



ERA Architects Inc.
#600-625 Church St
Toronto ON, M4Y 2G1

27 GROSVENOR STREET AND 26 GRENVILLE STREET HIA ADDENDUM

Subject: HERITAGE IMPACT ASSESSMENT ADDENDUM

Issued To: Joe Muller
Program Manager, City of Toronto Heritage
Preservation Services
City Hall, 17th Floor, East Tower
100 Queen Street West
Toronto, ON M5H 2N2
joe.muller@toronto.ca

Project: 27 Grosvenor Street and 26 Grenville Street

Project #: 18-051-01

Prepared By: GS/JT/EM/YN

Issued: November 13, 2020

Dear Mr. Muller,

This Heritage Impact Assessment (HIA) Addendum has been prepared by ERA Architects Inc. ('ERA'), on behalf of Greenwin Holdings Inc. It considers the impact of a revised development proposal for the site municipally known as 27 Grosvenor Street and 26 Grenville Street (the 'Development Site') on adjacent municipally-recognized heritage resources. The revised development proposal is reflected in architectural drawings for the Development Site issued by Sweeny&Co Architects. This HIA Addendum is intended to be read in conjunction with an HIA for the Development Site issued by ERA on April 22, 2019 (the '2019 HIA'), and offers heritage opinion on refinements to the development proposal made in response in formal comments from City staff dated July 26, 2019.

Heritage Recognition

The Development Site is not listed on the City of Toronto Heritage Register, nor is it designated under Part IV of the Ontario Heritage Act (OHA). The Development Site is also not contained within an in-force Heritage Conservation District (HCD), although it is considered adjacent, as defined in Chapter 3.1.5 of the City of Toronto Official Plan, to the proposed Historic Yonge Street HCD. Three properties designated under Part IV of the OHA are considered adjacent to the Development Site at 21, 23-25 and 32 Grenville Street.

Development Context

In February 2019, the applicant submitted a Zoning By-law Amendment (ZBA) application to the City for the Development Site that included an HIA prepared by ERA dated February 20, 2019. In response to comments from Heritage Preservation Services (HPS), the HIA was revised and resubmitted to include Ontario Regulation 9/06 evaluations of 25 and 27 Grosvenor Street, as well as measured drawings of the development's Grenville Street frontage. HPS indicated their acceptance of the 2019 HIA via email dated April 23, 2019.



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Revised Development Proposal

The revised proposal, as illustrated in the drawings prepared by Sweeny&Co Architects dated November 13, 2020, maintains the overall site configuration, massing and materiality as described in the 2019 HIA, while incorporating the following refinements. For the purposes of this section, the portion of the proposed development fronting Grosvenor Street will be referred to as the 'north tower' while the portion fronting Grenville Street will be referred to as the 'south tower'.

- The north tower has been reduced in height from 35 storeys (111.10m) to 31 storeys (99.00m), while the south tower has been reduced in height from 50 storeys (155.80m) to 46 storeys (144.0m);
- The separation distance between the north tower and 25 Grosvenor Street has been reduced from 10.81m to 9.27m, while the separation distance between the south tower and 32 Grenville Street has been reduced from 7.5m to 5.5m. The setback of the south tower's podium from 32 Grenville Street remains unchanged at 5.5m, as does the 2.0m setback from the Grenville Street (southern) property line;
- The separation distance between the north tower and south tower has been reduced from 25.0m to 24.5m; and,
- The setback of the north and south towers from the street facing elevations of their respective podiums has been reduced from 3.0m to 2.0m.

For a copy of the architectural drawings prepared by Sweeny&Co Architects, please see the submission package.

Heritage Evaluation of the Revised Proposal

In light of the design refinements outlined above, our evaluation of the revised development proposal is substantially in accordance with the conclusions presented in the 2019 HIA, namely that the proposed development will conserve the described cultural heritage value of the adjacent recognized heritage resources at 21, 23-25 and 32 Grenville Street, as well as the proposed Historic Yonge Street HCD.

We trust that the information contained within this letter sufficiently addresses issues of potential impact on adjacent heritage resources. Please do not hesitate to contact us if you require further information or wish to discuss the contents of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Graeme Stewart', is written over a horizontal line.

Graeme Stewart, Principal
E.R.A. Architects Inc.