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HERITAGE MEMORANDUM

Subject: HERITAGE IMPACT ASSESSMENT MEMO

Issued To: Neil MacKay
City of Toronto, Heritage Planning, Urban Design
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Memo #: 1

Project: 2451-2495 Danforth Avenue

Project #: 22-156-02

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This Heritage Impact Assessment (HIA) memorandum has been prepared by ERA Architects Inc. (“ERA”), on behalf of First Capital Realty Inc., for the proposed development at 2451-2495 Danforth Avenue, Toronto (the “Site”). It assesses the impact of the proposed development on the cultural heritage value of adjacent heritage resources at 2430-2474 Danforth Avenue. The Site contains a large, one-storey grocery store with surface parking to the east and west. The surrounding area along Danforth Avenue is a traditional commercial main street with a mix of uses and building types. The built form along Danforth Avenue in this area is a mix of low-rise, mid-rise, and high-rise buildings comprised of both historic and more recent stock. To the south of the Site is a low-rise residential neighbourhood with a mix of detached and semi-detached homes and a public park (see Appendix A for site and context photos).

It is ERA’s opinion that the proposed development appropriately responds to the historic and evolving character of Danforth Avenue and will not negatively impact adjacent heritage resources, as per the City of Toronto Official Plan’s definition of “adjacent”.

Description of Adjacent Heritage Resources

The Site does not contain any properties listed on the City’s Heritage Register under Section 27 of the Ontario Heritage Act (“OHA”), or designated under Part IV, Section 29 of the OHA. However, the adjacent properties at 2430-2474 Danforth Avenue were identified through the Phase One of the Danforth Avenue Planning Study as potential heritage resources and were subsequently listed on the Heritage Register in November 2020. These properties represent a commercial main street building type, forming part of an early 20th-century streetscape along Danforth Avenue between Coxwell and Victoria Park Avenues.



Location of listed heritage properties at 2430-2474 Danforth Avenue in relation to the Site (Google Maps, 2024; annotated by ERA).

Description of Proposed Development

As detailed in the architectural drawings by Superkul (2024), the proposed development consists of three main components: a two- to four-storey podium spanning the entirety of the Site's frontage along Danforth Avenue, with a 35-storey tower in the eastern portion and a 13-storey mid-rise building in the western portion of the Site. The new development will provide commercial uses at-grade and residential uses above, with a privately-owned publicly accessible space ("POPS") at the eastern end of the Site.



Rendering of the proposed development, looking southeast (Superkul, 2024).



Rendering of the proposed development, looking southeast (Superkul, 2024).



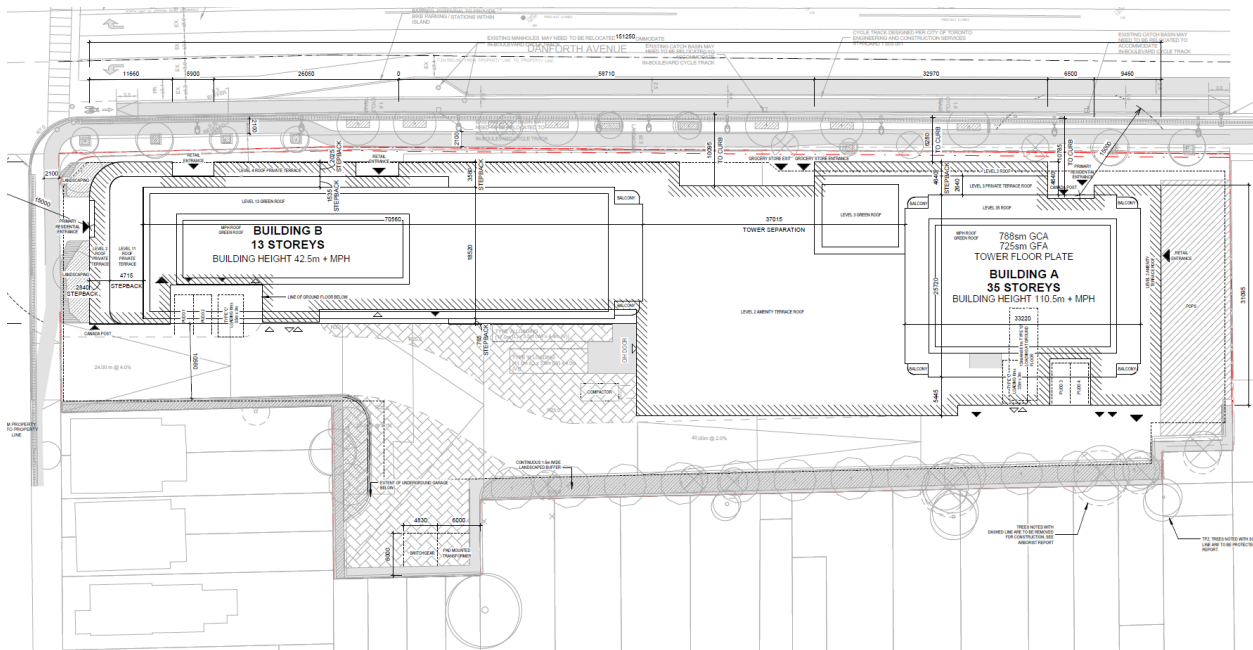
Rendering of the proposed principal (north) elevation along Danforth Avenue (Superkul, 2024).



View of the proposed development from Westlake Avenue, looking northeast (Superkul, 2024).

The two- to four-storey base is detailed in a combination of red-brick masonry and red pre-cast panels, featuring large storefront windows on the first storey. The 13-storey mid-rise element is clad in a mixture of glass, masonry, red pre-cast panels, and smooth and ribbed white pre-cast panels. The 35-storey tower is clad in glass and white pre-cast panels. Both the 13- and 35-storey buildings feature punched window openings arranged in a rectilinear grid pattern. The 35-storey tower features balconies arranged in vertical columns, and both buildings feature curved corner balconies on all four elevations.

The two- to four-storey podium features varying setbacks from the property line, breaking up the streetwall. Both towers are stepped back from the streetwall, differentiating them from the podium and creating a datum line that responds to the predominant streetwall height along Danforth Avenue. Along the primary frontage to the east, the streetwall increases to four storeys before lowering back down to two along Westlake Avenue.



The proposed Site Plan showing the 35-storey tower and 13-storey mid-rise building, connected by a 2- to 4- storey podium element (Superkul, 2024).

Assessment of Impact

Section 3.1.6.5. of the Official Plan states that new development adjacent¹ to properties on the Heritage Register must ensure that the integrity of the heritage property's cultural heritage value and attributes is retained. This has been successfully achieved on the Site through the implementation of the following design measures:

- Simple, rectilinear form that draws on the area's existing built form character, including its commercial and multi-storey buildings;
- Varied streetwall height of two to four storeys, which responds to the height of the adjacent heritage resources and built form character on Danforth Avenue.;
- A two-storey streetwall and landscaped frontage along Westlake Avenue to transition to the low-rise residential neighbourhood to the south;
- Fenestration pattern, including storefront display windows at-grade with punched window openings above, and vertical articulation, which responds to surrounding commercial buildings;
- Material palette, including red-brick masonry and red pre-cast panels, which is sympathetic to the area's existing character while being distinctly contemporary;
- Stepbacks of the mid- and high-rise buildings on all sides to reduce visual impact of massing; and
- Ground-floor activation consistent with the evolving pedestrian-oriented urban context.

¹ The City of Toronto's Official Plan (OP) defines 'adjacent' as "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".



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Statement of Professional Opinion

The proposed development responds to the adjacent heritage resources at 2430-2474 Danforth Avenue and the Site's context through its massing, form, materiality, and articulation. As part of a broader trend toward the growth and evolution of the surrounding area, the proposal will redevelop an underutilized Site in a manner that conserves the cultural heritage value of the adjacent heritage resources, maintaining their wholeness and intactness.

Sincerely,

Emily Collins | RPP MCIP CAHP
Senior Project Manager
ERA Architects Inc.

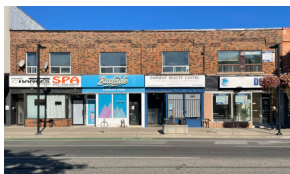
Appendix A: Site and Context Photographs



Looking southwest from the northern boundary of the Site along Danforth Avenue (ERA, October 17, 2024).



Looking east along the western boundary of the Site from Westlake Avenue (ERA, October 17, 2024).



Adjacent heritage resources at 2430-2474 Danforth Avenue, north of the Site (ERA, October 17, 2024).



Looking northwest from the western boundary of the Site across Westlake Avenue (ERA, October 17, 2024).



Looking north from the western boundary of the Site on Westlake Avenue (ERA, October 17, 2024).



Looking south down Westlake Avenue (ERA, October 17, 2024).



The evolving context along Danforth Avenue is shown in this photo (looking east toward the Site) (ERA, October 17, 2024).