

From: [Gill, Rodney](#)
To: [Toronto East York Community Council](#)
Subject: [External Sender] My comments for 2024.TE14.16 on June 11, 2024 Toronto and East York Community Council
Date: June 10, 2024 12:34:46 PM
Attachments: [135 Roxborough Drive - Limestone Wash Support Letter \(Structural\).pdf](#)

To the City Clerk:

Please add my comments to the agenda for the June 11, 2024 Toronto and East York Community Council meeting on item 2024.TE14.16, 135 Roxborough Drive - Alterations to a Designated Heritage Property in the North Rosedale Heritage Conservation District

I understand that my comments and the personal information in this email will form part of the public record and that my name will be listed as a correspondent on agendas and minutes of City Council or its committees. Also, I understand that agendas and minutes are posted online and my name may be indexed by search engines like Google.

Comments:

We are the solicitors for Tessa Virtue and Morgan Rielly, the owners of the property municipally known as 135 Roxborough Drive, Toronto, Ontario. As set out in their application materials and supporting documentation, our clients seek to apply a layer of limewash to their home. As further support, our clients provide the attached opinion letter from YCL Strucutral Designs LTD. which speaks to the benefits that applying the limewash will bring. Further, we expect to submit several letters of support from neighbours of our clients.

We will be in attendance at the June 11 meeting of Community Council to speak to this item.

Yours truly,

Rodney Gill
Goodmans LLP.

***** Attention *****

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YCL STRUCTURAL DESIGNS LTD.

UNIT 512 – 200 CONSUMERS ROAD

TORONTO, ON M2J 4R4

PROJECT ADDRESS 135 Roxborough Drive, Toronto, ON	TORONTO BUILDING PERMIT NO. 23 110745 BLD 00 SR
SITE VISIT DATES N/A	LETTER DATE June 7 th , 2024
ISSUED TO To Whom It May Concern	NO. OF PAGES 1
ATTENDEES N/A	OUR PROJECT ID N/A

To Whom It May Concern:

We are the structural engineering firm of record for the above noted project at 135 Roxborough Drive, Toronto, ON. It has come to our attention that a proposal has been made to apply a layer of limestone wash to the exterior of the double wythe brick load bearing exterior walls of the subject structure. We are writing this letter in support of the proposed limestone wash from a structural perspective. Our reasons are as follows:

Protection	Limestone wash provides a physical protective barrier against natural elements such as rain/snow (moisture), UV rays, and other pollutants. This is especially important for older bricks, which are more susceptible to structural deterioration caused by the above noted elements, and at a much faster rate.
Breathability	While offering the above noted protection, limestone wash also maintains breathability, which is critical to the long-term structural condition of the brick. Otherwise, moisture build-up is one of the main causes of brick deterioration such as spalling and freeze-thaw damage.

In conclusion, long term structural performance of the subject structure would be greatly enhanced with the application of the proposed limestone wash based on the unique combination of reasons noted above. This is especially important in this case, since the subject brick here is not just an aesthetic exterior veneer, but rather, it is a critical structural load bearing component of the subject property.

Should you have any questions regarding the above information, please do not hesitate to contact the undersigned.

SUBMITTED BY

Yu Ching Lai, M.A.Sc., P.Eng.

Structural Engineer

YCL Structural Designs Ltd.

YCL Structural Designs Ltd. ▪ 416 828 5432 ▪ www.YCLStructuralDesigns.ca

