

May 2, 2013

Mary L. MacDonald, Acting Manager
Heritage Preservation Services
Toronto City Hall, Suite A18
100 Queen Street West
Toronto, Ontario
M5H 2N2

Re: 2359 Danforth Avenue, Adjacency to a listed heritage property

Dear Mary,

This letter has been prepared at the request of Rockland Estates Inc. in support of a proposed Zoning By-law Amendment Application to permit a 10-storey mixed use development at 2359 Danforth Avenue.

We understand staff has requested the applicant provide a letter addressing possible affects of the proposal on the adjacent heritage property at 2357 Danforth Avenue, a property listed under the Ontario Heritage Act.

The site of the proposed development at 2359 Danforth Avenue is not a heritage property and is not within an identified view corridor or a Heritage Conservation District. In preparing this letter, ERA conducted historic research and analysis of the listed site, reviewed drawing prepared by RAW Architects for the rezoning submission (dated February 27, 2013), and conducted a site visit.

Description of the Proposal

Proposed at 2359 Danforth Avenue is a ten storey mixed-use building, with retail at grade and residential units above. It is comprised of a seven storey block at the front lot line that extends across the width of the lot. Set behind this block is a ten storey massing that extends south, stepping down to two storeys as it reaches the rear lot line. The ten storey massing is set back approximately 5.5 metres from east and west lot lines.

Description of the Heritage Building

The heritage property adjacent to the development site includes two structures: the main electric utility building and a secondary shed. These were designed by Toronto architect A.E. Salisbury and were constructed in 1929.

The main building faces west on to Morton Road. The secondary shed is at the rear (east) of the main building and extends along much of the east lot line. Generally, utility buildings of this type and age were constructed as concrete and steel enclosures that were clad in materials such as brick and manufactured stone trim to resemble commercial buildings. The building at 2357 is a well designed and well maintained example this building type.

Evaluation

Our evaluation of the proposal is based on criteria found in the City of Toronto's Heritage Impact Assessment Terms of Reference, Section (f) sub-titled 'Impact of Development or Site Alteration'. These criteria and our responses are as follows:

i) Destruction of any or part of any significant heritage attributes or features:

Response: No attributes will be affected. No work is proposed at the heritage site.

ii) Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance [of the heritage site]

Response: The proposal responds to the adjacent heritage building. The bulk of the new building is set back approximately 5.5 meters from the common property line. A change of materials at the second floor of the front block should correspond with the cornice line of the adjacent heritage building. At grade, glazing extending the width of the site should continue on the west elevation to respond to the front setback of the adjacent heritage building.

iii) Shadows created that alter the appearance of a heritage attribute or change the visibility of an associated natural feature or plantings, such as a garden.

Response: The proposed building's height, setbacks and location in relation to the heritage building's west facing main building façade will minimize any affects of shadowing. It is anticipated that shadows will not significantly affect the value of the heritage site.

iv) Isolating of a heritage attribute from its surrounding environment, context or a significant relationship.

Response: The heritage building is on a corner lot and faces Morton Road, away from the proposed building. The proposal will not isolate the heritage building from its surrounding context.

v) Direct or indirect obstruction of significant views or vistas within, from or of build or natural features.

Response: Significant views or vistas have been not been identified in relation to the heritage site. The proposed building will not block significant views of the west-facing heritage building. (see attached photographs)

vi) A change in landuse (such as rezoning a church to a multi-unit residence) where the change in use negates the property's cultural value.

Response: No change in use is proposed to the heritage site.

vii) Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archaeological resources.

No change of grade is proposed.

Findings

The proposal development involves no alterations or change of use to the adjacent heritage site, the development is able to respond to the character and setting of the heritage building through architectural design, and the proposal will not isolate heritage features or block significant views of the heritage building.

In sum, it is found that the proposed development will have little or no effect on the heritage value of the adjacent listed property at 2357 Danforth Avenue.

Yours truly,

A handwritten signature in black ink, appearing to read 'E. Rowse'.

Edwin Rowse, Principal
E.R.A. Architects Inc.

Attachment: Site Photographs

Development site and Adjacent Heritage Building



The 2359 Danforth Av. development site and adjacent heritage building, viewed from the north side of Danforth Av. near Westlake Ave. (ERA)

North Elevation



North elevation and front yard of the adjacent heritage building at 2357 Danforth Av.(ERA)

Danforth Avenue, Facing East

The adjacent heritage building
2357 Danforth Av.

The site of the proposed building
2359 Danforth Av.



Looking east along Danforth Avenue from the east side of Morton Street (ERA)

Danforth Avenue, Facing West

The site of the
proposed building
2359 Danforth Av.

The adjacent
heritage building
2357 Danforth Av.



Looking west along Danforth Av. at the west side of the 2359 Danforth Av. site [B] (ERA)

Heritage Building Elevations

West Elevation, facing Morton Street



(ERA)

East Elevation, secondary shed structure, facing the development site



(ERA)

South Elevation, looking east



South elevation and secondary utility building. (ERA)

Bird's Eye View



Bird's Eye view of the site (Bing Maps, Annotations by ERA)