

**From:** [Adam G. Wynne](#)  
**To:** [City Clerks - Heritage](#)  
**Cc:** [Councillor Saxe](#)  
**Subject:** [External Sender] Letter for Spadina Gardens  
**Date:** August 19, 2024 9:33:47 AM  
**Attachments:** [Spadina Gardens, 41-45 Spadina Road, Toronto Preservation Board Letter.pdf](#)

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Hello,

Can you please add these letter to the 41-45 Spadina Road item? The panel members who are not on the Preservation Board have requested it be added to the public record.

Thank-you,

Adam Wynne  
Chair ,Toronto and East York Community Preservation Panel  
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**RE: 41-45 Spadina Road - Alterations to Attributes of a Designated Heritage Property: Under Section 33 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement (Ward 11)**

Dear Chair and Members of Toronto Preservation Board,

The Toronto and East York Community Preservation Panel (TEYCPP) is seeking support to request further documentation from the applicants and further dialogue between the applicants, the City of Toronto, and the Spadina Gardens Tenant Association (SGTA).

Items outlined in this document are based on public documents available on the City of Toronto's Application Information Centre, the recent Community Consultation Meeting, and a recent deputation by the Spadina Gardens Tenants Association (SGTA) to the TEYCPP.

The TEYCPP's concerns and recommendations are as follows:

**A) Impacts on the existing heritage building during construction:**

In the provided **Heritage Impact Assessment**, it was mentioned that *"Blackwell Structural Engineers have studied the cantilever approach and confirmed that the proposed design is feasible from a structural perspective. As the project does not involve a façade retention, temporary removal or relocation, or a compromised structure, and as the feasibility of the cantilever has no impact on the conservation of the heritage resource on Site, no engineering study has been prepared to accompany this HIA."* However, the panel considers that an **Engineering Assessment** would be necessary to assess if the execution of the foundations for such a large and heavy new building will affect the current structural integrity of the Heritage Building, given the proximity of those structures. A **Vibration Study** is also required to determine potential structural impacts on the extant heritage building.

**B) Concerns regarding degradation of the existing heritage building during the construction of the new building above it and after the new building is finished, including:**

- i. How will the existing exterior and/or interior elements and dynamics of the current building will be impacted?



- ii. When documentation refers to “residents” — does this only refer to existing residents or does this also include new residents in the definition? How will the existing residents be able to access the amenities in the new section?
- iii. How the existent building will be improved and retrofitted? Will it be merged with the new development?
- iv. What impacts will the higher density of residents have on the site and its associated maintenance and services (garbage facilities, parking, etc.)?
- v. Concerns about the degradation of existing units from the loss of light and airflow, as well as impacts during and after construction.
  - a. According to the Architectural Drawings, at least 50% of the bedrooms and kitchens in the existing building will be deprived of direct natural light. It would be necessary to extend the Shadow Study to the existing building’s interior units, including providing a Natural Light Study and Digital Simulation of All Interior Rooms before/after construction. This is possible with modern technology. A Natural Ventilation and Interior Air Renewal Study is also requested.
- vi. Residents have serious health and safety concerns regarding remaining in situ during the construction. A Construction Mitigation Plan and Tenant Assistance Plan is required, including, but not limited to: the impacts of noise, vibration, air pollution, impacts of the columns on units facing both the courtyard and side yard; and potential heavy objects falling onto the existing building both during and after construction; as well as an Energy Efficiency Study; a Noise Impact Study; and an examination of both short term and long-term impacts on existing units, including desirability and potential rental abatements.

The TEYCPP greatly encourages that the recommendations outlined above be undertaken and that a community meeting be scheduled following the completion of these documents. This community meeting should include representatives of the City of Toronto, the developers, and the current residents of 41-45 Spadina Road.

Thank-you,

Toronto and East York Community Preservation Panel  
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