

895 LAWRENCE AVENUE EAST

REVISED HERITAGE IMPACT ASSESSMENT

TORONTO, ONTARIO

June 28, 2023



E R A

COVER PAGE: 895 Lawrence Avenue East (Panda Archives, 1956).

PREPARED FOR:

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1 REQUIRED CONTENTS CHECKLIST

In accordance with the City of Toronto's Heritage Impact Assessment Terms of Reference (2021), a copy of the Terms of Reference and a completed Required Contents Checklist are attached to this report at Appendix A.

2 STATEMENT OF PROFESSIONAL QUALIFICATIONS

ERA Architects Inc. (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 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 Canadian Association of Heritage Professionals (CAHP) and the Royal Architectural Institute of Canada (RAIC).

Graeme Stewart, OAA, MRAIC, RPP, MCIP, CAHP is a registered architect and planner and is a principal at ERA. He has been involved in numerous urban design, cultural planning, conservation and architecture projects with particular focus on neighbourhood design and regional sustainability. Graeme was a key initiator of the Tower Renewal Partnership, an initiative in low-carbon retrofit and community reinvestment examining the future of Canada's modern tower neighbourhoods.

Daniel Rotsztain, MLA is a graduate of the Masters of Landscape Architecture program at the University of Guelph. Before joining ERA, Daniel worked as a consultant with Process, an urban planning firm dedicated to facilitating thorough and authentic community consultation. His interest in social infrastructure and cultural heritage guided his thesis research, leading to the establishment of plazaPOPS. After the success of its award-winning 2019 pilot, plazaPOPS has become an initiative of the Centre for Urban Growth and Renewal. Daniel's interest in cultural heritage defines his art practice. Known as "the Urban Geographer", Daniel is an artist, writer, and cartographer whose projects explore and support the city's public life, ecological identity, and the responsibilities of settlers as treaty people on Turtle Island.

Claire Forward, is a member of the planning team at ERA. She holds a Master of Arts in Arts and Heritage from Maastricht University, and a Master of Science in Architectural Conservation from the University of Edinburgh. Prior to joining ERA in 2021, Claire worked both locally and internationally on numerous conservation projects with an emphasis on historic research and collaborative interpretation.

Melissa Dostaler-Brosseau is a student heritage planner at ERA. She holds a bachelor's degree in urban planning from University of Quebec in Montreal and is currently finishing her master's degree in built heritage conservation from University of Montreal. Throughout her studies and prior to joining ERA in 2022, Melissa worked for Stantec's urban planning team based in Montreal on significant projects involving the enhancement of historical buildings and redevelopment of sites of heritage value.

3 EXECUTIVE SUMMARY

Background

This Heritage Impact Assessment (HIA) has been prepared by ERA Architects (ERA), on behalf of First Capital. It considers the impact of a proposal for the redevelopment of the property municipally known as 895 Lawrence Avenue East (the “Site”) on adjacent heritage resources. **The HIA has been revised since its initial submission in July 2022 in response to City comments dated February 23, 2023. New content is indicated in pink in Sections 14 and 16.**

Cultural Heritage Value

The Site is neither listed on the City of Toronto Heritage Register, nor designated under Part IV of the Ontario Heritage Act (OHA). The Site is considered adjacent, as defined in Chapter 3.1.5 of the City of Toronto Official Plan, to one property listed on the City of Toronto Heritage Register at 885 Lawrence Avenue E.

Proposed Development

The proposed development anticipates the removal and replacement of the existing buildings at 895 Lawrence Ave E with one 17-storey residential tower and one 22-storey residential tower with a shared podium, containing 17 and 22 stories of residential uses and 2 levels of underground parking. The proposed tower is generally curvilinear in plan and massing, comprising a 6-storey podium and two towers stepped back from Lawrence Ave E.

Impact on Heritage Resources

The proposed development has been evaluated and found to conserve the cultural heritage value of the adjacent listed building. The proposed development represents an evolution of built form context in the South-West commercial quadrant of the Don Mills neighborhood, with the introduction of an additional high-rise tower. The scale, massing, height and materiality of the proposed podium is compatible with but distinguishable from the adjacent listed

building at 885 Lawrence Avenue East, and the relationship between the new development and the adjacent heritage resource has been designed to minimize impact.

Mitigation

The proposed development incorporates design considerations intended to mitigate the potential impacts on the adjacent listed building and the character of the surrounding area, which are outlined in Section 18 and summarized below:

- The proposed 6-storey podium at the east elevations incorporate a graduated massing transition from the adjacent listed building. The stepbacks at the 2nd and 6th storeys provide a progressive transition in massing from the adjacent low-scale heritage building and maintains a similar spatial relationship to the existing. The 22-storey tower (A) is set back to give predominance to the smaller scale podium and allow more space between the different scales.
- The horizontal articulation of the podium and residential towers is compatible with the horizontal design of the adjacent heritage resource; and,
- The design and landscape of the rear loading area has been designed with a buffer of trees that retain their leaves throughout the winter (cedar or beech), so that these activities have no visual impact on the adjacent heritage resource. The rear loading area and its landscape have been designed to be compatible and distinguishable from the adjacent heritage resource;

Conservation Strategy

Given that the Site does not include any on-site heritage resources, a conservation treatment has not been prepared for the purposes of this application.

Statement of Opinion

Through various design measures discussed in Section 18 of this report, the proposed development is found to conserve the identified heritage attributes, cultural heritage value and integrity of the adjacent listed building at 885 Lawrence Ave East. Further, the proposed development conforms to applicable policies and guidelines, including the Heritage policies of the City of Toronto's Official Plan and the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada, while allowing for intensification of the Site.

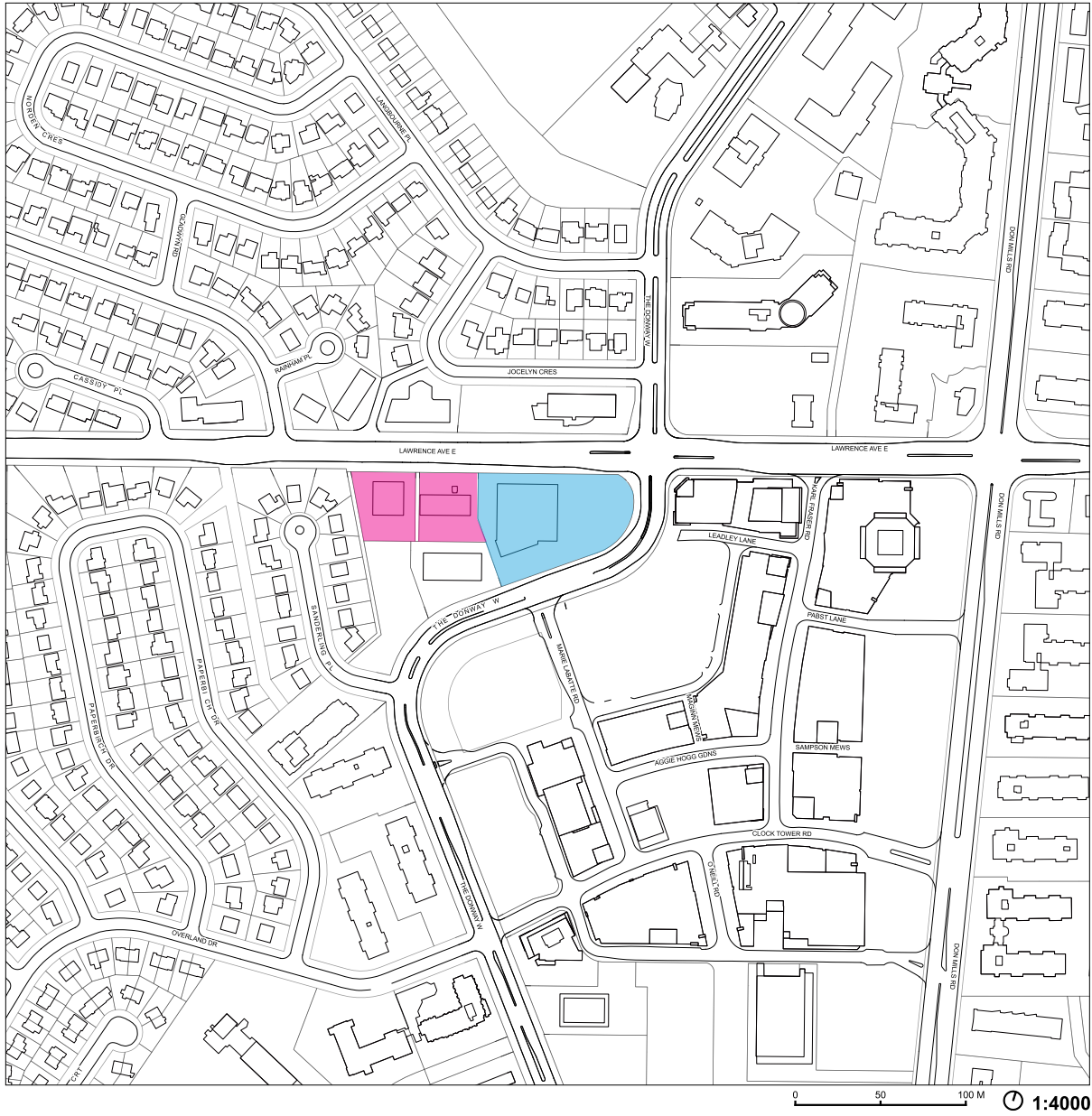
4 PROPERTY OWNER

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5 OWNER'S REPRESENTATIVE OR AGENT

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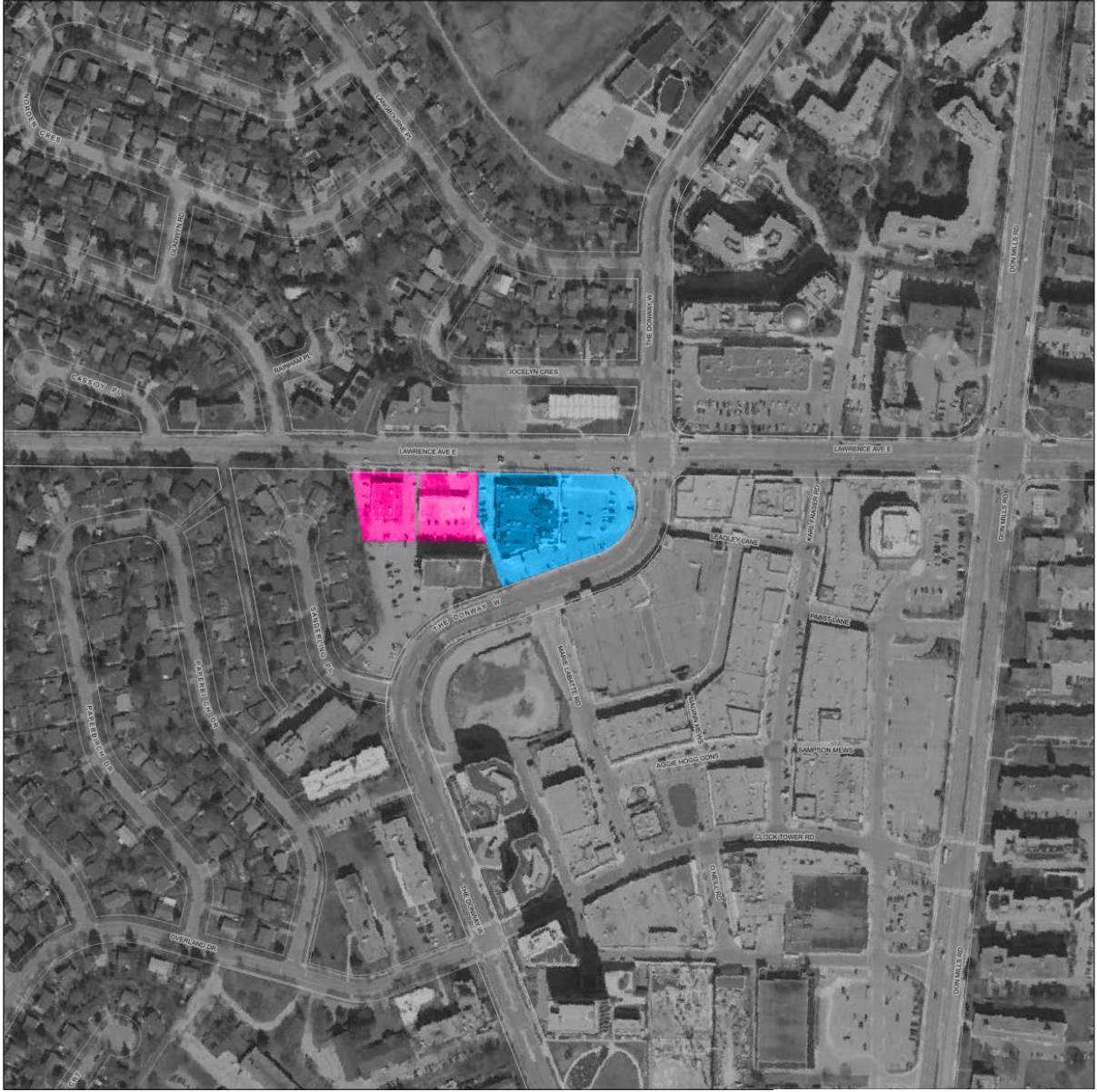
6 LOCATION PLAN



■ Subject Property

■ Listed Properties

Property data map showing the Subject Property and on-site heritage resources and adjacent context within a 300 metre radius (City of Toronto; Annotated by ERA).



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Subject Property

Listed Properties

Aerial photograph showing the Subject Property and on-site heritage resources and adjacent context within a 300 metre radius (City of Toronto; Annotated by ERA).

7 CULTURAL HERITAGE EVALUATION REPORT

The Site is neither listed on the City of Toronto Heritage Register, nor designated under Part IV of the OHA. The existing building has not been previously identified as having cultural heritage value through professional site assessments or planning studies, and has not been identified to have value by members of the community. Further, Section 3.1.5 of the Official Plan does not require a Cultural Heritage Evaluation Report (CHER) for properties with adjacent cultural heritage resources.

Given the information presented above, a Cultural Heritage Evaluation Report (CHER) was not undertaken as part of this application.

8 DESCRIPTION OF ON-SITE HERITAGE RESOURCES

The Site is neither listed on the City of Toronto Heritage Register, or designated under Parts IV or V of the OHA. As such, there are no on-site heritage resources.

9 HISTORIC PHOTOGRAPHS

The Site is neither listed on the City of Toronto Heritage Register, or designated under Parts IV or V of the OHA. As such, there are no on-site heritage resources.

10 CURRENT PHOTOGRAPHS



1. North elevation of the Site, as visible from the north side of Lawrence Avenue East (ERA, May 2022).



2. East elevation of the Site, as visible from The Donway West (ERA, May 2022).

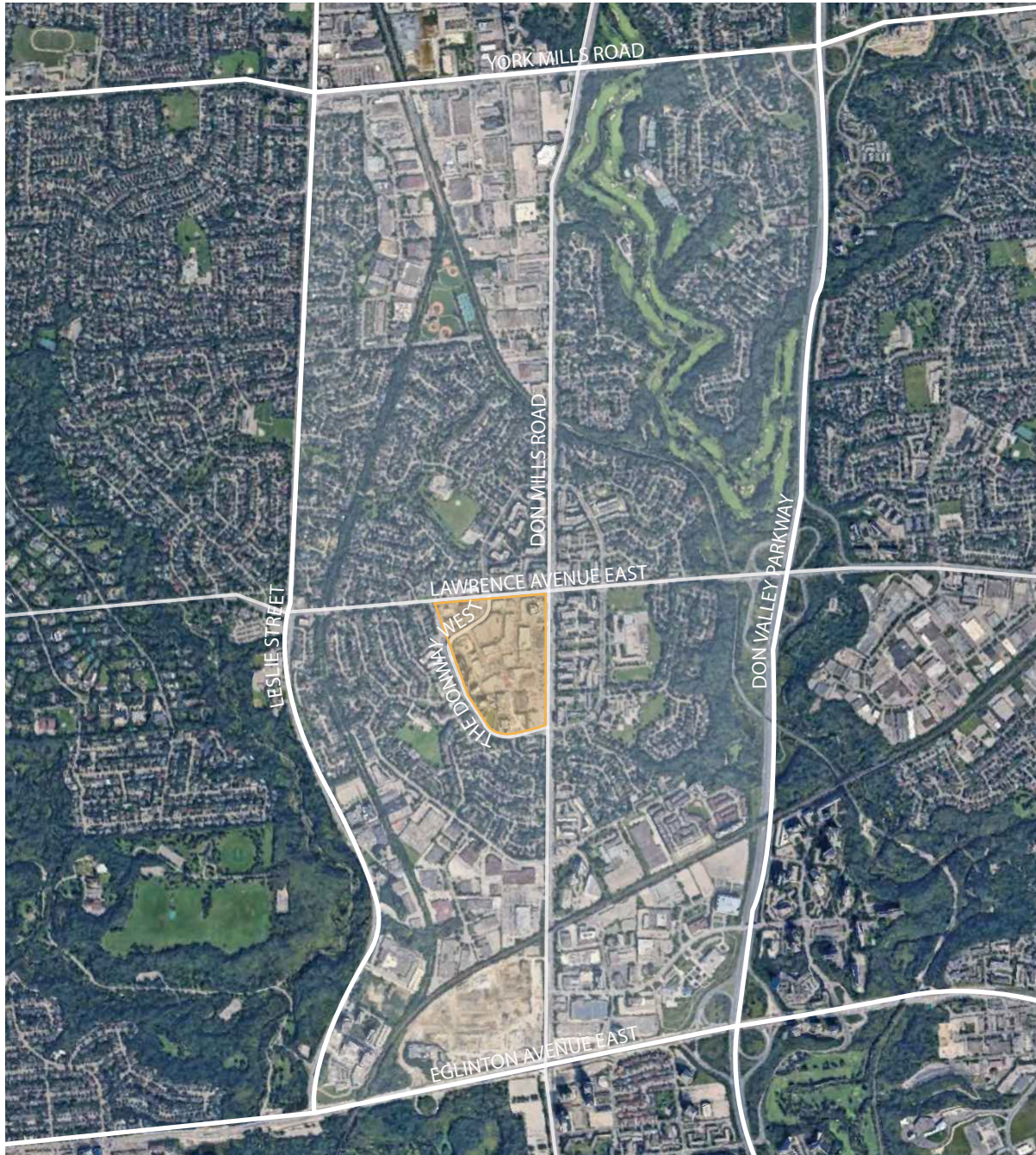


3. South elevation of the Site, also visible from The Donway West (ERA, May 2022).



4. Partial view of the west elevation of the Site, from south parking lot (ERA, May 2022).

11 DESCRIPTION OF SURROUNDING NEIGHBOURHOOD



Aerial map showing the surrounding neighbourhood of the Subject Property (Google maps; Annotated by ERA).

■ Don Mills Neighborhood

■ Commercial Core

Don Mills Neighborhood

The Don Mills neighborhood was built after the Second World War in response to Toronto's housing shortage, following a significant wave of immigration in the late 1940s and early 1950s. Celebrated for its avant-garde design and wholistic community planning, Don Mills is one of the most influential suburban projects in Canada. The project was planned in the 1950s by Macklin Hancock who conceptualized mixed-used and pedestrian-oriented zones within a wider curvilinear plan that responded to local topography, characterized by curved streets and "T" intersections.

Access to affordable housing, shops and services, education, greenspaces and employment within the area was prioritized, as well as offering diverse dwelling typologies and a wide housing price range. Set within an organic street grid, the low density and residential areas included pre-designed single-family detached houses, semi-detached houses, rental row houses, and low-rise apartments mostly built in the 1950s and 1960s.

Bounded by York Mills Road, Don Valley Parkway, Eglinton Avenue East and Leslie Street, the neighbourhood is divided into four primarily residential quadrants, with mixed-used pockets evenly spread to ensure proximity to shops and services. A significant amount of parkland was preserved, and pedestrian links were designed to avoid interactions between pedestrians and automobiles between residential and commercial areas. The commercial core is located southwest of the intersection of Lawrence Avenue East and Don Mills Road where mid-rise buildings have been recently constructed alongside low-rise commercial buildings. Initially built as an indoor shopping centre, the main commercial area was redesigned in the 2000s to become the "Shops at Don Mills", an outdoor shopping centre. The centre's limits are bounded by Lawrence Avenue East, Don Mills Road and the surroundings of The Donway West.

Commercial Core

The Subject Property is located in the commercial core of Don Mills neighborhood, characterized by detached commercial and service buildings. Many of these commercial buildings are 2-storeys high, while two structures within the commercial core are five-storeys high. Squares, terraces, pedestrian paths maintain connections

between each building, contributing to a safe public realm. At the west edges of the core, along The Donway West are recent condominium developments, reaching up to 15 storeys.

Lawrence Avenue East

The Subject Property is located on Lawrence Avenue East, which also delineates the northern perimeter of the commercial core. West of the commercial core is a residential area comprised of single-family detached houses with generous frontyards and fenced-in backyards. These houses were mainly built in the 1960s, along with a few more recently built houses. As the avenue gets closer to the commercial core, three-storey modernist and contemporary apartment buildings characterize the streetscape. As it reaches the commercial area, two-storey commercial buildings surrounded by surface parking lots front Lawrence Avenue East.



Axonometric view of the surrounding area (Google Earth, 2022).

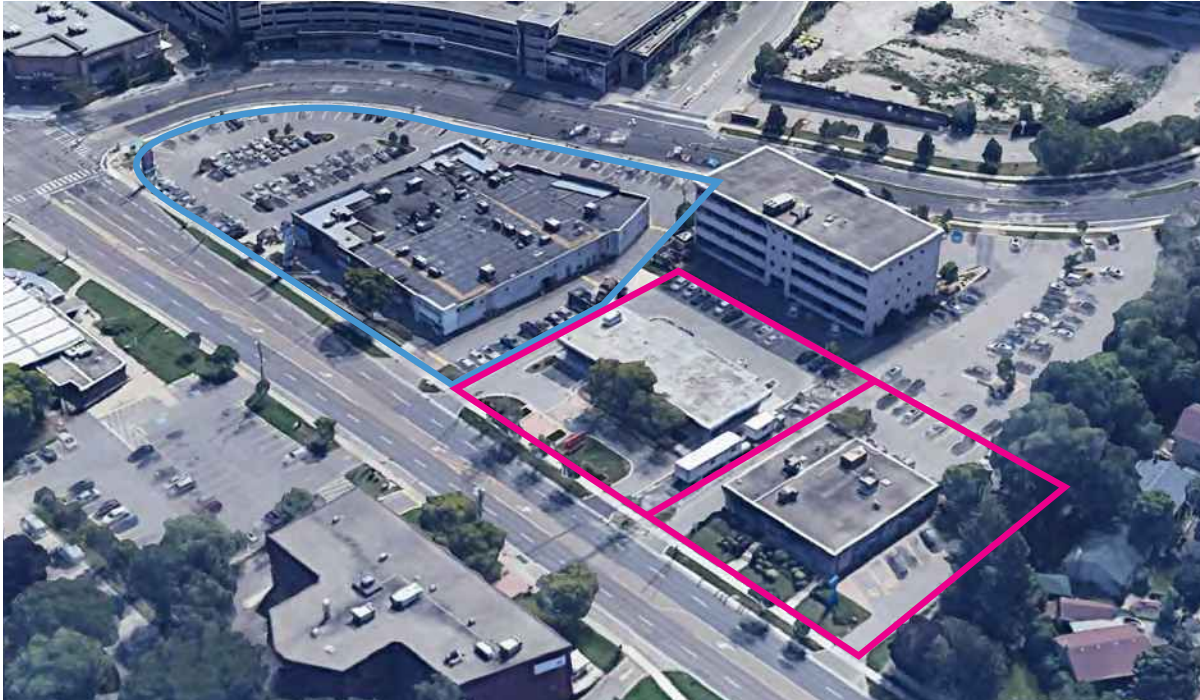
- | | | | |
|---|-------------------|---|----------------------------------|
|  | Subject Property |  | 2 storey commercial building |
|  | Listed Properties |  | 5 storey commercial building |
|  | Commercial Core |  | 3-6 storey apartment building |
| | |  | 12 + storey condominium building |
| | |  | 3 storey parking building |



5. View of the surrounding neighbourhood context (Google Earth, 2022).



6. Built form context looking west down Lawrence Avenue East with 895 Lawrence Avenue East highlighted in pink (ERA, May 2022).



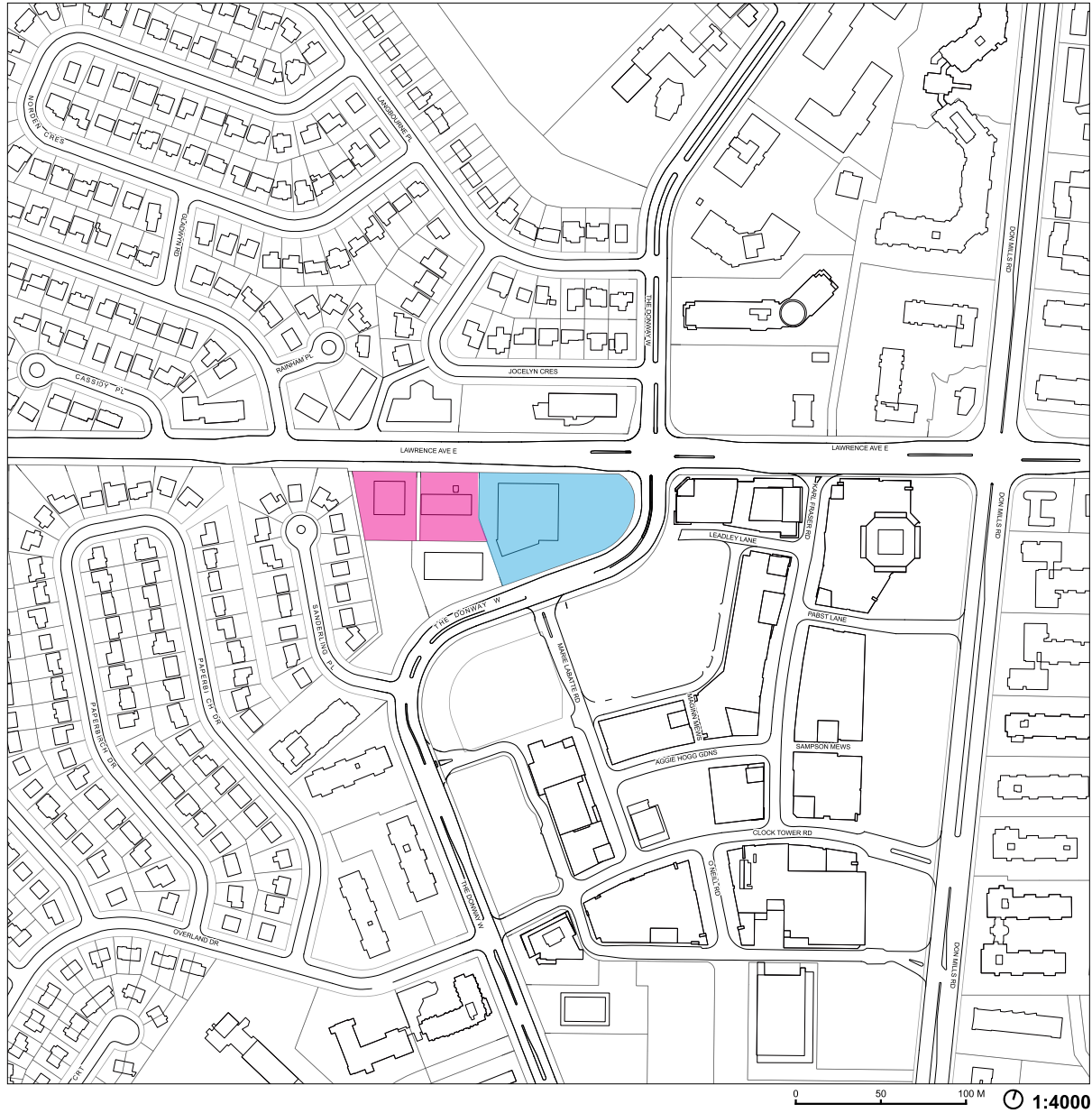
7. Birds eye view of built context form looking east down Lawrence Avenue East with the Site highlighted in blue and adjacent listed properties highlighted in pink (Google Earth, 2022).



8. Birds eye view of built context form looking west down Lawrence Avenue East with the Site highlighted in blue and adjacent listed properties highlighted in pink (Google Earth, 2022).

12 DESCRIPTION OF ADJACENT HERITAGE PROPERTIES

12.1 Adjacent Heritage Building



 Subject Property

 Listed Properties

Property data map showing the Subject Property and on-site heritage resources and adjacent context within a 300 metre radius (City of Toronto; Annotated by ERA).

	ADJACENT PROPERTY	DESCRIPTION
1	885 Lawrence Ave E	Listed on the Toronto Heritage Register on October 6, 1996.

12.2 Designation By-Laws

The Site is considered adjacent to one listed heritage property:

885 Lawrence Avenue E (Listed)

It was listed on October 6, 1996 and no reasons for listing were found.

12.3 Description of Adjacent Heritage Properties

The subject property is adjacent to the Bank of Nova Scotia (885 Lawrence Ave E) which is listed on the City of Toronto's Heritage Register. Built in 1957, the building and the adjacent Bank of Montreal (887 Lawrence Ave E) were the early examples of International Style glass banks in Ontario. They were both designed by the firm John B. Parkin Associates, a significant figure in International Modernism architecture in Canada in the mid-20th Century. The Bank of Nova Scotia was designed with a minimal plan, characterized by a delicate steel frame enclosed by large panes of suspended glass. The flat roof has deep overhangs to limit light entry and heat gain and to allow vehicular access to the adjacent parking lot. The vault, which originally faced the south wall, was the only part of the building to be built of concrete and clad in red glass mosaic tiles .

The Bank of Nova Scotia at 885 Lawrence Ave E has been recognized for its avant-garde drive-in configuration and modernist design, setting the blueprint for bank architecture in Canada. Today, the Bank of Nova Scotia has undergone many architectural modifications, which altered its cultural heritage value. The Bank of Nova Scotia's steel frame was covered with contemporary aluminum cladding and a portion of its glass facades have been enclosed with brick, however, despite these modifications, the building has retained its original design intention, including the vehicular passage, which is still functional.

12.4 Historic Photographs of 885 Lawrence Avenue East



9. Archival photograph of the temporary "frontier style" wooden structures of the Bank of Nova Scotia (left) and the Bank of Nova Montreal (right) at the south side of Lawrence Avenue East (Toronto Public Library, 1956).



10. Additional archival photograph of the temporary "frontier style" wooden structures of the Bank of Nova Scotia (left) and the Bank of Nova Montreal (right) at the south side of Lawrence Avenue East (Toronto Public Library, 1956).



11. Exterior of the building (Panda Archives, 1956).



12. Exterior of the Bank of Nova Scotia after construction in 1956 (Panda Archives, 1956).



13. Exterior of the Bank of Nova Scotia after construction in 1956 (Panda Archives, 1956).



14. Interior of the building (Panda Archives, 1956).



16. Interior of the building (Panda Archives, 1956).



15. Exterior of the building at the entrance (Panda Archives, 1957).



17. Exterior of the Bank of Nova Scotia after construction in 1957 (Panda Archives, 1957).



18. Exterior of the Bank of Nova Scotia after construction in 1957 (Panda Archives, 1957).

12.5 Current Photographs of 885 Lawrence Avenue East



19. North elevation of 885 Lawrence Avenue East, visible from Lawrence Avenue East (ERA, May 2022).



20. East elevation of 885 Lawrence Avenue East (ERA, May 2022).



21. South elevation of 885 Lawrence Avenue East (ERA, May 2022).



22. West elevation of 885 Lawrence Avenue East (ERA, May 2022).

13 CONDITION ASSESSMENT

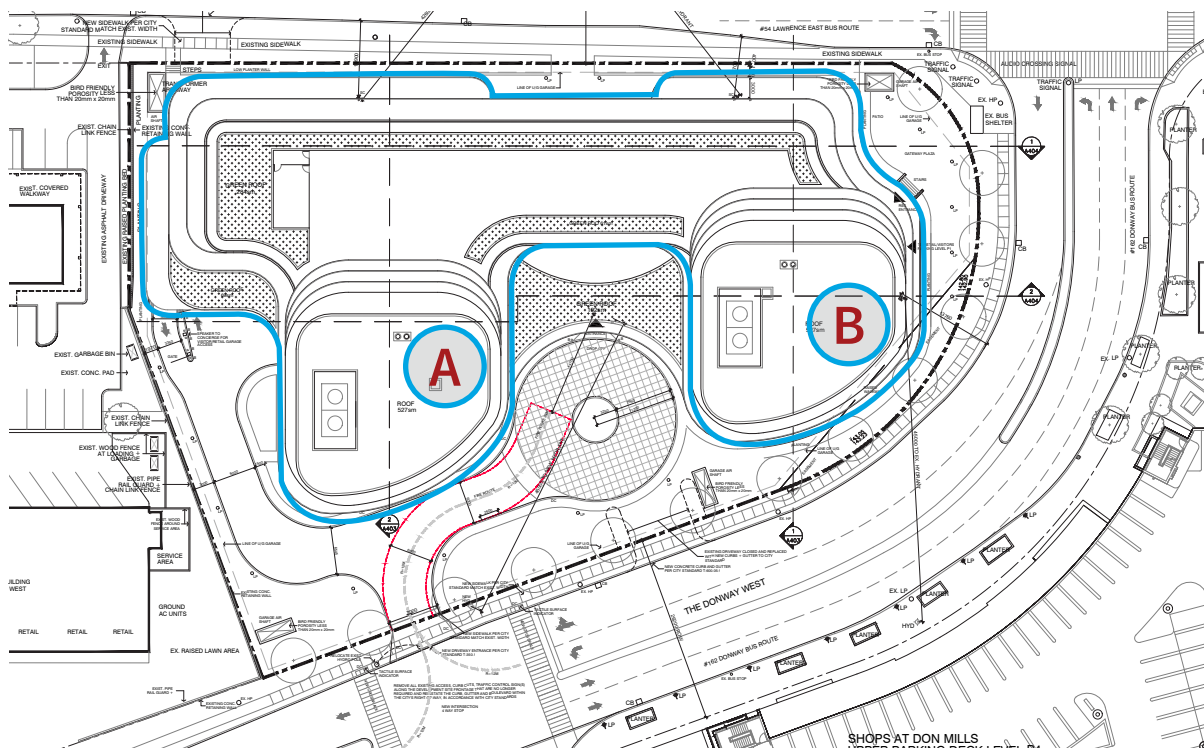
As there are no on-site heritage resources and the building is proposed to be removed, a condition assessment was not undertaken as part of this report.

14 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development, as shown in the drawings prepared by WZMH Architects, replaces all existing buildings at 895 Lawrence Avenue East with two residential towers of 17 and 22 storeys above a 6-storey podium and 2 levels of underground parking.

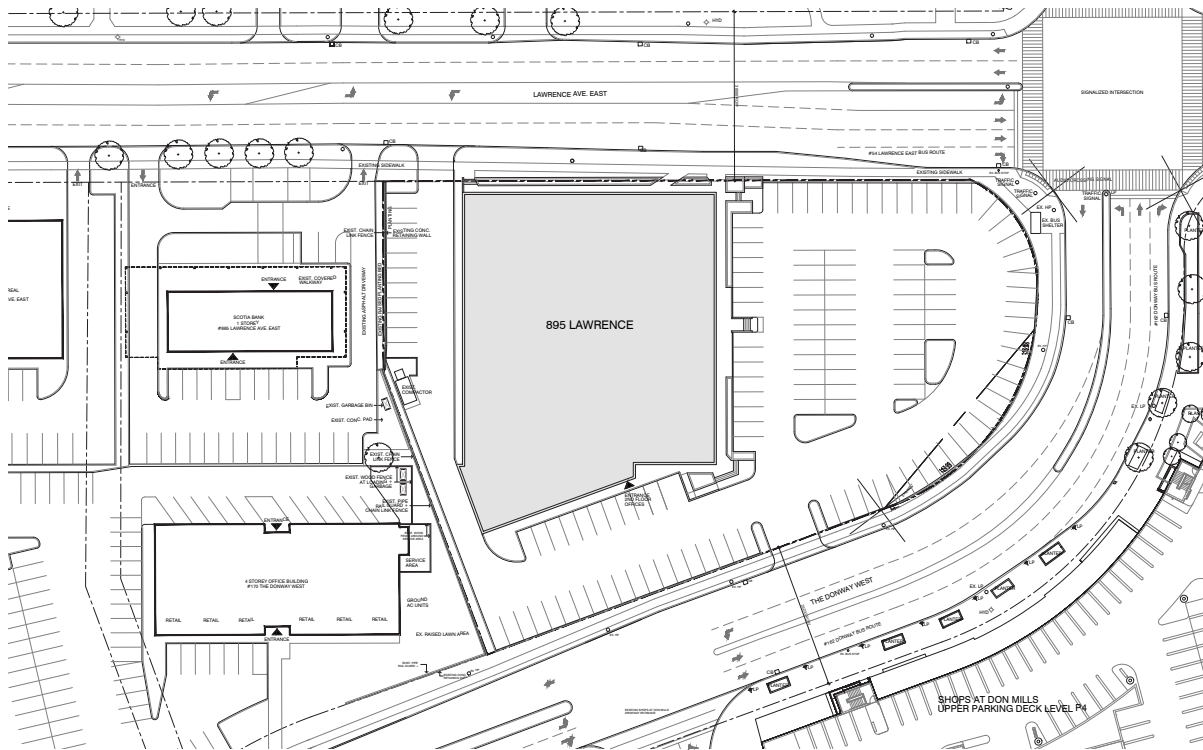
The proposed 6-storey podium at the east elevations to allow for a graduated massing transition from the adjacent listed building. The stepbacks at the 2nd and 6th storeys provide a progressive transition in massing from the adjacent low-scale heritage building and maintains a similar spatial relationship to the existing. The 22-storey tower (A) is set back at the western side of the site behind the rear of the bank building, which reduces its visual impact on the adjacent heritage property.

The materiality of the proposed development will be determined through detailed design development.



23. Proposed site plan, with new construction outlined in blue (Source: WZMH Architects).

14.1 Existing plans








24. Existing site plan of the proposed development (Source: WZMH Architects).

14.2 Proposed plans



25. Context map of the proposed development (Source: Google maps modified by ERA Architects).

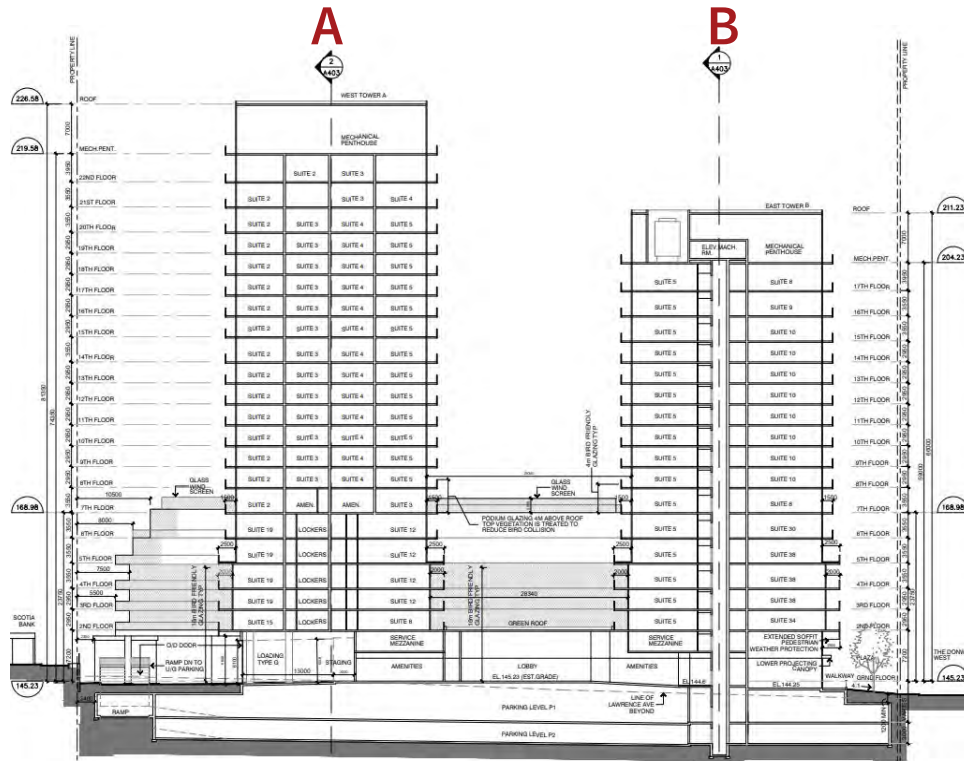
-  Adjacent listed property
-  Adjacent listed building
-  Site property boundary
-  Site
-  Proposed development



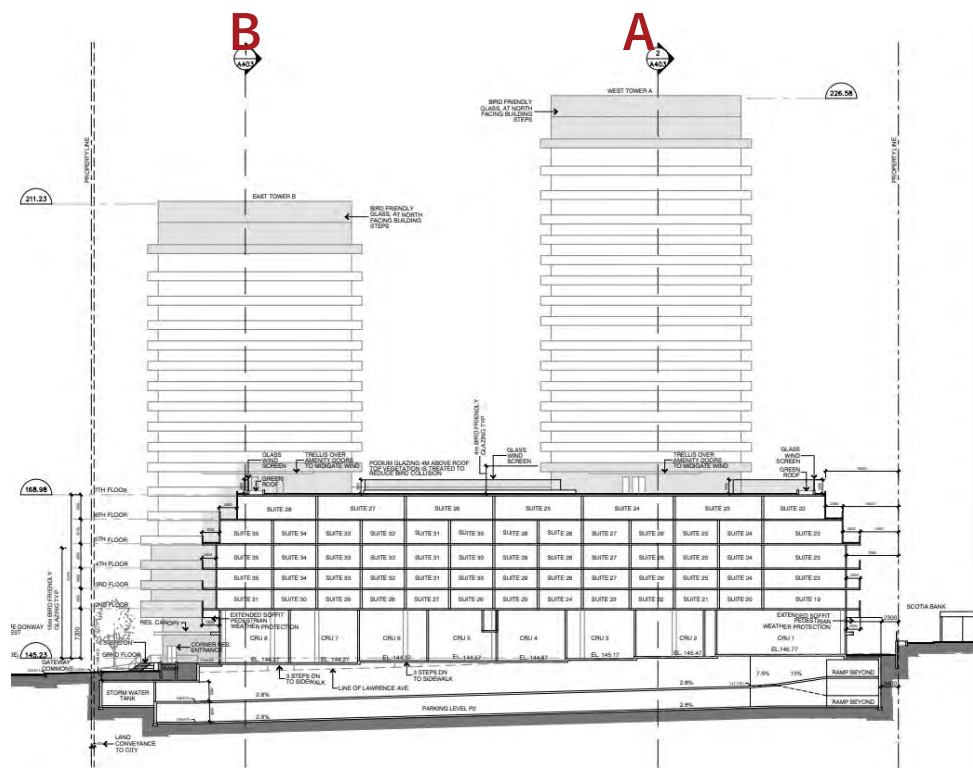
26. West elevation - tower A (Source: WZMH Architects).



27. East elevation - tower B (Source: WZMH Architects).



28. East-west section looking north (Source: WZMH Architects).



29. East-west section looking south through podium (Source: WZMH Architects).

15 DEMOLITION

As there are no on-site heritage resources, no listed or designated heritage buildings are proposed for demolition or removal.

16 IMPACT ASSESSMENT

This section evaluates the impacts of the proposed development on the cultural heritage value of the Site and the adjacent listed building using the criteria provided in the Ontario Heritage Tool Kit (refer to sidebar).

16.1 Policy Discussion

Pursuant to definitions contained in the Provincial Policy Statement (PPS), there are no built heritage resources on the Site, but there is one contiguous adjacent heritage property. The proposed development is consistent with the PPS since it does not significantly impact or alter any of the heritage attributes of the adjacent listed building.

In conformance with the Growth Plan for the Greater Golden Horseshoe (GPGGH), the mitigation measures outlined in this report ensure that the proposed development conserves the adjacent listed building in order to foster a sense of place and benefit communities.

This Heritage Impact Assessment has been prepared to evaluate the potential impact of the development proposal on the adjacent listed building and hence fulfills Policies 5, 23 and 26 of the Official Plan Chapter 3.1.5. In summary, the mitigation measures presented in Section 18 of this report fulfill the intent of Official Plan Chapter 3.1.5 by ensuring that the proposed development mitigates potential impacts on the adjacent listed building.

16.2 Response to Parks Canada Standards and Guidelines of Historic Places in Canada

As the Site is not designated nor listed, it is not considered to be a historic place as defined by the Standards and Guidelines for the Conservation of Historic Places in Canada. Further, there are no impacts on the adjacent listed building at 885 Lawrence Avenue East.

The stepped podium at the west elevation of the proposed development generally maintains the spatial relationship with the adjacent listed building at 885 Lawrence Avenue East as the existing. The proposed development's proportions, horizontal articulation, massing and materiality are compatible with, yet distinguishable from adjacent heritage fabric.

Negative impact on a cultural heritage resource include, but are not limited to:

Destruction of any, or part of any, significant heritage attributes or features;

Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;

Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;

Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;

Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;

A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;

Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.

(Ontario Heritage Toolkit).

16.3 Conservation Treatment

Given that there are no on-site heritage resources, a conservation treatment has not been prepared as part of this submission.

16.4 Analysis of Integrity

The integrity of the adjacent heritage property at 885 Lawrence Ave E is not impacted as there is no development on the heritage property.

16.5 Visual Impacts

The proposed development will have minimal visual impact on the adjacent listed building through the mitigation measures outlined in the following paragraphs.

The proposed development incorporates a series of setbacks along the west and east elevations at the sixth floor, providing an appropriate transition in scale between the proposed development and the adjacent listed heritage property at 885 Lawrence Avenue East, conserving its cultural heritage value. In addition, there are 14 metres of separation distance between the facing walls of the proposed development and the heritage building (see figure 31).

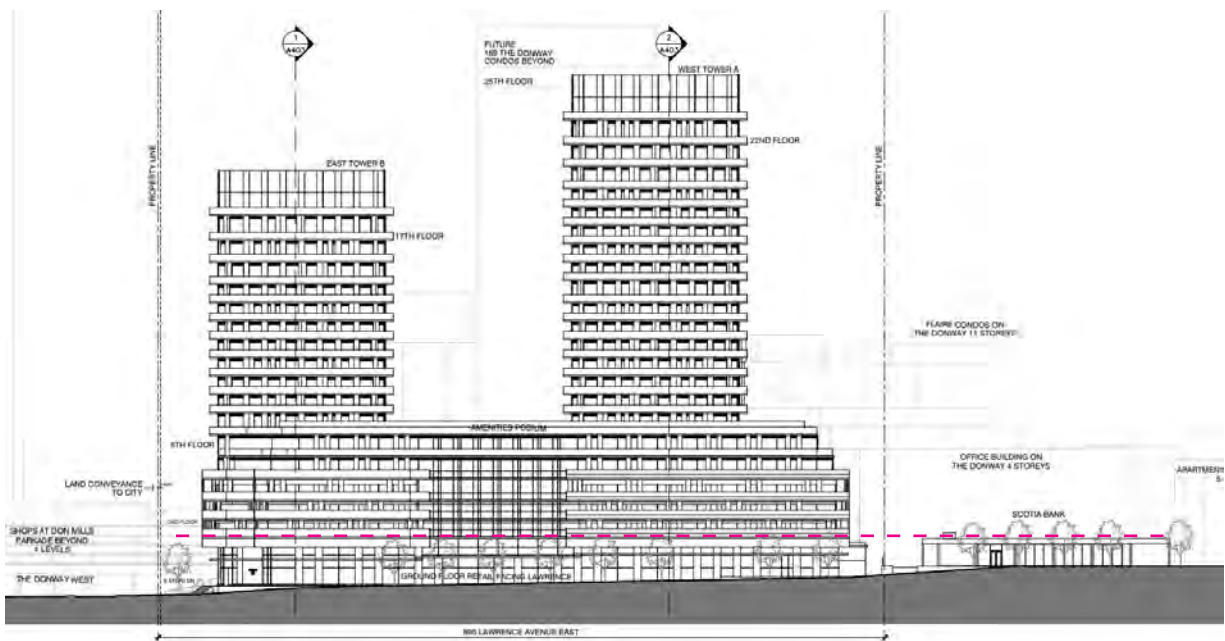
The second storey of the proposed development follows the datum line of the adjacent heritage property, as illustrated in figure 30.

On the podium level, the proposed development's proportions and horizontal articulation reflect the scale and massing of the heritage property at 885 Lawrence Avenue.

The materiality of the proposed development will be determined during the Site Plan Approval process. However, its contemporary cladding will be compatible with and distinguishable from the aluminum cladding, brick and glazing of the adjacent heritage property.

The design and landscape of the rear loading area has been designed with a buffer of trees that retain their leaves throughout the winter (cedar or beech, to be determined), so that these activities have no visual impact on the adjacent heritage resource. The rear loading area and its landscape have been designed to be compatible and distinguishable from the adjacent heritage resource.

While the proposed development changes the surrounding context of the adjacent listed building through the intensification of the Site, the existing properties already exist in an evolved urban context. The introduction of a contemporary, multi-storey, residential building with complementary horizontally articulated storeys and contemporary materiality is in keeping with the scale and massing of existing and proposed buildings in the surrounding area, such as the 12-storey Flaire Condos residential building at 99 The Donway West, and the 29-storey Spirit Condos residential building yet to be constructed at 169 The Donway West. As a result of the evolved context, the proposed development is anticipated to have a minimal visual impact on the adjacent listed building.



30. North elevation - second storey stepback compatible with height of adjacent heritage property (Source: WZMH Architects).



31. North elevation - separation between proposed development and adjacent heritage property. Podium massing is broken down into three massing components that correspond to width of heritage building (Source: WZMH Architects).

17 ENGINEERING CONSIDERATIONS

The existing building on the Site is not a recognized heritage resource. As such, no engineering considerations have been included as part of this report.

19 CONSERVATION STRATEGY

As there are no on-site heritage resources, a conservation strategy has not been included as part of this report.

20 STATEMENT OF PROFESSIONAL OPINION

The proposed development conserves the integrity of the adjacent listed building at 885 Lawrence Avenue East and has been designed in a manner that is compatible with and distinguishable from the adjacent listed building. The 2nd-storey setback at the western portion of the podium and the towers' stepbacks from the 6-storey podium provide an appropriate transition in scale and massing from the adjacent listed building. The horizontal articulation of the podium and residential towers is compatible with the horizontal design of the adjacent heritage resource. Furthermore, the landscape of the rear loading area has been designed with a buffer of trees that retain their leaves throughout the winter (cedar or beech, to be determined), in order to minimize the visual impact on the adjacent heritage resource. The rear loading area and its landscape have been designed to be compatible and distinguishable from the adjacent heritage resource.

The introduction of a contemporary multi-storey residential building is consistent with the evolving context of The Donway West and the surrounding area.

ERA finds the proposal meets the recognized professional standards and best practices in the field of heritage conservation in Canada. The proposed development conforms to applicable policies and guidelines including the Heritage policies of the City of Toronto's Official Plan and the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada.