the property at 2100 Yonge Street as a representative example of a "Main Street Row" with modest classical embellishments:

- The corner location, two-storey scale, rectangular form and massing, and flat roofline
- The glazed commercial storefronts fronting Yonge Street in the first-storey with commercial essential units in the second-storey
- In the east and south elevations, the fenestration in the second-storey, with the symmetrical plate-tipped double and single flat-headed window openings
- The entablature along the east and south elevations, the continuous stone bandhouse crowning the window heads in both elevations, and the essential and set in the decorative stone surround on the south elevation

Contextual Value

Attributes that contribute to the value of the property at 2100 Street as a defining, supporting, and maintaining the historical character of the area and being historically, visually, and physically linked to its surroundings:

- The setback, placement and orientation of the building on the northwest corner of Yonge Street and Manor Road West where it is part of a continuous row
- The stone cornice that wraps around the south corner
- The materials, with the buff brick cladding and the brick stone detailing, including the brick quoins on the corners

Note: the north side elevation adjoins the neighbouring building. No heritage attributes are identified on the east (west) elevation. The westernmost storefront of the elevation fronting Manor Road West is not original and is not identified as a heritage attribute.

APPENDIX F: ENGINEERING LETTER BY ENTUITIVE, DATED NOVEMBER 7, 2023



November 7, 2023

CSG Yonge-Manor Limited and CSG Hillsdale Limited
c/o Dan Halbert, Glen Corporation
100 Scarsdale Road
Toronto, Ontario

Attention: Mr. Dan Halbert

RE: 2111 Yonge Street - Façade Retention Feasibility Letter R1
Our Project No.: EN023-02033

Dear Dan:

2111 Yonge Street is an existing two-storey mixed-use building with a basement part of a proposed mixed-use development between Hillsdale Avenue and Manor Road East near the southeast corner of Yonge Street and Eglinton Avenue East. The development proposes a 29-storey building with commercial retail uses and townhouse units on the ground floor and residential units above with two (2) levels of underground parking.

The site is currently occupied by numerous buildings known municipally as 2079-2111 Yonge Street, 12-18 Manor Road East and 9-11, 21, and 31 Hillsdale Avenue East (the "Site"). The site faces a pedestrian sidewalk on Yonge Street to the west and the north, up to 9 Hillsdale Avenue East, with paved asphalt driveways and parking lot to the east from 11 Hillsdale Avenue East to 31 Hillsdale Avenue East. There is an existing heritage building at 2075 Yonge Street to the south of the Site, which the development will be built around. 2111 Yonge Street, 2093-2109 Yonge Street, and 2079-2085 Yonge Street are described in ERA's Draft Heritage Impact Assessment as Listed on the City of Toronto Heritage Register as part of the "Mid-Town in Focus – Phase 1" batch listing on October 2, 2017.

Entuitive has been retained by CSG Yonge-Manor Limited and CSG Hillsdale Limited to prepare a letter regarding the feasibility of the temporary retention of the existing façade at 2111 Yonge Street. To assist in preparing this letter, Entuitive has relied on the following documents:

- Draft Heritage Impact Assessment, dated August 8, 2023, prepared by ERA Architects,
- Exterior Design Renders, dated August 4, 2023, prepared by Turner Fleischer Architects,

- PDF Document titled “2111 Yonge Street 1979, 2010, 2013, 2015, 2017 alterations”, with various dates and authors, disclosed by Toronto Building on August 1, 2023.
- Architectural Drawings, Issued for Rezoning dated August 15, 2023, prepared by Turner Fleischer Architects

Based on the Draft Heritage Impact Assessment (HIA), the proposed Site incorporates the heritage facades in-situ at the primary (west) and north elevations of 2111 Yonge Street, complete with rehabilitation and incorporated into the proposed podium of the tower for continued commercial use. From the information provided, it cannot be determined if the existing building diaphragm will remain during the temporary retention.

Since we issued our original letter on August 23, 2023, additional information has been made available to us with respect to the inclusion of the approximate 1.3m long return wall on the south side of the building into the retention scope. All changes in the letter are noted in bold.

RECOMMENDATION

Entuitive visited the site with a Site Representative from Armstrong (client representative), on August 11, 2023 to review the in-situ condition of the facades. The interior structure was generally concealed by interior finishes and as-built drawings describing their construction and existing floor-to-ceiling heights of the building structure were not available. Untitled drawings were available in the PDF Document described above, however they offer limited information regarding the existing structure.

The brick masonry on the street-facing north and west facades of 2111 Yonge is generally painted and in poor-to-fair condition where visible, as noted in ERA's Draft HIA. The facades **at the primary (west), north, and south** will be required to be brought to a state of good repair as part of the proposed façade retention project. A header course of bricks at every sixth (6th) course on the north elevation was observed and suggests that the façade is constructed from load bearing multi-wythe masonry brick arrangement. Where accessible, the basement walls were observed to be constructed in a similar arrangement and in fair condition. The Site Representative reported previous flooding that necessitated the installation of new interior finishes in recent years. No intrusive testing was performed as part of our feasibility assessment nor was any reported.

The building features a painted tin cornice with decorative modillions below the west and north parapets, which appear to be anchored into the brick masonry façades. Modifications to the west street-facing façade have been reported and are recommended to be further investigated prior to any façade retention design and implementation.

Our understanding is that the heritage facades will be retained and incorporated in-situ at the **primary (west), north, and south** elevations of 2111 Yonge Street to the proposed podium of the tower.

Temporary retention of the façade will be necessary. Based on our review and field observations, temporary retention of the façade appears to be feasible.

We recommend the following steps be taken as part of the early planning for the project, in preparation for the retention of the façade:

- 1) Perform a Structural Condition Assessment of the existing building prepared by a qualified Professional Engineer. This assessment should include an investigation into the anchor details at the painted tin cornice and modillions and comment on the feasibility of potential removal and reinstatement as part of the rehabilitation works.
- 2) Perform a 3D LiDAR scan of the façades and heritage details for potential reconstruction and/or fabrication.
- 3) Shoring and foundation design of the proposed building prepared by a qualified Professional Engineer. The façade retention engineer should ideally be the same engineer as the excavation shoring engineer and be involved with the foundation design to coordinate retention requirements.
- 4) Demolition sequencing be reviewed/prepared by a qualified Professional Engineer. Impacts of the proposed underground parking and building diaphragm should be evaluated in the sequencing.
- 5) Detailed design of the heritage façade retention at the north, west, **and south** elevations by a qualified Professional Engineer. Tie-in details between the existing building to the new building at the proposed podium of the tower should also be prepared by the same engineer. **It appears that the retention system can be in-board or out-board of the retained fabric, however permit impacts should be evaluated for both options prior to the detailed design.**
- 6) Prior to the execution of the façade retention, a structural condition assessment of the façade including interior walls, exterior walls, and any intermediate areas between the two should be prepared by the same qualified Professional Engineer described above. Following the condition assessment, the engineer shall prepare structural repair details as required, in coordination with the Heritage Architect, and perform Construction Administration to review the execution of the structural repair works to completion.

We trust this is the information that you require at this time. If you have any questions, or if additional information is required, please contact our office.

Sincerely,
Entuitive



Nicolas Tran, E.I.T.
Intermediate Designer
Nicolas.Tran@entuitive.com
C: 437.997.4165



Mike Hillcoat, P.Eng., CCCA
Principal
Mike.Hillcoat@entuitive.com
C: 416.670.2855



APPENDIX G: URBAN DESIGN ADDENDUM
LETTER BY BROOKMCILROY, DATED
NOVEMBER 8, 2023

URBAN DESIGN

Addendum Letter/

November 8th, 2023

To Kai Zhou, Planner
Community Planning
Toronto and East York District
Toronto City Hall, 18th Floor East Tower
100 Queen Street West
Toronto ON
M5H 2N2

Re: Zoning By-law and Official Plan Amendment for 2079-2111 Yonge Street, 9-11, 21 and 31 Hillsdale Avenue East And 12-18 Manor Road East, Toronto, ON

Dear Mr. Zhou,

Brook McIlroy is pleased to provide this Addendum Letter in support of the proposed Zoning By-law Amendment (“**ZBA**”) and Official Plan Amendment (“**OPA**”) to permit a 29-storey mixed-use building (the “**Proposed Development**”) at 2079-2111 Yonge Street, 9-11, 21 and 31 Hillsdale Avenue East and 12-18 Manor Road East (the “**Subject Site**”) in the City of Toronto .

This Addendum Letter describes the development intent of the lands labeled as the adjacent lands owned by CSG Yonge-Manor Hillsdale (“**adjacent lands**”) in the architectural package prepared by Turner Fleshier (August,2023). These lands do not currently make up part of the development application, however, are being considered as part of a required parkland conveyance. CSG Yonge-Manor Hillsdale (the “**Owner**”)is prepared to offer the adjacent lands for acquisition by the City, which would represent a unique opportunity for the City of Toronto to attain additional parkland in the Midtown Toronto area, better serving residents and visitors.

The structure of the Addendum letter is as follows:

Part 1- Background: Review of the Proposed Development and its context.

Part 2- Parkland Vision: Description of the potential opportunity for the adjacent lands.

Part 3- Policy Context : Policy analysis as it pertains to the proposal.

Part 1- Background

The Proposed Development is a 29 storey tall building on a consolidated deep lot, located on the southeast corner of Yonge Street, occupying the block between Manor Road East to the south and Hillsdale Avenue East to the north. The Proposed Development will conserve and enhance the integrity of 2111 Yonge Street, a listed heritage building, through partial in-situ retention and integration within the new podium of the Proposed Development. Please refer to the Heritage Impact Assessment Report prepared by ERA Architects (August 2023) and their revised HIA (November 2023) for additional details.

The Subject Site is near public transit services, located approximately 250 metres from the Yonge Eglinton TTC Line 1 Subway Station and +/- 500 metres from Davisville TTC Line 1 Subway Station, both identified as Protected Major Transit Station Area's (PMTSA). The Eglinton Crosstown Light Rail Transit ("the Crosstown") is near completion for multiple transit stops, with its closest stop to the Subject Site located at Eglinton Avenue.

The Proposed Development provides housing and retail to an evolving corridor, in proximity to public transportation and local services and amenities. Through careful site organization and building massing, the 29-storey tall building represents a compatible built form that contextually maintains the character of the area, while also providing needed green/open space for the Midtown area.

Part 2-Parkland Vision

The adjacent lands owned by CSG Yonge-Manor Hillsdale, located to the east of the laneway are contemplated for parkland dedication conveyance. The adjacent CSG-Yonge-Manor Hillsdale lands which are approximately 1550 square metres, contain a frontage of 29.3 metres on Hillsdale Avenue East and 7.6 metres on Manor Road East. The total parkland area available on the adjacent land's accounts for 24% of the total site area, which is significantly larger than the required 10% of parkland dedication for the Proposed Development.

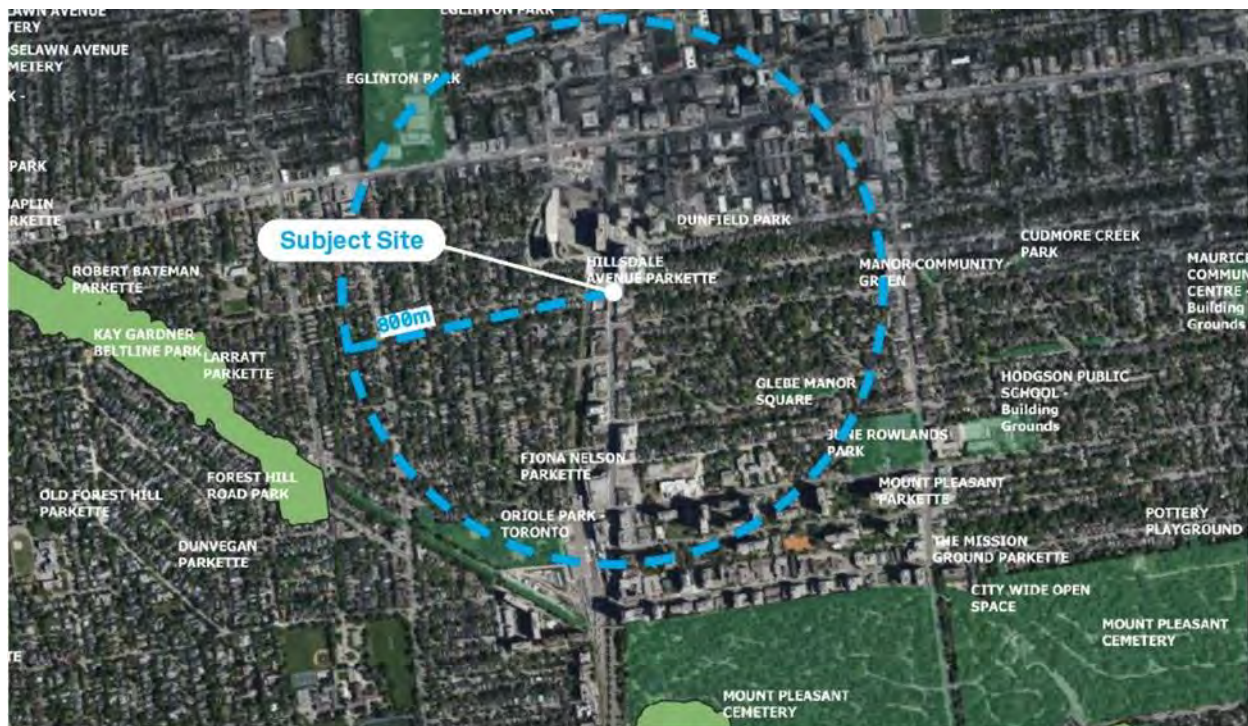
The adjacent CSG Yonge-Manor Hillsdale lands include five residential lots, four of which front onto Hillsdale Avenue East and one which fronts onto Manor Road East, exclusive of 33 Hillsdale Avenue East (hold out lot). The intent is for a portion of these lands to be used as

park space (approximately 500 square metres-10% of site area), to meet the parkland dedication requirement for the Proposed Development, and for the remaining 1,050 square metres of land to be available for acquisition by the City of Toronto for future parkland. Alternatively, the City could approach developers who may want to purchase the land as off-site park conveyance.

The adjacent CSG Yonge-Manor Hillsdale lands present an opportunity for the City to expand their parkland and green space network within the Midtown area, which has been identified as deficient in parks and open spaces. The parkland presents a unique opportunity as a large lot with programmable and recreation flexibility, that can also provide a potential connection to the Hillsdale Avenue Parkette to the north, and a new mid-block connection between Manor Road East and Hillsdale Avenue East through the addition of the proposed laneway. Additionally, the 1,050 square metres of adjacent CSG Yonge-Manor Hillsdale land could provide future connections to the park space which will be provided as part of the Proposed Development, further increasing access for visitors and residents to green space within the Midtown area.



Figure 1: Map Showing Existing & Potential Connections/Potential Parkland prepared by Armstrong Planning (2023). Subject Site in Red.



Parks in the surrounding area, where the blue dashed circle represents an 800 metre distance from the Subject Site (Bing Maps, annotated by Brook McIlroy)

Figure 2: Map of Parks Surrounding Subject Site, prepared by Brook McIlroy (2023)

Part 3-Policy Context

Yonge-Eglinton Secondary Plan

Listed below are relevant Secondary Plan parks and open space policies for the Proposed Development.

Parks and Open Spaces (Section 3.3)

Section 3.3.1 states that public parks have an intrinsic role in shaping the urban landscape, creating a healthy, connected city, and contributing to placemaking, livability and resiliency. They are essential elements of complete communities. New public parkland will be acquired and provided, inclusive of expanding and improving existing parks, both within and serving the Secondary Plan area, in accordance with the applicable legislative framework as part of development applications, to:

- a. provide a diversity of parks distributed throughout the Secondary Plan area that meet the local needs of residents and workers in Midtown while also continuing to contribute to Toronto's broader system of parks and open spaces;

- b. provide an interconnected network of parks, open spaces, trails and other recreational facilities;
- c. provide neighbourhood hubs and civic spaces that allow for social interaction, healthy lifestyles and a range of activities;
- d. contribute to beautifying areas and enhancing the environment to support a diverse ecosystem and biodiversity; and
- e. support continued growth and evolution in Midtown.

Section 3.3.5. states that Map 21-8 shows the Parks and Open Space Network Plan and its linkages to adjacent areas.

- a. existing public parks which will be expanded and improved over time by:
 - i. acquiring lands adjacent to public streets and existing parks, identified as Park Expansion Areas, to maximize the perimeter street frontage of the parks, increase their prominence and accessibility and enable enhanced utility and programming; and
 - ii. leveraging adjacent public streets as part of improvements to existing parks by extending the landscape design of park edges into the streets to create a seamless relationship between streets and parks and expand the perception of the park.

d. Proposed Public Parks that will be acquired and/or secured by the City over time. Parks have been strategically identified and conceptually located to:

- i. support and complement the Public Realm Moves;
- ii. provide park space of a suitable size and configuration to offer a wide range of locally oriented active and passive parks programming within or in proximity to high-growth areas and existing neighbourhoods; and
- iii. recognize development-related opportunity sites.

Section 3.3.6. states that the Proposed Public Parks and Park Expansion Areas shown on Map 21-8 are conceptual in nature. The objective of the Plan is to ensure that persons living

and working in the Secondary Plan area have access to public parks and a range of passive and active recreational opportunities and experiences. The Proposed Public Parks and Park Expansion Areas have been located in a manner to:

- a. form a connected network of parks and open spaces in association with the Public Realm Moves; and
- b. balance demand within different areas of the Secondary Plan area.

Section 3.3.22 states that any parkland conveyed to and/or secured by the City will:

- a. be free of encumbrances unless approved by Council;
- b. be highly visible with prominent public street frontage;
- c. result in public parks capable of accommodating effective parks programming with a suitable shape, size and topography; and
- d. result in public parks with good sunlight access.

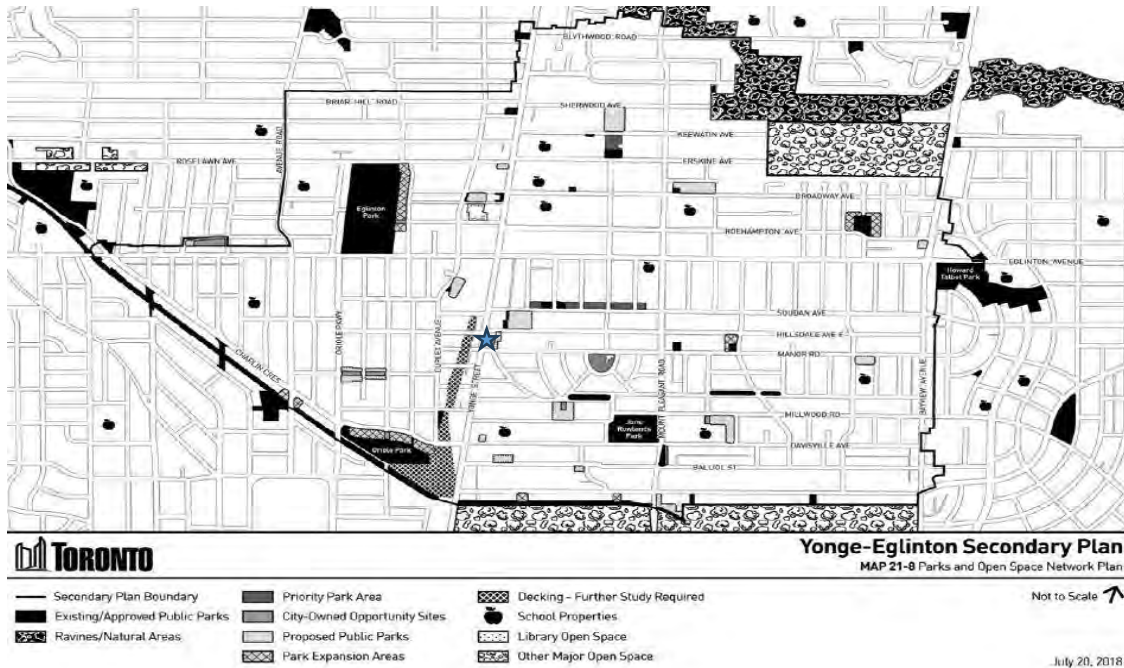


Figure 3: Secondary Plan Map 21-8 Parks and Open Space Network Plan. Subject Site identified with Blue Star.

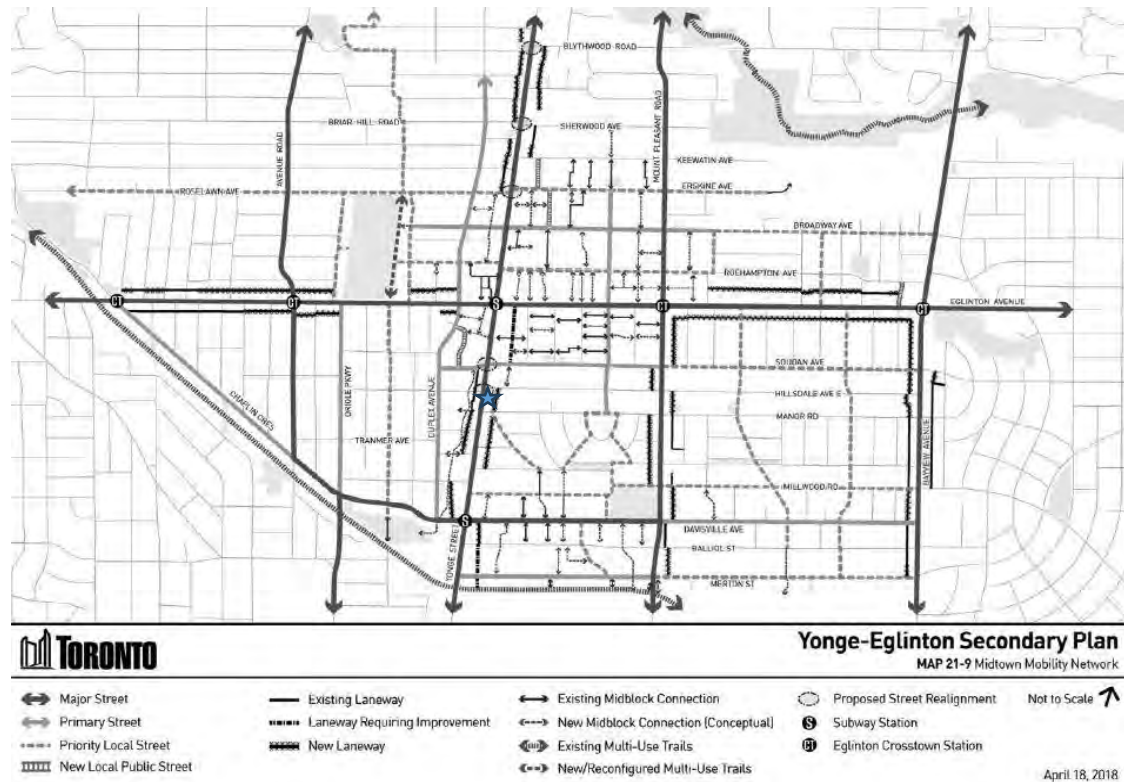


Figure 4: Secondary Plan Map 21-9 Midtown Mobility Network. Subject Site identified with Blue Star.

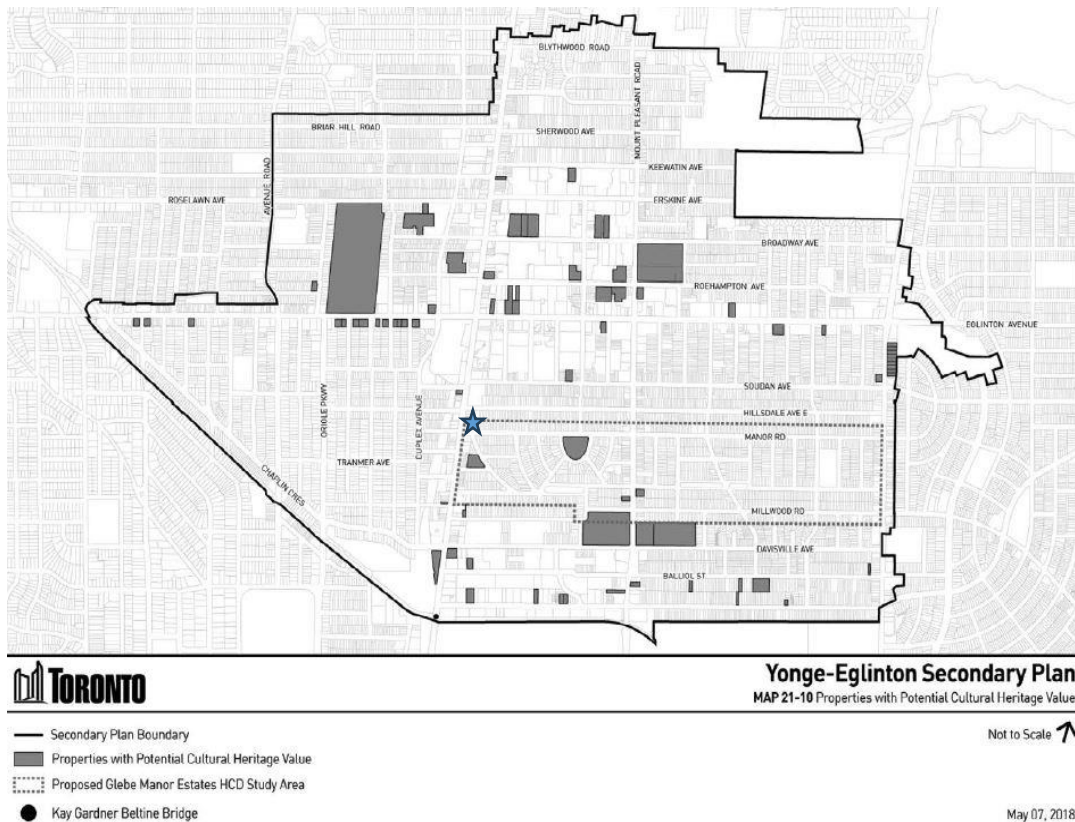


Figure 5: Secondary Plan Map 21-10 Properties with Potential Cultural Heritage Value. Subject Site Identified with Blue Star.

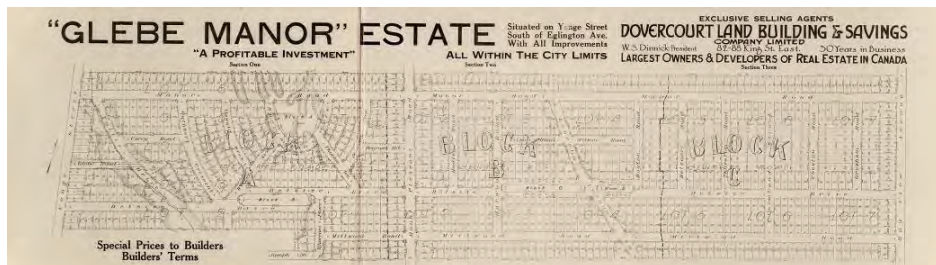


Figure 6: Glebe Manor Estate

Development Response

The 1,550 square metres of land owned by CSG Yonge-Manor Hillsdale is reflective of what has been identified for those lands on Map 21-8 Parks and Open Space Network Plan in the Yonge Eglinton Secondary Plan (Figure 4) and would establish a continuous green network, offering connections to the Hillsdale Avenue Parkette, north of the Subject Site, as well as a potential mid-block connection from Manor Road East to Hillsdale Avenue East. This mid-

block connection is identified on Map 21-9 Midtown Mobility Network of the Secondary Plan(Figure 5).

The potential parkland would enhance the supply of parks/open spaces in the Midtown area, establish an interconnected network of open spaces and parks, provide a neighbourhood focal point and gathering space that would encourage social interaction, and contribute to beautifying and enhancing the environment in the Midtown area. The potential parkland is large and would be subject to minimal shadows as a result of the Proposed Development, and presents an opportunity for active and passive parks programming in close proximity to Yonge Street. In addition, the parkland would contain a frontage on Manor Road East and Hillsdale Avenue East, highly visible from the public realm, promoting ‘eyes on the street’.

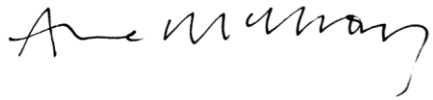
The CSG Yonge-Manor Hillsdale land would provide a buffer and appropriate transition to the existing residential neighbourhood to the east of the Subject Site. The townhouses and potential park entrance for the Proposed Development enhance the view terminus of Tullis Drive, visually linking the Site to the historic Glebe Manor Estates, which has been identified on Map 21-10 Properties with Potential Cultural Heritage Value of the Yonge Eglinton Secondary Plan (Figure 5 and 6). Together, these design efforts provide an appropriate transition in scale and form between the evolving Yonge Street streetscape and the established residential character that defines Manor Road East (Figure 5 and 6). The potential parkland provides additional transition between the dense Yonge Street corridor and the residential neighbourhood to the east, while preserving the value of the former Glebe Manor Estates and the historical topography and ecological history of the area. The park could also showcase the cultural history of the site and area through interpretative art/display and landscape elements.

Conclusion

The Proposed Development presents an opportunity for the City to acquire parkland in an area identified as deficient in parks and open space, which would benefit residents, visitors and the Midtown community at large. The parkland would establish a well-connected green network near the Proposed Development, increase connections to Manor Road and Hillsdale Avenue, and provide an appropriate buffer and transition from the Proposed Development

and the residential neighbourhood to the east. The potential parkland presents a unique opportunity to increase park supply in Midtown, which will in turn contribute to a more livable, resilient and complete neighbourhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'Anne McIlroy', with a stylized, cursive script.

Anne McIlroy, B.Arch., FCIP, RPP, FRAIC
Principal
Brook McIlroy

APPENDIX H: ARCHITECTURAL DRAWINGS, DATED OCTOBER 2, 2024

This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appropriate authorities for verification of the work conditions. The contractor must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "For Construction" must assume full responsibility and bear costs for any corrections or damages resulting from his work.

TORONTO, ONTARIO

CITY OF TORONTO ZONING BY-LAW NO.569-2013

GROSS FLOOR AREA SUMMARY

TOTAL FLOOR AREA SUMMARY

CITY OF TORONTO ZONING BY-LAW NO.569-2013

Gross Floor Area Calculations for a **Mixed Use / Apartment Building** in the Commercial Residential Zone Category :

Gross floor areas means the sum of the total area of each floor level of a building, above and below the ground, measured from the exterior of the main wall of each floor level excluding:

- (A) parking, loading and bicycle parking below-ground;
(B) required **loading spaces** at the ground level and required **bicycle parking spaces** at or above-ground;
(C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the **basement**;
(D) shower and change facilities required by this By-law for required **bicycle parking spaces**;
(E) **amenity space** required by this By-law;
(F) elevator shafts;
(G) garbage shafts;
(H) mechanical penthouse; and
(I) exit stairwells in the **building**.

Residential and Non-residential Uses:

Parking spaces must be equipped with an energized outlet, which is clearly marked and identified for electric vehicle charging, in accordance with Zoning By-law 569-2013, as amended:

- A) all residential parking spaces provided for dwelling units located in an apartment building, mixed use building, multiple dwelling unit building, excluding visitor parking spaces, must include an energized outlet capable of providing Level 2 charging or higher to the parking space; and,
- B) in cases other than those set out in (A) above, 25 percent of the residential and non-residential parking spaces in a building must include an energized outlet capable of providing Level 2 charging or higher.


AMENITY BREAKDOWN

[illegible]

PROJECT
**Hillsdale Ave E + Yonge St +
Manor Rd E**

DRAWING

STATISTICS

PROJECT NO. 20.222P01			DRAWING NO. SPA002	REV. 5
PROJECT DATE 2023-03-10				
DRAWN BY TKA				
CHECKED BY RMM				
SCALE 1 : 750				