

2026 - 2040 QUEEN STREET EAST

HERITAGE IMPACT ASSESSMENT

Issued: DECEMBER 6, 2023



Project # 22-257-01

Prepared by AP / DE

E R A

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COVER PAGE: Rendering of the proposed development looking northwest from Queen Street East and Lee Avenue (RAW, 2023).

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1 INTRODUCTION AND REQUIRED CHECKLIST

Scope of the Report

ERA Architects Inc. (“ERA”) has prepared this Heritage Impact Assessment (“HIA”) for the property at 2026-2040 Queen Street East in the City of Toronto (the “Site”). The purpose of an HIA, as per the City of Toronto HIA Terms of Reference (2021) is to:

“... assist in the understanding of the cultural heritage value of each existing or potential heritage resource on a site, adjacent to a site or within a Heritage Conservation District (“HCD”), and apply relevant heritage conservation policies and standards in the analysis of the impact of development on its cultural heritage value, and develop mitigation measures to protect it.”

Various provincial and municipal heritage policies that provide for the conservation of cultural heritage resources have been considered in the preparation of this report. Multiple sources of data have been collected, sorted and analyzed for this assessment. Both primary and secondary sources have been drawn upon, including: historical maps, atlases, city directories, aerial photographs, archival photographs, and from observations made during a site visit.

A copy of the HIA Terms of Reference and a completed Required Contents Checklist (July 7, 2021) is included in Appendix A.

2 STATEMENT OF PROFESSIONAL QUALIFICATIONS

ERA specializes in heritage conservation, architecture, planning and landscape as they relate to historical places. This work is driven by our core interest in connecting heritage issues to wider considerations of urban design and city building, and to a broader set of cultural values that provide perspective to our work at different scales.

In our 30 years of work, we've provided the highest level of professional services to our clients in both the public and private sector out of offices in Toronto, Montreal and Ottawa. We have a staff of more than 100, and our Principals and Associates are members of associations that include: the Ontario Association of Architects ("OAA"), the Ontario Professional Planner's Institute ("OPPI"), the Canadian Association of Heritage Professionals ("CAHP") and the Royal Architectural Institute of Canada ("RAIC").

Personnel involved in the production of this report are listed as follows:

[Andrew Pruss](#) is a Principal with ERA. He is a member of the Royal Architectural Institute of Canada and have over 30 years of experience in the field of architecture, specializing in heritage architecture for the last 20 years. He has previously been qualified by the Ontario Land Tribunal ("OLT"), the Conservation Review Board (now continued as the OLT), and the Toronto Local Appeal Body in the field of heritage planning and architecture.

[Dan Eylon](#) is a Senior Associate and Planner with ERA Architects. He received his Master of Arts in Planning from the University of Waterloo after completing a Bachelor of Fine Art at the Ontario College of Art & Design. Dan is a professional member of CAHP.

3 EXECUTIVE SUMMARY

Purpose

ERA has prepared this Heritage Impact Assessment ("HIA") for the property at 2026-2040 Queen Street East in the City of Toronto (the "Site"). This report assesses the impact of the proposed development on adjacent heritage resources. The Site is not designated under Part IV or V of the Ontario Heritage Act (the "OHA"), nor is it listed on the City of Toronto's Heritage Register. The Site is adjacent to 2161 Queen Street East, 2163-2165 Queen Street East, and 2169 Queen Street East, which are listed on the City of Toronto Heritage Register.

Proposed Development

The proposed development will modify the Site to replace the existing structures with a new mid-rise, mixed-use building. Access to the residential lobby and ground floor retail space will be provided from Queen Street East. Vehicular access to loading and below-grade parking will be provided at the north-east corner of the Site, off Lee Avenue.

Proposed Conservation Strategy, Impacts and Mitigation

The proposed development has no direct physical impacts on the adjacent heritage properties and responds to the surrounding context. The proposed development has no visual impact on the adjacent heritage properties given its location on the opposite side of Queen Street East. The proposed development employs design elements and materiality that references the existing commercial storefronts along Queen Street East. The use of contemporary materials helps to maintain the prominence of the adjacent heritage resources.

Conclusion

The proposed development is designed to be compatible with its surrounding context and there are no anticipated heritage impacts on the adjacent heritage resources.

4 PROPERTY OWNER

Refer to Appendix B.

5 OWNER'S REPRESENTATIVE/AGENT

Refer to Appendix B.

6 LOCATION PLAN

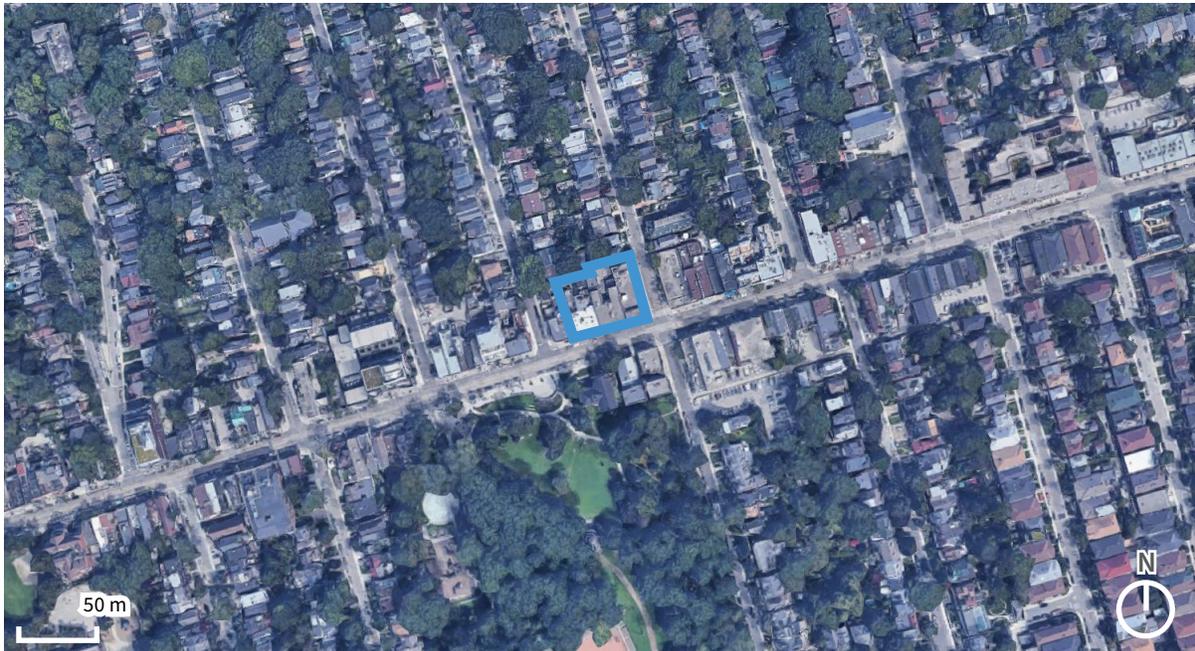


Figure 1: Aerial map showing the Site (Google Earth, 2022; annotated by ERA).



Figure 2: Property data map showing the Site (City of Toronto Property Data Map, 2014; annotated by ERA).

7 CULTURAL HERITAGE EVALUATION REPORT

This section is not required as the Site is not listed on the City of Toronto's Heritage Register or designated under the OHA.

8 DESCRIPTION OF HERITAGE RESOURCES

This section is not required as the Site is not listed on the City of Toronto's Heritage Register or designated under the OHA. The Site is not located within a Secondary Plan area. The Site is within the boundary of Site and Area Specific Policy ("SASP") 466. The Site is not identified on the City of Toronto's archaeological potential map.

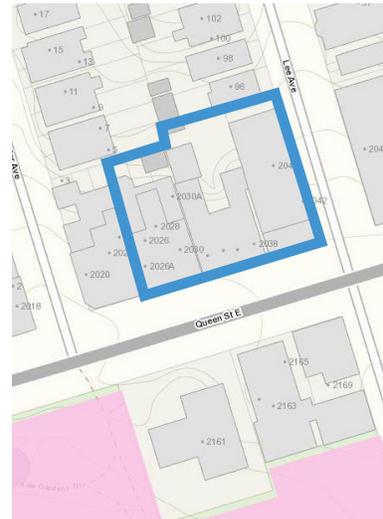


Figure 3: Archaeological potential map with the Site outlined in blue (City of Toronto, 2020; annotated by ERA).

9 HISTORIC PHOTOGRAPHS AND VISUAL RESOURCES

The following historic photographs were retrieved from the City of Toronto Archives, Toronto Public Library Digital Archives, and the Beaches Metro Deja Views Archives.



Figure 4: Photograph of the Site looking east along Queen Street East (Beaches Metro Deja Views Archives, 1965; annotated by ERA).



Figure 5: The east elevation of 2040 Queen Street East as seen from Queen Street East and Lee Avenue looking northwest circa 1970s (Beaches Metro Deja Views Archives).



Figure 6: The south and partial east elevation of 2040 Queen Street East c. 1980s (Beaches Metro Deja Views Archives).



Figure 7: The Site as seen from Queen Street East looking west from Queen Street East and Lee Avenue (Beaches Metro Deja Views Archives, 1995; annotated by ERA).

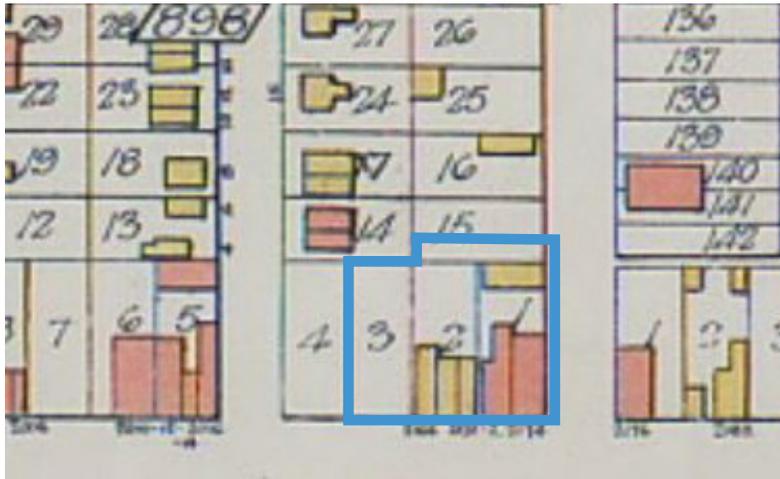


Figure 8: The partial south elevation of 2032-2038 Queen Street East c. 1996 (Beaches Metro).

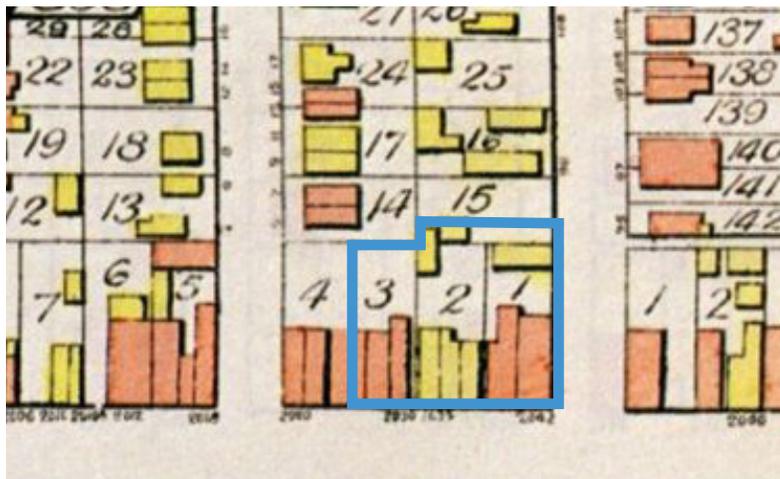


Figure 9: The south and partial east elevation of 2040 Queen Street East (City of Toronto Archives, 2002).

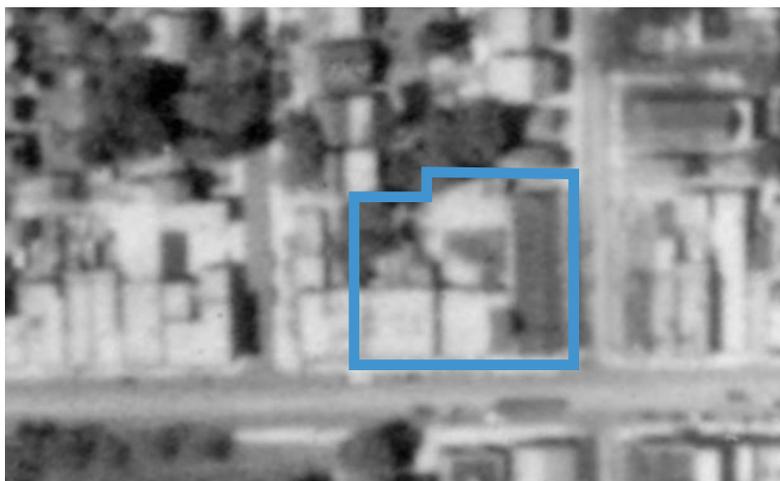
Visual Resources



1910: The eastern portion of the Site located at 2040 Queen Street East was constructed between 1895 and 1896 as a masonry building for a grocer and post office. Between 1906 and 1908, a row of wood-framed commercial buildings were constructed to the west of the masonry building (Goad's Atlas; annotated by ERA).



1913: Between 1910 and 1911, a row of masonry commercial structures were constructed on the western portion of the Site. At the rear of the Site, a number of wood-framed auxiliary structures had been constructed. In the surrounding neighbourhood, residential buildings were constructed along Lee Avenue (Goad's Atlas; annotated by ERA).



1939: By 1939, a rear addition extended the eastern portion of the Site close to the northern property line. Rear additions were constructed at 2026-2038 Queen Street East (City of Toronto Aerial Photograph; annotated by ERA).



1978: Between 1965 and the 1970s, a second-storey addition was constructed at 2030-2038 Queen Street East (City of Toronto Aerial Photographs; annotated by ERA).



1992: In the 1980s, a rear addition was constructed at 2032 Queen Street East, along with other auxiliary structures (City of Toronto Aerial Photographs; annotated by ERA).



2018: Between 1995 and 2002, the eastern portion of the Site was overcladded with stucco (City of Toronto Mapping Tool; annotated by ERA).

10 CURRENT PHOTOGRAPHS

The following pages include photos from a site visit on December 1, 2022.

CONTEXT



Figure 10: Context photo of the Site looking northeast from Queen Street East and Wheeler Avenue (ERA, 2022).



Figure 11: Context photo of the Site looking east from Queen Street East. The adjacent heritage resources can be seen on the right (ERA, 2022).



Figure 12: Context photo of the Site looking northwest from Queen Street East and Lee Avenue (ERA, 2022).



Figure 13: Context photo of the Site looking southwest from Lee Avenue (ERA, 2022).

ELEVATIONS

2026-2030 Queen Street East



Figure 14: South elevation (ERA, 2022).

2032-2036 Queen Street East

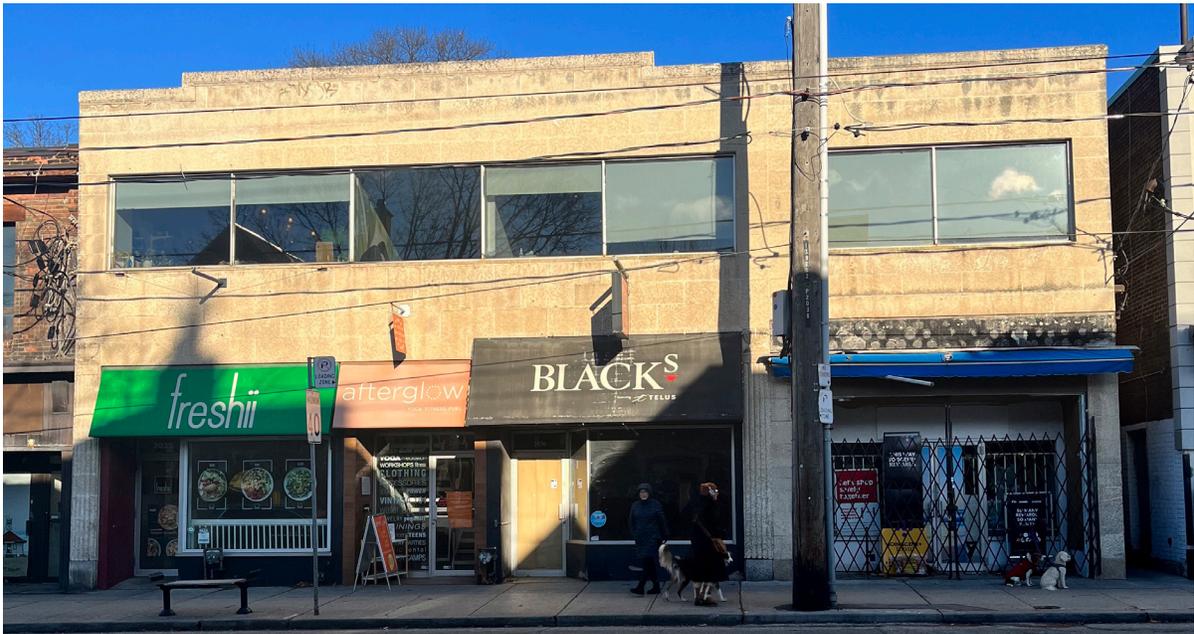


Figure 15: South elevation (ERA, 2022).

2032-2036 Queen Street East



Figure 16: Partial east elevation (ERA, 2022).



Figure 17: Partial north elevation (ERA, 2022).



Figure 18: Partial north elevation (ERA, 2022).

2040 Queen Street East



Figure 19: South elevation (ERA, 2022).



Figure 20: Partial north elevation (ERA, 2022).

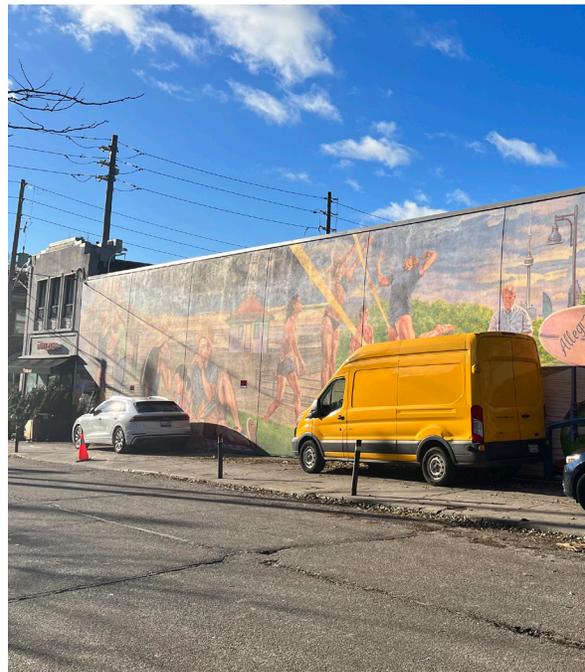


Figure 21: Partial east elevation (ERA, 2022).

11 DESCRIPTION OF SURROUNDING NEIGHBOURHOOD

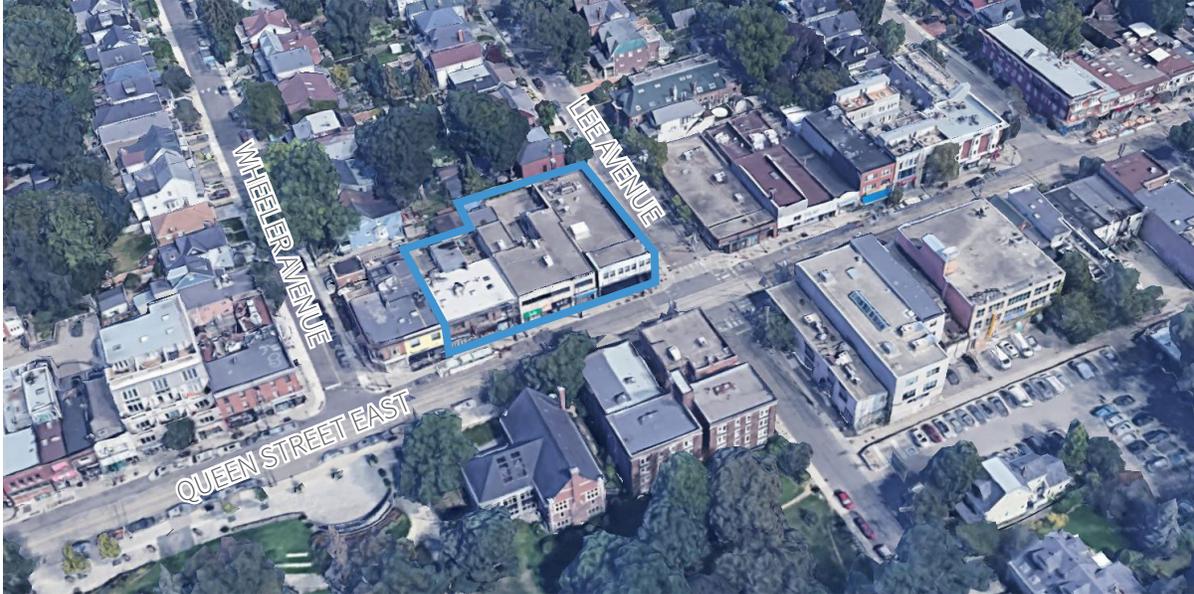


Figure 22: Aerial view of the Site showing the surrounding context (Google Earth, 2021; annotated by ERA).

The Site contains three buildings located at 2026-2040 Queen Street East. The Site is located on the north side of Queen Street East, between Lee Avenue and Wheeler Avenue in the Beaches neighbourhood of Toronto. The Site contains three, two-storey commercial buildings with rear additions. Along Queen Street East between Lee Avenue and Wheeler Avenue, there are mid-rise commercial, institutional, and residential buildings, constructed in the late 19th to early 20th century. The built form along the north side of the is characterized by a continuous streetwall with commercial storefronts with an average width of approximately 5 metres. Kew Gardens, a public park, is located southwest of the Site with an open lawn and trees fronting Queen Street East. Along Lee Avenue and Wheeler Avenue and north of the Site there are low-rise houseform buildings. The 501 Queen streetcar runs east-west along Queen Street East. In the immediate area:

- To the north are low-rise houseform buildings;
- To the east and across the street are low-rise commercial buildings;
- To the south are low-rise commercial, institutional, residential buildings, and a park beyond; and
- To the west are low-rise commercial buildings.

12 DESCRIPTION OF ADJACENT HERITAGE PROPERTIES



Figure 23: City of Toronto Property Data Map showing the adjacent heritage resources (Property Data Map, 2014; annotated by ERA 2021).



The Site is located north of three listed properties. A copy of their respective listing statements can be found in Appendix C.

Adjacent Heritage Properties Summary Table

Address	Date Listed	Date Designated Under Part IV	By-law
2161 Queen Street E	October 1, 1979	NA	NA
2163-2165 Queen Street E	August 12, 13, and 14, 1991	NA	NA
2169 Queen Street E	May 28 and 29, 1990	NA	NA

Figure 24: Table summarizing the adjacent heritage resources (City of Toronto Heritage Register, 2022).

Adjacent “means 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.” (Official Plan, Chapter 3)

Current Photographs of Adjacent Heritage Properties

2161 Queen Street East



Figure 25: North elevation (ERA, 2022).



Figure 26: East elevation (ERA, 2022).



Figure 27: South elevation (ERA, 2022).



Figure 28: West elevation (ERA, 2022).

2163-2165 Queen Street East



Figure 29: North elevation (ERA, 2022).



Figure 30: East elevation of the portion of the building along Lee Avenue (ERA, 2022).



Figure 31: South elevation as seen from Kew Gardens (ERA, 2022).

2169 Queen Street East



Figure 32: North elevation (ERA, 2022).



Figure 33: East elevation (ERA, 2022).

Historic Photographs of Adjacent Heritage Properties

2161 Queen Street East



Figure 34: The north and west elevation (Toronto Public Library Digital Archives, 1916)



Figure 35: The south elevation (Toronto Public Library Digital Archives, 1965)

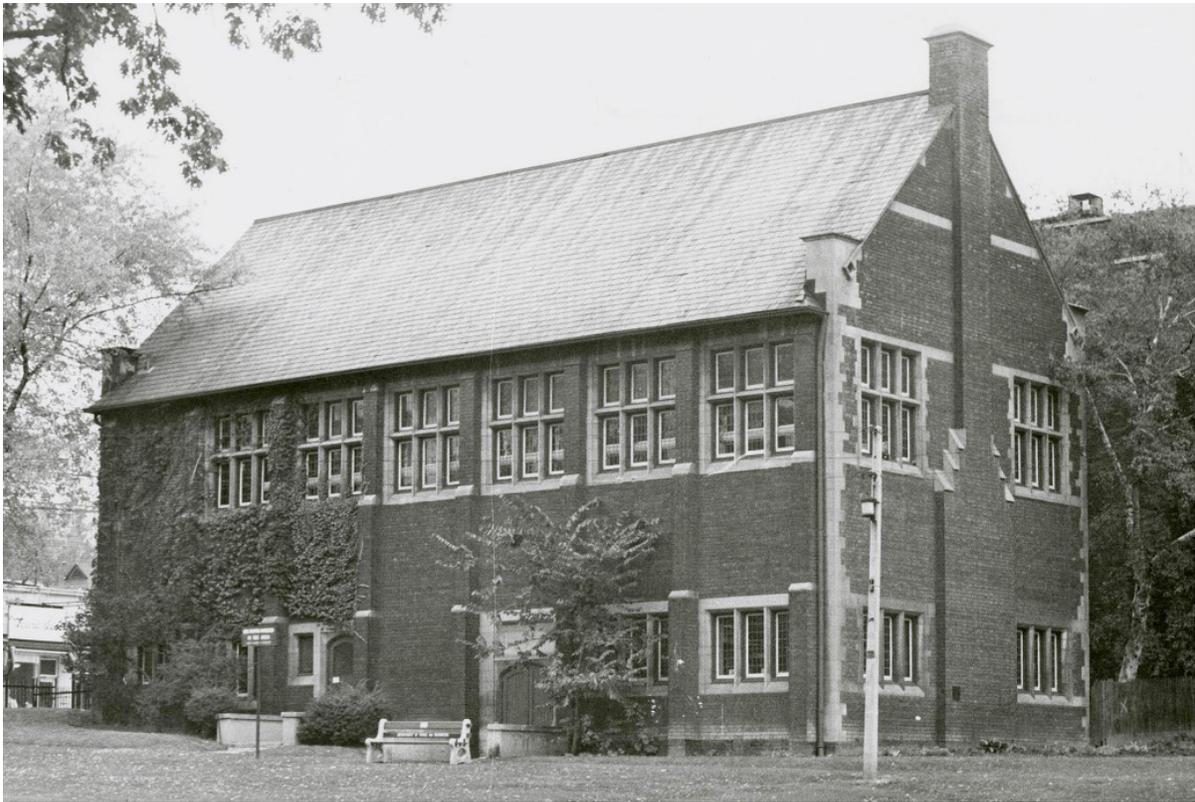


Figure 36: The west and south elevation (Toronto Public Library Digital Archives, 1965).

2163-2165 Queen Street East



Figure 37: The north elevation (Toronto Public Library Digital Archives, 1995).

2169 Queen Street East



Figure 38: The north elevation (Toronto Public Library Digital Archives, 1995).

13 CONDITION ASSESSMENT

As the Site does not contain properties that are listed on the City of Toronto Heritage Register, or designated under the Ontario Heritage Act, a condition assessment is not required.

14 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development seeks to intensify the Site with the construction of a new, mid-rise mixed-use development fronting Queen Street East. The existing buildings on-site will be demolished.

The ground floor of the Site contains commercial uses with retail entrances fronting Queen Street East. The residential lobby is located on the south elevation at the west extent of the proposed development and accessible from Queen Street East.

The proposed development has been designed to provide a compatible relationship to the adjacent heritage resources. The elevation of the building follows a generally symmetrical design, with uniform window openings at equal intervals. The building façade fronting Queen Street East incorporates a three-storey podium before stepping back at Levels 4, 5, and 6. The podium has a rhythmic design with bays at regular spans which relates to the existing storefronts to the west of the Site. The proposed window and balcony arrangement within the podium is recessed from the facade, taking a contemporary response to the punched windows found on the adjacent heritage resources. The architectural detailing on the south and east elevations helps articulate the façade with a finer-grained rhythm and will maintain an animated street frontage.

Select plans and elevations from the architectural package by RAW are provided over the following pages to illustrate the proposed development. As there are no heritage resources on the Site, annotated drawings are not required.

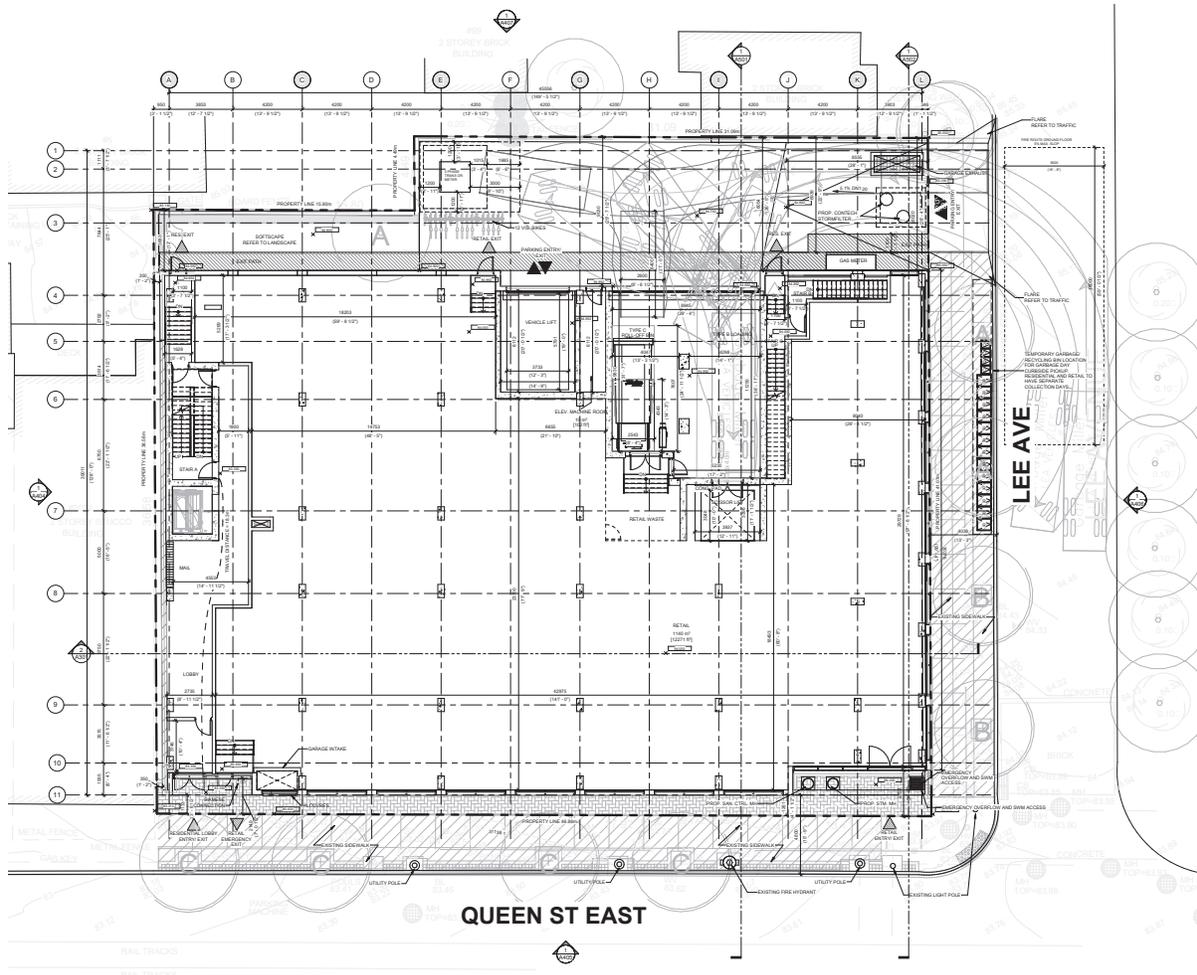


Figure 39: The ground floor plan (RAW, 2023).

Elevations

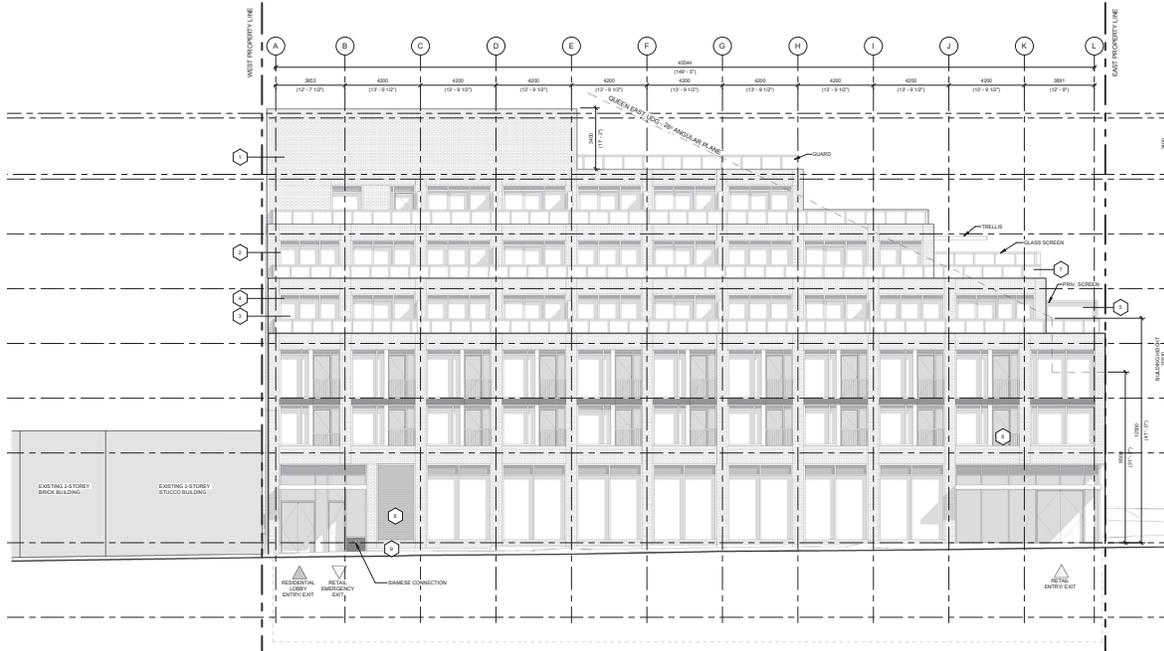


Figure 40: The south elevation (RAW, 2023).

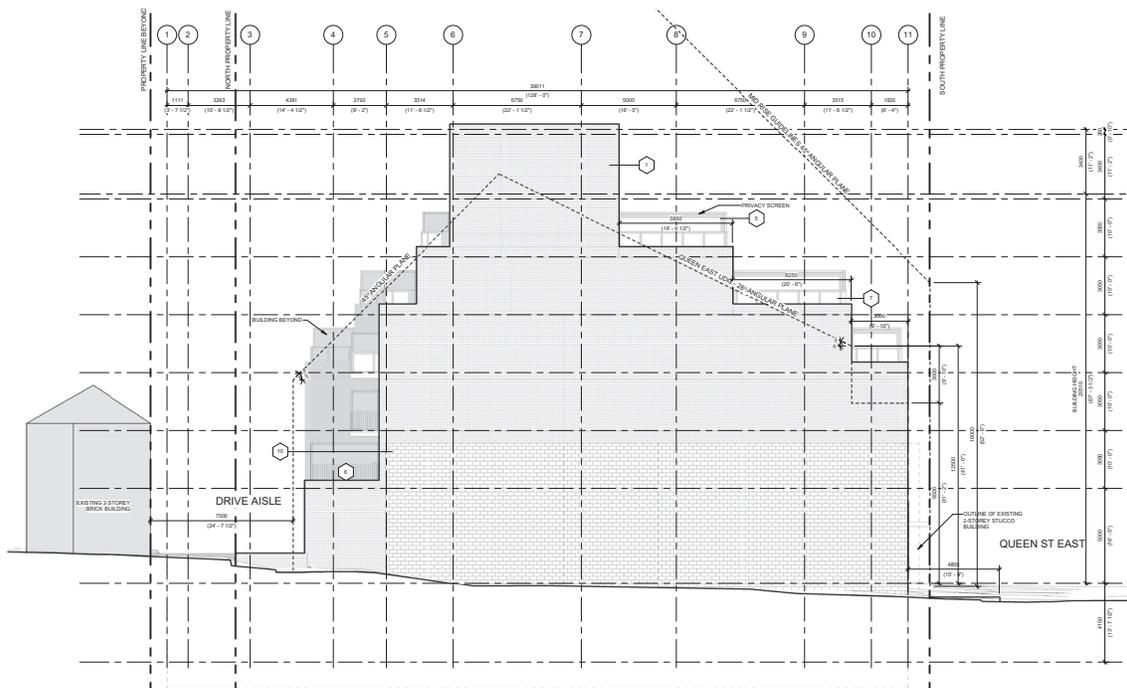


Figure 41: The west elevation (RAW, 2023).

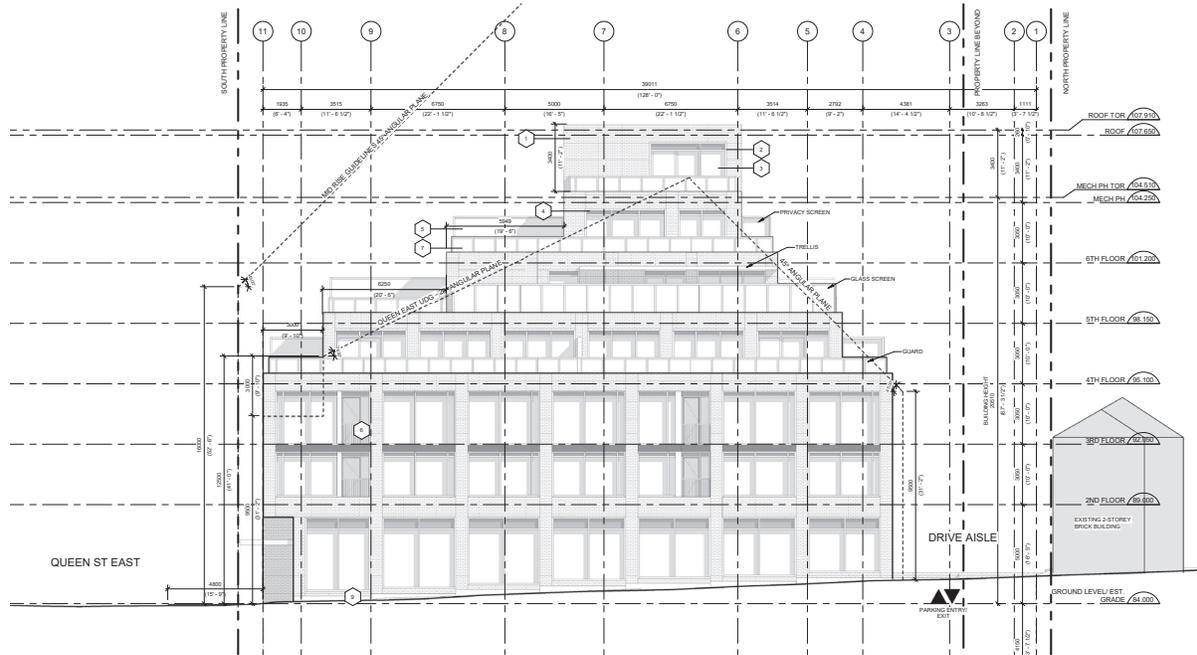


Figure 42: The east elevation (RAW, 2023).

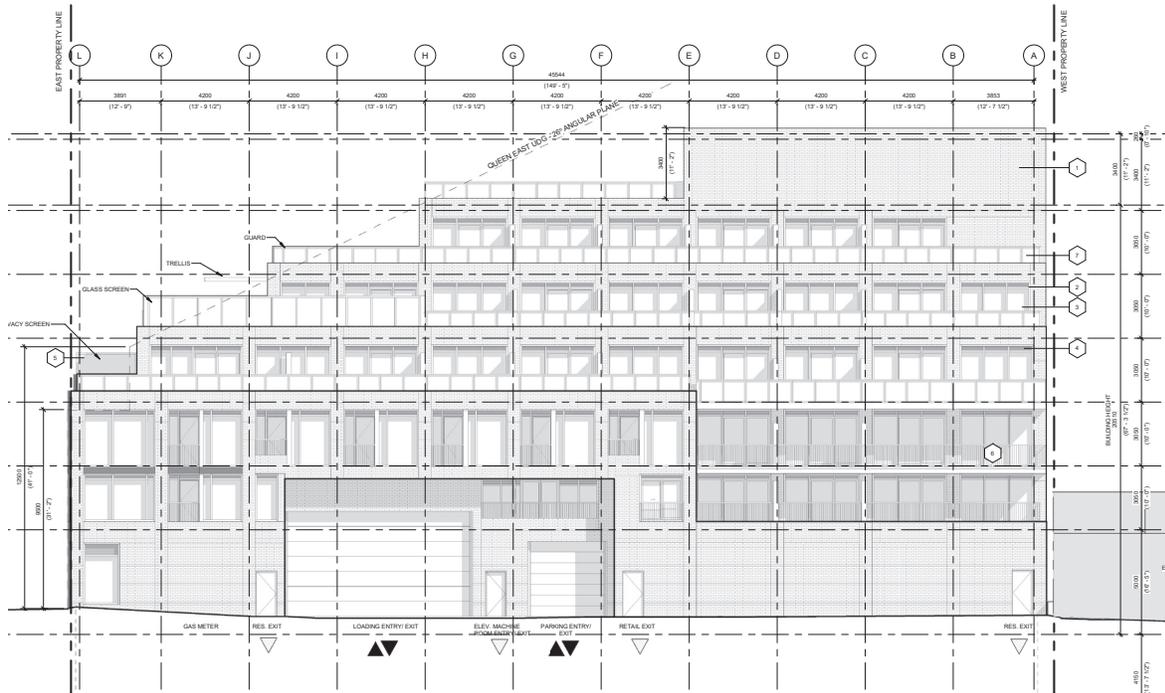


Figure 43: The north elevation (RAW, 2023).

15 DEMOLITION

The OHA does not define the term demolition or removal. The City of Toronto Official Plan defines demolition and removal as follows:

“Demolition: is the complete destruction of a heritage structure and property from its site, including the disassembly of structures and properties on the Heritage Register for the purpose of reassembly at a later date.”

"Removal: is the complete and permanent dislocation of a heritage resource from its site, including relocation of structures to another property."

Given that none of the properties on Site are currently included on the heritage register, nor designated under the OHA, the proposal does not contemplate demolition or removal under the OHA or Chapter 103 of the City of Toronto Municipal Code.

16 ANALYSIS OF THE IMPACT OF DEVELOPMENT OR SITE ALTERATION

This section evaluates the impacts and mitigation of the proposed redevelopment on the cultural heritage value and attributes of the adjacent heritage properties.

The Site is not listed on the City of Toronto's Heritage Register or designated under the OHA. As such, selecting a conservation treatment for the Site based on the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* is not required as it does not contain a heritage resource.

Relevant legislation, policies and guidelines have been reviewed when considering the potential impact and mitigation of the proposed development and how it relates to the cultural heritage value and attributes of the adjacent heritage properties. The following were among the sources reviewed in preparing this HIA:

Legislation

- The Ontario Heritage Act (R.S.O. 1990)
- The Planning Act (R.S.O. 1990)

Land Use Policy

- The Provincial Policy Statement (2020)
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) as amended in 2020
- City of Toronto Official Plan (consolidated March 2022)
- Site and Area Specific Policy 466

Heritage Registers

- Toronto Heritage Register

Guidelines

- Standards and Guidelines for the Conservation of Historic Places in Canada
- Queen Street East: Coxwell to Nursewood Road Urban Design Guidelines (2012)

A review of the above noted policies that are applicable to this HIA can be found in Appendix D.

16.1 Impacts, Rationale and Mitigation

The proposed development will remove the existing buildings on the Site and replace them with a new, mid-rise, mixed-use building. Given the Site is not listed on the City of Toronto's Heritage Register or designated under the OHA, the Site is not currently recognized as having cultural heritage value or interest, an evaluation of the impacts of the proposed development on the cultural heritage value of the Site is not required. The relationship of the proposed development to the adjacent resources is assessed below.

Adjacent Heritage Buildings

The proposed development is located across the street from three listed properties at 2161 (Toronto Public Library, Beaches Branch), 2163-2165 (Kew Beach Mansions Apartment), and 2169 Queen Street East (Toronto Dominion Bank). The proposed development is physically and visually separated from the three listed properties by Queen Street East. The buffer between the listed properties and the Site helps ensure the adjacent properties are unaffected by the proposal.

The proposed development incorporates design elements and materiality that relates to the adjacent heritage resources and maintains the character of the street. The proposed podium is three-storeys in height and uses brick as finish material, which is consistent with the material of the adjacent heritage resources. The building is built out to the front lot line and steps back from Queen Street East at Levels 4, 5, and 6. The proposed south elevation incorporates a vertical rhythm that references the narrow frontages of the commercial streetscape to the west. The window articulation of the retail space is a contemporary response to the punched windows found on the adjacent heritage resources. The residential entrance located on Queen Street East is distinguishable from the commercial entrances. The overall building design and the use of contemporary materials will provide a juxtaposition to the early 20th-century buildings and will retain the prominence of the adjacent heritage buildings.

The construction of the proposed development will not impede the ability to stand on the north side of Queen Street East and look at the heritage resources and their context. ERA has reviewed the respective listing descriptions for the properties. There are no anticipated heritage impacts on the adjacent heritage resources.

17 ENGINEERING CONSIDERATIONS

This section is not required as the Site is not listed on the City of Toronto's Heritage Register or designated under the OHA. The existing buildings on the Site will be demolished.

18 MITIGATION

Refer to Section 16 of this HIA.

19 CONSERVATION STRATEGY

This section is not required as the Site is not listed on the City of Toronto's Heritage Register or designated under the OHA. The existing buildings on the Site will be demolished.

20 STATEMENT OF PROFESSIONAL OPINION

This HIA considers the impacts of the proposed development at 2026 – 2040 Queen Street East on the cultural heritage value of the adjacent heritage properties at 2161, 2163-2165, and 2169 Queen Street East.

The Site is not listed on the City of Toronto's Heritage Register or designated under the OHA. The proposed development will not have a heritage impact on adjacent heritage resources. As such, there are no heritage impacts associated with the proposed development. The proposed development maintains a commercial use and provides for new residential use on the Site.

ERA finds the proposed development to be in general compliance with all relevant municipal and provincial heritage policies, and to have respect for recognized professional standards and best practices in the field of heritage conservation in Canada.

21 APPENDICES

APPENDIX A: HIA Terms of Reference Checklist



Heritage Impact Assessment Terms of Reference and Checklist

City Planning, Heritage Planning, Urban Design

Revised July 7, 2021

A. PURPOSE

The conservation of the City of Toronto's cultural heritage resources is a matter of public, municipal and provincial interest.

A Heritage Impact Assessment ("HIA") is an independent professional and objective study undertaken at the earliest stage of project planning, design, construction and development activity necessary to inform a project's design with the goal of conservation.

The purpose of the HIA is to assist in the understanding of the cultural heritage value of each existing or potential heritage resource on a site, adjacent to a site or within a Heritage Conservation District ("HCD"), and apply relevant heritage conservation policies and standards in the analysis of the impact of development on its cultural heritage value, and develop mitigation measures to protect it. Within the City of Toronto's application process and complete application requirements, the purpose of the HIA is also to inform decisions of City staff and City Council and to guide the creation of a Conservation Plan or any other Council approved condition.

B. POLICY CONTEXT

- The Provincial Policy Statement; Section 2.6 Cultural Heritage and Archaeology
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe; Section 4.2.7 Cultural Heritage Resources
- City of Toronto Official Plan

C. DESCRIPTION

The HIA will demonstrate an understanding of the cultural heritage values and attributes of existing and potential onsite heritage resources, adjacent heritage properties and within or adjacent to Heritage Conservation Districts. It is strongly recommended that a **Cultural Heritage Evaluation Report ("CHER")** be prepared by the applicant at a project's inception to ensure a rigorous inventory and understanding of the site's values and attributes early in the design process. The City of Toronto has developed a Terms of Reference to assist with the purpose and content of a CHER. It is also strongly recommended that the results of the CHER be shared with the City for discussion at the earliest opportunity to avoid unnecessary delays.

Where City Council has previously adopted a Statement of Significance through municipal designation, using criteria set out in Ontario Regulation 9/06, the HIA must be based on the Council approved statement of cultural heritage values and attributes. Properties designated prior to 2005 will be subject to review and by-law amendment as necessary.

The HIA will also demonstrate, in its analysis and conservation strategy, an understanding of all applicable provincial and municipal policies, HCD plans and recognized professional heritage conservation standards in Canada including, but not limited to, the *Standards and Guidelines for Conservation of Historic Places in Canada*. **In keeping with the *Standards and Guidelines*, minimal intervention will be the guiding principle for all work.**

The study will, using both written and graphic formats, provide a description of the proposed development or site alteration, a detailed review of the impact of the proposed work on the cultural heritage values and attributes of the existing, potential and adjacent heritage properties (cultural heritage values and attributes that have already been determined by the City or, when unavailable, identified within a Cultural Heritage Evaluation Report) from a conservation perspective. The HIA will also recommend alternative development options and mitigation measures to ensure the best possible conservation outcomes.

The HIA, which must be prepared by a qualified heritage conservation professional as demonstrated through membership in the Canadian Association of Heritage Professionals, will address "existing and potential heritage properties" which are those properties that are:

- designated under Parts IV and V of the Ontario Heritage Act ("OHA")
- added to the Register by City Council, known as "listed" properties
- identified as having cultural heritage value or interest through a preliminary site assessment or planning study
- identified by the community, City staff or local Councillor

In addition, it is recommended that applicants pre-screen any building 40 years of age or older on the development site as a routine part of pre-application due diligence, especially if demolition will be proposed.

The required conservation strategy will be presented in detail to inform the decisions of City staff and City Council and to guide the creation of a Conservation Plan and/or any other Council approved conditions. Conservation strategies will take into account the existing condition of cultural heritage resource(s) and the constructability of the proposal. It is expected the project team will have undertaken sufficient investigation to confirm the capacity of the heritage resource to withstand the proposed intervention.

Where there is the potential to affect known or potential archaeological resources an Archaeological Assessment will be undertaken as an additional study prepared by a licensed archaeologist.

D. STANDARDS AND PRACTICES

The HIA must be impartial and objective, thorough, complete and sound in its methodology and application of Ontario Heritage Act evaluation criteria, the City of Toronto Official Plan Heritage Policies and the *Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada* and be consistent with recognized professional standards and best practices in the field of heritage conservation in Canada and the CAHP Code of Conduct.

The HIA must be prepared by qualified professional members in good standing with the Canadian Association of Heritage Professionals (CAHP) who possess applied and demonstrated knowledge of

accepted standards of heritage conservation, historical research, identification and evaluation of cultural heritage value or interest, analysis and mitigation.

The HIA must include all required information and be completed to the satisfaction of the City as determined by the Senior Manager, Heritage Planning or it will be considered incomplete for application or other purposes.

The HIA may be subject to a peer review if deemed appropriate by the Senior Manager.

E. WHEN REQUIRED

An HIA is required as a part of a Complete Application for the following application types, if the development site contains one or more properties that are listed and/or designated on the City of Toronto's Heritage Register:

- Official Plan Amendment
- Zoning By-law Amendment
- Plans of Subdivision
- Site Plan Control

Note: Site Plan Control applications that have been subject to a recent and/or concurrent OPA/ZBA application will not require an HIA.

An HIA may be required for the following additional application types:

- Consent and/or Minor Variance applications for any property on the Heritage Register
- Official Plan Amendment, Zoning By-law Amendment, Plans of Subdivision, Site Plan Control and/or Consent and/or Minor Variance applications adjacent to a property on the Heritage Register. Adjacency is defined in the Official plan and may go beyond contiguous properties
- Heritage Permit applications for any property designated under Part IV (individual) or Part V (Heritage Conservation District) of the OHA.

F. CULTURAL HERITAGE EVALUATION REPORT (CHER)

A Cultural Heritage Evaluation **is required** within the HIA for the following properties, where applicable:

- Designated under Part IV, Section 29 of the OHA prior to 2006
- Listed on the City's Heritage Register under Section 27 of the OHA

A CHER is strongly encouraged to be prepared for properties of potential heritage value:

- Not on the City's Heritage Register but identified as having cultural heritage value through professional site assessments or planning studies
- Believed to have cultural heritage value as identified by the community, City staff or local Councillor
- Buildings and/or structures that are 40 years or older

A Cultural Heritage Evaluation within an HIA, or as part of a CHER **is not required** for properties that are:

- Subject to a Notice of Intention to Designate under Section 29 of the OHA
- Designated under Part IV, Section 29 of the OHA after 2006
- Designated under Part V, Section 42 of the OHA

The City's Terms of Reference for a CHER is available as a separate document. It is recommended that applicants contact Heritage Planning to discuss heritage potential on the subject property prior to application submission. **Evaluation of cultural heritage resources prior to project planning is strongly encouraged.**

With regard to Part IV, Section 29 properties, the HIA should append the Notice of Intention to Designate or the designation by-law, where applicable. With regard to Part V, Section 42 Districts, identification of the Heritage Conservation District and its associated Heritage Conservation District Plan (if applicable) should be identified, but is not required to be appended to the HIA.

An HIA that does not use the Council adopted statement of significance as the basis to assess impact will be deemed incomplete.

Evaluations may be subject to Peer Review where deemed appropriate by the Senior Manager, Heritage Planning

G. REQUIRED CONTENTS AND CHECKLIST

To confirm application requirements it is advisable to discuss your project in advance with Heritage Planning staff during preliminary consultation meetings and consult the City of Toronto's Municipal Code.

Where conditional approval has already been granted under the OHA, document requirements should be discussed with heritage planning staff.

The HIA will be submitted in hard copy and PDF format along with any other required application material and will include (at minimum):

1. Required Contents Checklist

- A copy of this HIA Terms of Reference with a completed Required Contents Checklist

2. Statement of Professional Qualifications

A Heritage Professional is a person who has specialized knowledge in the conservation and stewardship of cultural heritage and is supported by formal training and/or work experience. The professional must be a registered member of the Canadian Association of Heritage Professionals and in good standing. The background and qualifications of the professional(s) completing the HIA must be included in the report.

- By checking this field, the Professional conforms to accepted technical and ethical standards and works in accordance with the regulations and guidelines of their specialty heritage fields and

jurisdictions of practice and confirms the information included in the HIA or CHER is accurate and reflects their professional opinion.

3. Executive Summary

- This section includes a summary of the project as a whole; a summary of the property's determined heritage values and attributes, including conclusions related to the evaluation of properties undertaken through the CHER; a summary of the proposed conservation strategy and a summary assessment of the impact of the proposed development or site alteration on the cultural heritage values and attributes of all on-site and adjacent heritage properties, including properties on the site that are not on the heritage register but which have been subject to evaluation either within the HIA or as the subject of a CHER.

The Executive Summary will also outline proposed mitigation measures and will include a clear statement of opinion about the appropriateness of the work as proposed, with specific reference to all applicable policies and guidelines.

4. Property Owner

- Owner name and full contact information, including e-mail address(es)

5. Owner's Representative or Agent

- Name and full contact information, including e-mail address(es), for any representative or agent acting on behalf of the owner accompanied by proof of owner consent

6. Location Plan

Location of the development site and the subject heritage property/properties shown on:

- City's property data map
- Aerial photograph

Maps and photographs must depict the site boundary within a 300 metre radius, or as appropriate, in order to demonstrate the existing area context and identify adjacent heritage resources. Maps to be to a metric scale (i.e. 1:100, 1:200, 1:500).

7. Cultural Heritage Evaluation Report (CHER)

Following the City of Toronto's Cultural Heritage Evaluation Report (CHER) Terms of Reference, this section will include the identification and evaluation of existing and potential properties on the development site, as required.

Where a property is subject to a notice of intention to designate under Section 29 of the OHA, designated under Part IV of the OHA after 2006 or designated under Part V of the OHA, the HIA must rely on the heritage values and attributes of the property which have already been determined by City Council.

It is expected the CHER will be prepared in the early stages of the design and development process, prior to determining what changes may be appropriate. It is recommended that the CHER be submitted as a separate document prior to its incorporation into the HIA and prior to the submission of a development application so that the heritage values can be confirmed.

Check all that apply:

A CHER is not required.

- Evaluation of a property designated under Part IV, Section 29, of the Ontario Heritage Act prior to 2006 and date evaluation was completed.
- Evaluation of a property listed on the City's Heritage Register under Section 27 of the Ontario Heritage Act and date evaluation was completed.
- Evaluation of a property previously identified as having cultural heritage value through professional site assessments or planning studies and date evaluation was completed.
- Evaluation of a property believed to have cultural heritage value as identified by the community, City staff or local Councillor and date evaluation was completed.
- Evaluation of a property over 40 years old and date evaluation was completed.

8. Description of On-site Heritage Resources

There are no on-site heritage resources.

This section will include a description of existing and potential cultural heritage resources within the development site, and shall include:

- Description of each property in its location on the site and any associated buildings, structures and/or landscapes. The description needs to include reference to all structures; buildings; age, location, type of construction, heritage attributes, building elements, features and / or remains; building materials; architectural style, type or expression and finishes; floor plan; natural heritage features; landscaping and archaeological resources as applicable.
- For each listed property, the existing Statement of Significance, Reasons for Listing and/or Reasons for Identification as adopted by City Council describing each property's cultural heritage value. Include the City Council inclusion dates and relevant details. This information can be obtained from the Heritage Planning office or online.
- For each Part IV or Part V designated property on the site, the existing Statement of Significance, Reasons for Designation describing each property's cultural heritage value and heritage attributes and/or the established cultural heritage value or contribution as described in the relevant HCD Plan. Include the associated designation by-laws and City Council inclusion dates and details. This information can be obtained from the Heritage Planning office or online.

9. Historic Photographs

- Historic photographs should be provided where available. If historic photographs cannot be located, it must be confirmed that the noted sources below have been checked and historic photographs were not present.

At minimum, the resources that must be consulted include:

- Toronto Archives
- Toronto Public Library
- Historical society archives

10. Current Photographs/Images

- Current photographs/images taken within 3 months of the application submission date showing the existing condition, context, attributes and other features of existing and potential heritage resources on the property that are unobstructed by landscaping, vegetation, vehicles, etc. The context includes other buildings and existing landscaping (mature trees, fences, walls, driveways) on the subject property. Photographs will include the following:
 - Each building elevation
 - Each heritage attribute or draft (CHER) heritage attribute affected by the proposed works
 - Existing context including other buildings on and adjacent to the site and existing landscaping
 - Interior heritage attributes described in the Part IV designation by-law or the CHE, where applicable
 - Photographs of the property as seen from the public realm around the property including each public right of way, lane, or shared driveway, park and publicly accessible open space, as appropriate to the site
 - Photographs showing the relationship of the site to the adjacent properties

11. Description of Surrounding Neighbourhood Keyed to a Context Map

- Provide a detailed narrative of the surroundings of the site with particular attention to subject street frontages or block faces, subject property and opposite side of the street frontage(s). Be sure to reference architectural styles, profiles and ages of buildings and describe the existing “sense of place” where discernible and key to a context map.

12. Description of Adjacent Heritage Properties (if applicable)

Using the definition of "adjacency" in the City's Official Plan, this section must provide a description of each heritage property/resource adjacent to the development site, including:

- Description of the property in its location adjacent to the site, including any buildings, structures and/or landscapes or landscape features.
- Part IV or V designation dates and details.

- ☒ Existing Statement of Significance or Reasons for Designation describing the property's cultural heritage value. This information can be obtained from the Heritage Planning office.
- ☒ Photographs to include:
 - Photographs taken within 3 months of the application submission date of each elevation of the resource on the adjacent heritage property.
 - Aerial photographs showing the relationship of the adjacent properties to the development site.
 - Available historic photographs that show the adjacent buildings in relation to the application site, or confirmation that none were available from the noted sources.

13. Condition Assessment

A Condition Assessment is not required as the properties are not listed on the City of Toronto Heritage Register, or designated under the Ontario Heritage Act

The condition assessment should not rely solely on a visual inspection. Recommended methods for determining the condition of the resource(s) include a structural engineering analysis, a geotechnical study, non-destructive and destructive testing where underlying conditions might be obscured by architectural elements, signage or other physical barriers.

Destructive testing may be subject to approval. Please consult the heritage planner assigned to your application to confirm testing requirements needing a preliminary review.

Written description and high quality colour photographic documentation of each existing and potential heritage resources on the development site in its current condition and a detailed visual and written description of the physical condition of the resources including, but not limited to:

- The roof (including chimneys, roofing materials, etc.)
- Each building elevation including windows, doors, porches and decorative elements
- Foundations
- Each heritage attribute identified in an existing Statement of Significance or a CHE including landscape features where applicable
- Structural stability of the building
- Other aspects of the site as appropriate

14. Description of Proposed Development or Site Alteration

In this section, the plans, drawings, specifications and a description of the site alteration must include all new development on and alterations and interventions to each designated and/or listed and/or potential heritage property on the development site.

The drawings and specifications should also show any internal heritage attributes described in the designation by-law and show any proposed changes to them.

If no changes are being proposed to a specific building, structure or heritage attribute on the subject property a written confirmation of this and confirmation of its proposed conservation

can be provided instead of including proposed plans, sections and elevations of that specific building, structure or heritage attribute.

- A written itemized and detailed description of all alterations and interventions affecting the cultural heritage value and attributes of each onsite existing and potential heritage property and adjacent heritage property with a clear narrative of what is proposed to be conserved, altered, visually or physically impacted or demolished and/or removed.

- Existing plans, sections and elevations showing the current condition of each property with any buildings, structures and attributes proposed to be demolished or removed identified in RED and/or altered in BLUE. This is not required¹

- Proposed plans, sections and elevations showing any attributes proposed to be demolished, removed or reconstructed in RED and new construction and alterations in BLUE. This is not required

15. Demolition

Separate approval under the Ontario Heritage Act is required for any property designated under Part IV or V where the demolition or removal of a building, structure and/or attribute is proposed.

60 days' written notice of intention to demolish a building or structure on a listed property must be submitted to the Chief Planner, consistent with the Toronto Municipal Code, Chapter 103.

- Check if NO demolition or removal is proposed. No demolition or removal is proposed as the Site is not listed on the City of Toronto's Heritage Register or designated under the OHA. The existing buildings on-site will be demolished.

- Where the demolition and/or removal of a building proposed on an existing Part IV heritage property, a written description will explain the reason for the proposed demolition and/or removal and how it conserves the cultural heritage value and attributes of the property as described in the designation by-law or the CHER and how it conserves the integrity of the property.

- Where the demolition and/or removal of a building, structure and/or heritage attribute is proposed on a Part V designated property within a Part V designated district, a written description will explain the reason for the proposed demolition and/or removal and how such demolition and/or removal conserves the cultural heritage values and heritage attributes of the relevant Heritage Conservation District and describe how the proposal is not contrary to the objectives of that HCD Plan and how the proposal does not conflict with that HCD Plan.

- Where the demolition and/or removal of a building or structure on a listed heritage property is proposed, a written description will explain the reason for the proposed demolition and/or removal and how it conserves the cultural heritage value of the property as described in the reasons for listing or the CHER and conserves the integrity of the property.

- Where the demolition and/or removal of a building or structure on a potential heritage property is proposed, a written description will explain the reason for the proposed demolition and/or removal.

16. Analysis of the Impact of Development or Site Alteration

In this section, a clear and objective analysis of the impact of all alterations and interventions, (direct and indirect), that affect the cultural heritage value and attributes as described in the designation by-law or approved CHER of each existing, potential and adjacent heritage property or HCD is required.

- An itemized and detailed analysis of the impact of and rationale for all alterations and interventions proposed affecting the cultural heritage value and attributes of each existing, potential and adjacent heritage property applying all relevant policies including the City of Toronto Official Plan, the Provincial Policy Statement and A Place to Grow: Growth Plan for the Greater Golden Horseshoe.

- A description of and rationale for the primary conservation treatment(s) based on the *Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada*.

This section is not required as there is no on-site heritage resource.

- An itemized and detailed analysis of and rationale for all alterations and interventions proposed affecting the cultural heritage value and attributes of each existing, potential and adjacent heritage property using all applicable guidelines in the *Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada*.

This section is not required as there is no on-site heritage resource.

- Using the definition of "integrity" in the City of Toronto Official Plan, provide a description and analysis of the impact of the development/site alteration on the integrity of each existing, potential and adjacent heritage property.

- An analysis of the visual impact of the design of the new development on, and a description of the efforts to ensure mitigate the impact and ensure its compatibility with, the heritage value, attributes and character of each existing, potential and adjacent heritage property or HCD.

17. Engineering Considerations

This section is not required as the buildings on-site are being demolished

In the case of partial *in situ* or façade-only retention, temporary removal or relocation of a building or structure of an onsite existing or potential heritage resource, or when a compromised structure is part of the reason for the proposed works, an engineering study must be undertaken by a Professional Engineer that confirms the feasibility of the proposed strategy in the context of the development/site alteration. An engineering study may also be requested in other circumstances.

A vibration or other site management related study may be requested to assess any potential impacts to adjacent heritage resources.

The study should consider (at minimum) overall site alterations, construction access, buried utilities, right-of-way management and construction/conservation methodologies.

Recommendations must be based on a detailed understanding of the current condition of the resource(s) being conserved as described in Section 12.

Limited invasive testing of existing heritage fabric and other forms of ground investigation are strongly recommended at the earliest stages of the project. Purely visual inspection will not be an acceptable basis for decision-making.

- A statement from a professional engineer confirming feasibility of a strategy that involves façade retention, temporary removal or relocation. Conservation strategies with engineering considerations must include this statement or the HIA will be deemed incomplete.

18. Mitigation

Mitigation is not required as there are no resources on-site

Mitigation measures and/or alternative options are important components of the HIA as they describe ways to avoid or reduce negative impacts on the cultural heritage resources. Mitigation might also be achieved through modifications to the design of project as a whole, for example exploring alternative parking arrangement the modification of supporting caisson walls and other shoring and bracing strategies that supports greater retention of built fabric, exterior walls, interior attributes and *in situ* preservation etc.

- A detailed and itemized description of recommended mitigation measures that will best conserve the cultural heritage values and attributes of each existing, potential and adjacent heritage resource. Note: Potential heritage resources are defined in Section F above. Adjacent properties are defined in Section 3.1.5 of the City of Toronto Official Plan.
- If mitigation measures and/or alternative development options are not warranted because the cultural heritage values and attributes are being conserved, describe and provide a rationale for no recommendation.
- Where significant interventions occur, describe and provide a rationale for the alternative development approaches and mitigation measures that were explored but not recommended in this HIA.

19. Conservation Strategy/Summary

This section is not required as the Site is not listed on the City of Toronto's Heritage Register or designated under the OHA. The existing buildings on-site will be demolished.

- Itemized summary of the conservation strategy detailed in the previous relevant sections.

20. Statement of Professional Opinion

- A conclusive and objective statement of professional opinion about the compliance of the project with all relevant municipal and provincial policies and respect for recognized professional standards and best practices in the field of heritage conservation in Canada.
- If, in the opinion of the heritage consultant, a development proposal does not comply with all applicable policies or respect recognized professional standards and best practices in the field of heritage conservation as reflected in all applicable guiding documents, a full analysis will be provided explaining the reasons for why this conclusion has been drawn.

APPENDIX B: Letters of Authorization as Proof of Owner's Consent, dated
November 22, 2022 and November 23, 2022.



Crombie

November 22, 2022

Dear City of Toronto,

**RE: 2026 - 2030 Queen Street East
Crombie Limited Partnership**

The purpose of this letter is two-fold as follows:

1. Provide property owner information
2. Provide authorization to request documents

Property Ownership Information

Owner name: Crombie Limited Partnership
Address: 5935 Airport Rd, Suite 810, Mississauga, ON L4V 1W5
Phone number: (416) 529-7691
Email address: robert.blacklock@crombie.ca

Authorization of ERA Architects

The undersigned authorizes ERA Architects Inc. to request and view building records held by the City of Toronto on the subject property. Please make any documents available to ERA Architects as they require them.

AND FOR SO DOING this shall be your good and sufficient authority.

Yours sincerely,

Robert Blacklock
Senior Director
Development
Crombie REIT



Sobeys Capital Incorporated
4980 Tahoe Boulevard
Mississauga, Ontario L4W 0C7

T 905 238 7124

sobeyscorporate.com

November 23, 2022

RE: 2034, 2036, 2038 & 2040 Queen Street East

Dear City of Toronto,

The purpose of this letter is three-fold as follows:

1. Provide property owner information
2. Provide owner's representative or agent information (if applicable)
3. Provide authorization

Property Owner Information

Owner name: Sobeys Capital Incorporated
Address: 4980 Tahoe Boulevard, Mississauga, Ontario L4W 0C7
Phone number: 905-238-7124
Email address: erin.wallace@sobeys.com

Owner's Representative or Agent Information

Owner's representative or agent name: Sobeys Capital Incorporated, Attention: Erin Wallace
Address: 1020 64th Ave NE, Calgary, Alberta T2E 7V8
Phone number: 403-617-1157
Email address: erin.wallace@sobeys.com

Authorization

Authorization of ERA Architects

The undersigned authorizes ERA Architects Inc. to request and view building records held by the City of Toronto on the subject property. Please make any documents available to ERA Architects as they require them.

AND FOR SO DOING this shall be your good and sufficient authority.

Yours sincerely

A handwritten signature in black ink that reads "Erin C. Wallace".

Erin Wallace

Director, National Development & Real Estate Transactions

Sobeys Capital Incorporated

APPENDIX C: Listing Statements for 2161, 2163-2165, and 2169 Queen Street East