



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

## 445 ADELAIDE STREET WEST HIA ADDENDUM

**Subject:** HERITAGE IMPACT ASSESSMENT ADDENDUM

**Issued To:** Mary MacDonald  
Senior Manager, City of Toronto  
City Hall, 17th Floor, East Tower  
100 Queen Street West  
Toronto, ON M5H 2N2  
mary.macdonald@toronto.ca

**Project:** 445 Adelaide Street West

**Project #:** 17-159-01

**Prepared By:** MM/GS/JT/OA

**Revised:** November 22, 2019

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Dear Ms. MacDonald,

This Heritage Impact Assessment (HIA) Addendum has been prepared by ERA Architects Inc., on behalf of 445 Adelaide Street West Inc. It considers the potential impacts of a revised proposal for the redevelopment of a site known municipally as 445-451 Adelaide Street West (the “Development Site”) on on-site and adjacent heritage resources. This HIA Addendum is being submitted as part of a revised rezoning application prior to the Local Planning Appeal Tribunal (LPAT) hearing scheduled for February 2020.

### Development Application History

In 2005, 445-453 Adelaide Street West was subject to a minor variance application to permit a 10-storey mixed-use building with residential and retail uses. This application was approved by the Committee of Adjustment on December 14, 2005 (File No. A0853/05TEY), on the condition that the building be constructed substantially in accordance with plans on file with the Committee of Adjustment, and that the mechanical penthouse equipment not exceed the building height variance of 29.6 metres. This development approval was premised on the demolition and replacement of the extant buildings at 445-453 Adelaide Street West.

An HIA, dated August 1, 2017 (“2017 HIA”) was prepared by ERA Architects Inc. (“ERA”) as part of the Zoning By-law Amendment (ZBA) application for the Development Site. This development application proposed demolition of the existing house-form buildings at 445-451 Adelaide Street West, similar to the approved minor variance application, and replacement with an 11-storey mixed-use building with at-grade retail uses and office uses above.

In 2018, 445 Adelaide Street West Inc. appealed the application to the LPAT on the grounds that the City of Toronto failed to make a decision within legislated time limits. Prehearing Conferences were held on October 9, 2018 and November 13, 2018, and a hearing is scheduled for February 2020. In the interim, the development proposal has been revised. The revised development proposal is the subject of this HIA Addendum.



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### Heritage Recognition

When the 2017 HIA was submitted, on-site and adjacent properties were not recognized heritage properties. Following the submission of the HIA, the on-site and adjacent properties were listed on the City of Toronto Heritage Register as part of the King-Spadina batch listing on December 5, 2017.

The Development Site now contains four properties that are listed on the City of Toronto Heritage Register, comprising a row of four brick houseform buildings built in 1880 (445 Adelaide Street West) and 1904 (447-451 Adelaide Street West). All four properties are identified as 'contributing' properties within the King-Spadina Heritage Conservation District (HCD) and were listed on December 5, 2017, as part of the King-Spadina batch listing. The King-Spadina HCD Plan and its implementing by-law were approved by City Council on October 2017, and were subsequently appealed to the LPAT, such that the HCD Plan is not in force. The Development Site is also located adjacent to 453 Adelaide Street West and St. Andrew's Playground (450 Adelaide Street West), both of which are identified as 'contributing' properties within the King-Spadina HCD and were listed on December 5, 2017, as part of the King-Spadina batch listing.

### Original Development Proposal

The original development proposal contemplated the demolition of the four house-form properties on the Development Site, similar to the approved minor variance application, and replaced them with an 11-storey mixed use building with retail uses at grade and office uses above. Retail access was from Adelaide Street West and Morrison Street, with office access from Adelaide Street West. Vehicular access for parking and loading was via the public laneway at the rear of the Development Site, which was proposed to be widened as part of the redevelopment.

The proposed building was rectangular in plan and massing. At grade, the proposed building featured a set back that ranged from 2.15-2.53 metres from its northern property line. The building's eastern elevation also featured a small set back from Morrison Street. Above the ground floor, the building cantilevered over these setbacks, to create covered pedestrian walkways along its northern and eastern elevations. At its west property line, the rear of the building was set back approximately 0.78m. Above the eighth storey, the proposed building's northern and eastern elevations stepped back approximately 6 metres and 0.8 metres, respectively, to create a large ninth floor terrace. At the 11th storey, the building stepped back again from Adelaide Street West, creating another terrace.

The proposed building was clad in vertical sheets of transparent glazing, articulated with narrow metal piers and projecting metal fins on the building's northern elevation. Refer to Appendix C in the 2017 HIA for the complete set of architectural drawings by architectsAlliance dated July 27, 2017.

The proposed building cast net new shadows on St. Andrew's Playground between 10:18 AM and 2:18 PM on September 21st. The proposed building did not cast net new shadows on St. Andrew's Playground on June 21st. Refer to Appendix B in the 2017 HIA for the Shadow Study prepared by architectsAlliance, dated July 27, 2017.



### **Current Development Proposal**

The current development proposal is substantially similar to the original development proposal, however it differs from the original proposal as follows:

- The current development proposal continues to contemplate removal of the four house-form properties, but proposes a 14-storey replacement building with hotel and restaurant uses. Main access to the hotel is proposed from Adelaide Street West, with vehicular access for loading from Morrison Street and vehicular access for parking from a parking elevator located at the rear laneway;
- The proposed hotel building is 45.7 m tall, compared to the 40.5 m building in the original development proposal;
- The current development proposal now incorporates a glass canopy above the ground floor entrance along the entirety of the north (primary) elevation of the building;
- Step backs are no longer proposed above the 8th and 10th floors of the building. Instead, the proposed building incorporates step backs of 4.6m and 5.03m above the 11th and 13th floors, respectively;
- The proposed building now features alternating transparent glazing and terracotta masonry panels on the east, south, and west elevations; and,
- The proposed building will cast new net shadows on St. Andrew's Playground for an additional hour on September 21 and March 21, from 10:18 am to 3:18 pm.

See Appendix A for the revised set of architectural drawings by architectsAlliance dated October 30, 2019 and Appendix B for the revised Shadow Study by architectsAlliance dated October 30, 2019.

### **Current Development Proposal Impacts & Mitigation**

The impacts as a result of the revised proposal are similar to those evaluated in the 2017 HIA. The current development proposal continues to involve demolition of all extant buildings at 445-451 Adelaide Street West. This proposed demolition is consistent with an approved minor variance application from December 14, 2005, which permits a 10-storey mixed-use building at 445-453 Adelaide Street West. While the proposed development removes the on-site heritage properties and changes the contextual relationship of adjacent heritage properties, the surrounding area reflects an evolved character, and features many new mid-rise buildings and recently-approved large-scale developments.

As shown in the revised Shadow Study, the proposed hotel building casts new net shadows on St. Andrew's Playground for an additional hour on September 21 and March 21 between 10:18 am and 3:18 pm. Similar to the original proposal, these shadows are largely concentrated to the southwest portion of St. Andrew's Playground, which is currently used as a surface parking lot and will not adversely impact the cultural heritage value of St. Andrew's Playground.

The revised development proposal further addresses potential impacts on the on-site and adjacent heritage properties in the following ways:

- The proposed building's scale continues to be compatible with the evolved character of Adelaide Street West between Spadina Avenue and Portland Street;



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- The proposed building references the on-site and adjacent heritage properties through the ground floor canopy. The ground floor canopy spans the length of the north elevation and aligns with the lintels of the ground floor openings at 453 Adelaide Street West, providing a compatible but distinguishable interface from the existing heritage fabric;
- On the east, south, and west elevations, the proposed building incorporates alternating transparent glazing and terracotta masonry panels. The terracotta masonry panels reference the colour and materiality of the on-site and adjacent heritage properties, but are contemporary and distinguishable from existing heritage fabric;
- The proposed building continues to incorporate aluminium piers on all elevations that break up the massing and create highly articulated elevations on all sides; and,
- The proposed building steps back from Adelaide Street West above its 11th and 13th storeys, which further limits shadowing and minimizes visual impact on the adjacent St. Andrew's Playground from street-level.

Upon review of the latest drawing set provided by architectsAlliance dated October 30, 2019 (see Appendix B), it is our opinion that the proposed design refinements and modifications contained in the architectural drawings are substantially similar to the original proposal and continue to be compatible with the adjacent heritage context. Therefore, the revised development proposal is found to conserve the cultural heritage values and attributes of the adjacent heritage properties.

Please do not hesitate to contact the undersigned should you have any further questions regarding the contents of this HIA Addendum.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael McClelland', with a stylized, flowing script.

Michael McClelland, Principal  
E.R.A. Architects Inc.

APPENDIX A: ARCHITECTURAL DRAWINGS, PREPARED BY  
ARCHITECTSALLIANCE, DATED OCTOBER 30, 2019



445 ADELAIDE STREET WEST

10\_30\_2019

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5. These drawings are not to be used for construction unless noted below as "Issuance For Construction".

6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

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NO	ISSUANCE	DATE
1	REZONING	07.27.2017
2	RZ RESUBMISSION	10.30.2019
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PLAN OF SURVEY  
SHOWING TOPOGRAPHICAL INFORMATION  
LOTS 1, 2, 3 AND 4  
SOUTH SIDE OF ADELAIDE STREET  
REGISTERED PLAN D-157  
CITY OF TORONTO

SCALE 1:100  
KRCMAR SURVEYORS LTD. 2017  
METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**BEARING**  
BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM HORIZONTAL CONTROL MONUMENTS NO. 240-CT AND NO. 243-ARE REFERRED TO THE 37 M M COORDINATE SYSTEM, ZONE 10 MERIDIAN 79°30' WEST LONGITUDE.  
(17 MODIFIED TRANSVERSE MERCATOR PROJECTION, NAD 27, 1974 AD)  
DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A CORRECTION FACTOR OF 0.9998875

**ELEVATION**  
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO TORONTO BENCH MARK NO.563 HAVING AN ELEVATION OF 88.1

**NOTE**  
ALL FOUND MONUMENTS ARE BY KRCMAR SURVEYORS LTD. (1 OTHERWISE NOTED).

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT PLANTED
  - DENOTES HORIZONTAL CONTROL MONUMENT
  - SB DENOTES STANDARD IRON BAR
  - SBIB DENOTES SHORT STANDARD IRON BAR
  - IB DENOTES IRON BAR
  - CP DENOTES CONCRETE PIN
  - CC DENOTES CUT CROSS
  - IP DENOTES IRON PIPE
  - SCP DENOTES SPECIFIED CONTROL POINT
  - OMP DENOTES OBSERVED REFERENCE POINT
  - (M) DENOTES MEASURED
  - (S) DENOTES SET
  - (UL) DENOTES ORIGIN UNKNOWN
  - (WT) DENOTES WITNESS
  - (P) DENOTES REGISTERED PLAN D-157
  - (P1) DENOTES PLAN OF SURVEY BY C. REUBEN, O.L.S., DATED JULY 15, 1962
  - (P2) DENOTES PLAN OF SURVEY BY C. REUBEN, O.L.S., DATED JULY 6, 1962
  - (P3) DENOTES FIELD NOTES BY CITY OF TORONTO SURVEY DATED DECEMBER 5, 1988 (PAGES 4, 10 AND 11)
  - (P4) DENOTES PLAN 638-1340S
  - (P5) DENOTES BOUNDARY AND TOPOGRAPHIC SURVEY BY H.J. GERRITS SURVEYING LTD., O.L.S., DATED 1988
  - (P6) DENOTES BOUNDARY AND TOPOGRAPHIC SURVEY BY KRCMAR SURVEYORS LTD., O.L.S., DATED SET 1988
  - (P7) DENOTES PLAN 638-3144
  - (P8) DENOTES TORONTO STANDARD CONDOMINIUM PLAN N
  - (P9) DENOTES PLAN 638-644
  - (1370) DENOTES KRCMAR SURVEYORS LTD., O.L.S.
  - FLO DENOTES FORMER LOCATION OF BARS SET BY KRCMAR
  - FTE DENOTES FINISHED FLOOR ELEVATION
  - CONC DENOTES CONCRETE
  - (Tc) DENOTES TOP OF CURB
  - (Bc) DENOTES BOTTOM OF CURB
  - DENOTES EXISTING GRADE ELEVATION
  - DENOTES BELL POLE
  - DENOTES BOLLARD
  - DENOTES CATCH BASIN
  - DENOTES CONFEROUS TREE WITH TRUNK DIAMETER
  - DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
  - DENOTES DOWN GUY ANCHOR
  - DENOTES FIRE HYDRANT
  - DENOTES GAS METER
  - DENOTES GAS VALVE
  - DENOTES HYDRO POLE
  - DENOTES LAMP STANDARD
  - DENOTES MANHOLE
  - DENOTES POST
  - DENOTES SIGN
  - DENOTES WATER VALVE

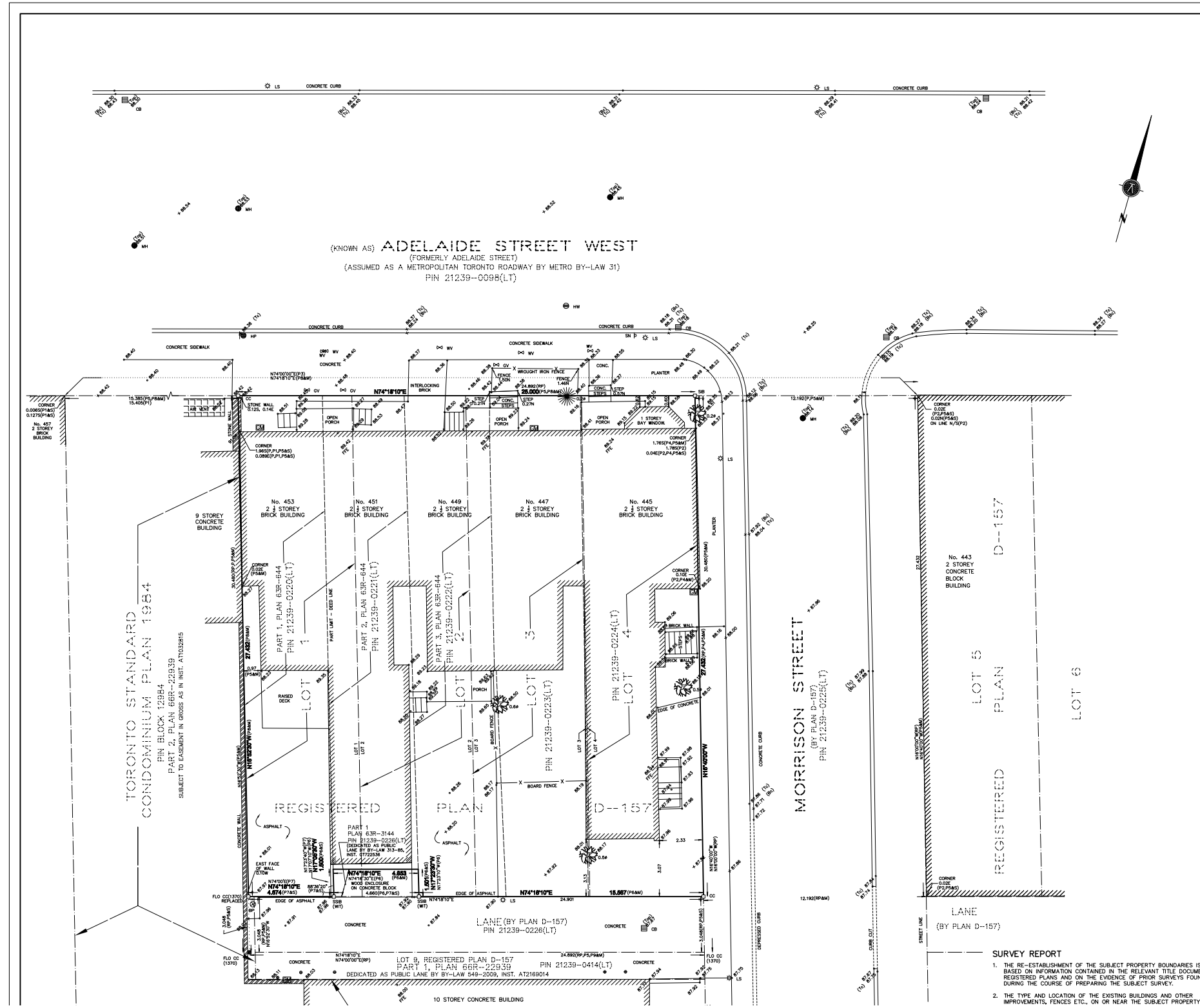
**MUNICIPAL ADDRESSES:**  
Nos. 445, 447, 449, 451 AND 453 ADELAIDE STREET WEST, 1

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS THEREUNDER.  
2. THE SURVEY WAS COMPLETED ON THE \_\_\_\_ DAY OF \_\_\_\_ 2017.

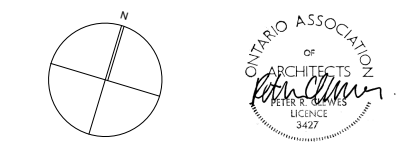
**SURVEY REPORT**  
1. THE RE-ESTABLISHMENT OF THE SUBJECT PROPERTY BOUNDARIES IS BASED ON INFORMATION CONTAINED IN THE RELEVANT TITLE DOCUMENTS, REGISTERED PLANS AND ON THE EVIDENCE OF PRIOR SURVEYS FOUND DURING THE COURSE OF PREPARING THE SUBJECT SURVEY.  
2. THE TYPE AND LOCATION OF THE EXISTING BUILDINGS AND OTHER IMPROVEMENTS, FENCES ETC., ON OR NEAR THE SUBJECT PROPERTY ARE

DATE \_\_\_\_\_, 2017  
**PRELIMI**  
S.N. RAMSAR  
ONTARIO LAND SURVEYOR

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Survey  
1:1.33  
2019-10-30

A\_01



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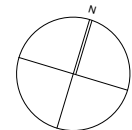
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NO	ISSUANCE	DATE
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445 ADELAIDE STREET WEST

Rendering

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2019-10-30

# A\_02



Floor Area											Parking			Hotel Rooms	
Level	total levels	Ht / flr	Total Ht_m	GCA/level	Total GCA	GFA Deductions/Floor	Total Deductions	Hotel GFA	Eating Establishment GFA	Total Non-Residential GFA*	Hotel Vehicle Parking	Bike Parking Short-term	Bike Parking Long-term	total	per flr
B_4	1	4.40	4.40	528	528	58	242	97	189	286					
B_3	1	4.40	4.40	528	528	58	58	275	195	470					
B_2	1	2.75	2.75	528	528	528	528	0	0	0	11				
B_1	1	4.40	4.40	499	499	139	139	58	302	360					
<b>Subtotal Below Grade</b>					1,027		667	430	686	1,116					
Ground	1	6.00	6.00	450	450	176	176	109	165	274				0	0
levels 2-11	10	2.95	29.50	439	4,390	31	310	4,359	0	4,359				130	13
level 12	1	2.95	2.95	352	352	31	31	321	0	321				8	8
level 13	1	2.95	2.95	352	352	31	31	321	0	321				8	8
Penthouse	1	4.40	4.40	244	244	38	38	0	206	206				0	0
<b>Subtotal Above Grade</b>	<b>14</b>		<b>45.80</b>		<b>5,788</b>		<b>586</b>	<b>5,110</b>	<b>371</b>	<b>5,481</b>					
<b>Totals</b>	<b>14</b>		<b>45.80</b>		<b>6,815</b>		<b>1,253</b>	<b>5,540</b>	<b>1,057</b>	<b>6,597</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>146</b>	

70,984 SF

Floor Area Summary	
Site Area	555
Total Non-Res GFA	6,597
FSI	11.88
Loading	1 Type B

Parking Summary		
Vehicular Parking	Provided	Req/Per.
Hotel Parking	11	11
Bike Parking Short-term	0	0
Bike Parking Long-term	0	0

\* as per Bylaw 569-2013

Hotel Rooms	
total	per flr
0	0
130	13
8	8
8	8
0	0
<b>146</b>	



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Statistics Template - Toronto Green Standard Version 3.0  
**Mid to High Rise Residential and all New Non-Residential Development**

The Toronto Green Standard Version 3.0 Statistics Template is submitted with Site Plan Control Applications and stand alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application.  
 For Zoning Bylaw Amendment applications: complete General Project Description and Section 1.  
 For Site Plan Control applications: complete General Project Description, Section 1 and Section 2.  
 For further information, please visit [www.toronto.ca/greendevlopment](http://www.toronto.ca/greendevlopment)

General Project Description	Proposed
Total Gross Floor Area	6,597
Breakdown of project components (m²)	
Residential	
Retail	
Commercial	6,597 (Hotel + Eating Establishment)
Industrial	
Institutional/Other	
Total number of residential units	146 (hotel rooms)

**Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications**

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces		11	
Number of parking spaces dedicated for priority LEV parking			
Number of parking spaces with EVSE			

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	0	0	
Number of long-term bicycle parking spaces (all other uses)	0	0	
Number of long-term bicycle parking (all uses) located on:	0	0	
a) first storey of building			
b) second storey of building			
c) first level below-ground			
d) second level below-ground			
e) other levels below-ground			

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	0		
Number of short-term bicycle parking spaces (all other uses)	0		
Number of male shower and change facilities (non-residential)	0		
Number of female shower and change facilities (non-residential)	0		

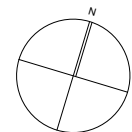
Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m² x 30 m²).	101	0	

**Green Roof Statistics**

	Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m²)	6597
Total Roof Area (m²)	424
Area of Residential Private Terraces (m²)	-
Rooftop Outdoor Amenity Space, if in a Residential Building (m²)	-
Area of Renewable Energy Devices (m²)	-
Tower (s)Roof Area with floor plate less than 750 m²	-
Total Available Roof Space (m²)	424
<b>Green Roof Coverage</b>	
Coverage of Available Roof Space (m²)	127
Coverage of Available Roof Space (%)	30%



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445 ADELAIDE STREET WEST

**Project Summary**

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2019-10-30

**A\_03**

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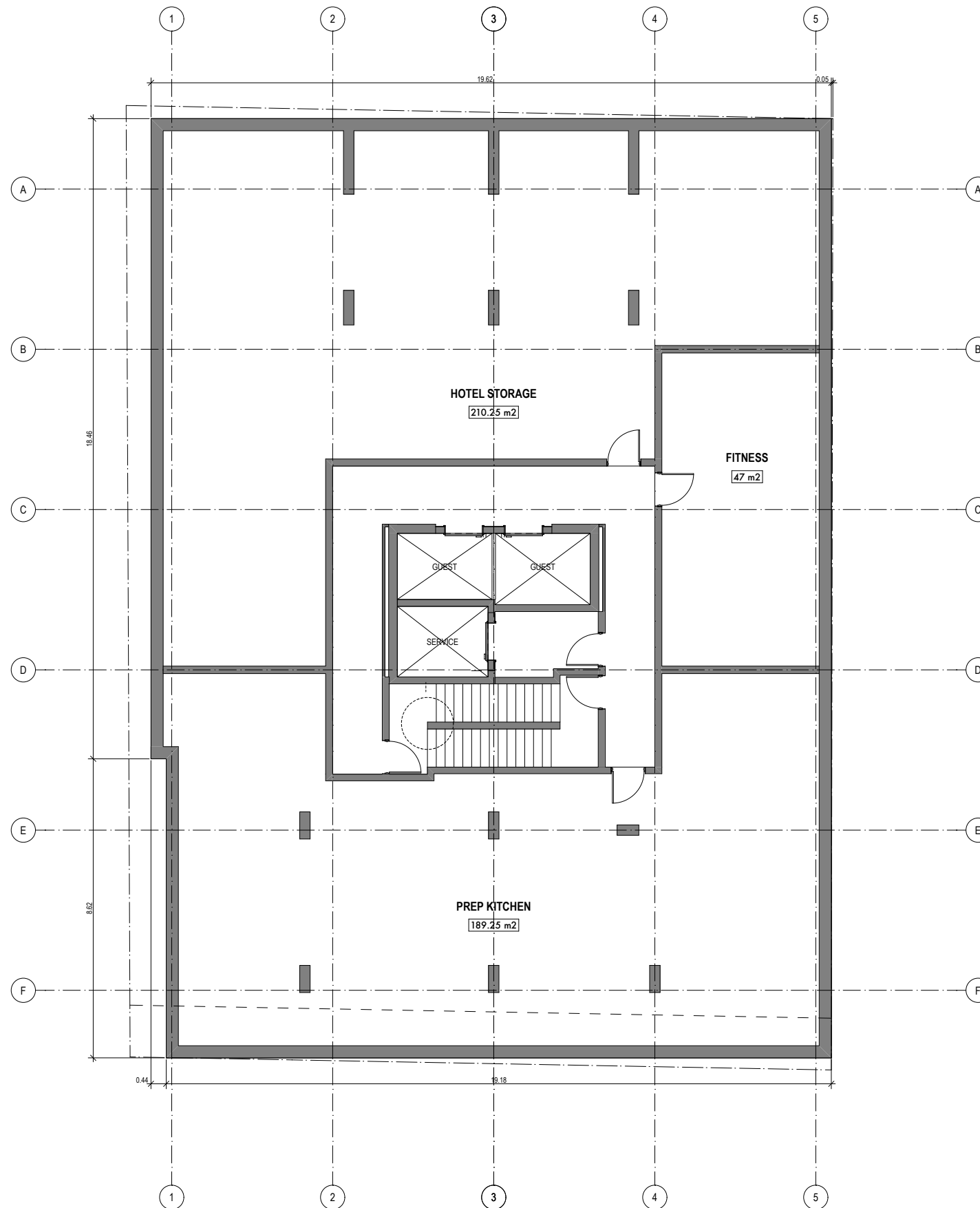
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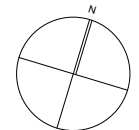
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445 ADELAIDE STREET WEST

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1:75

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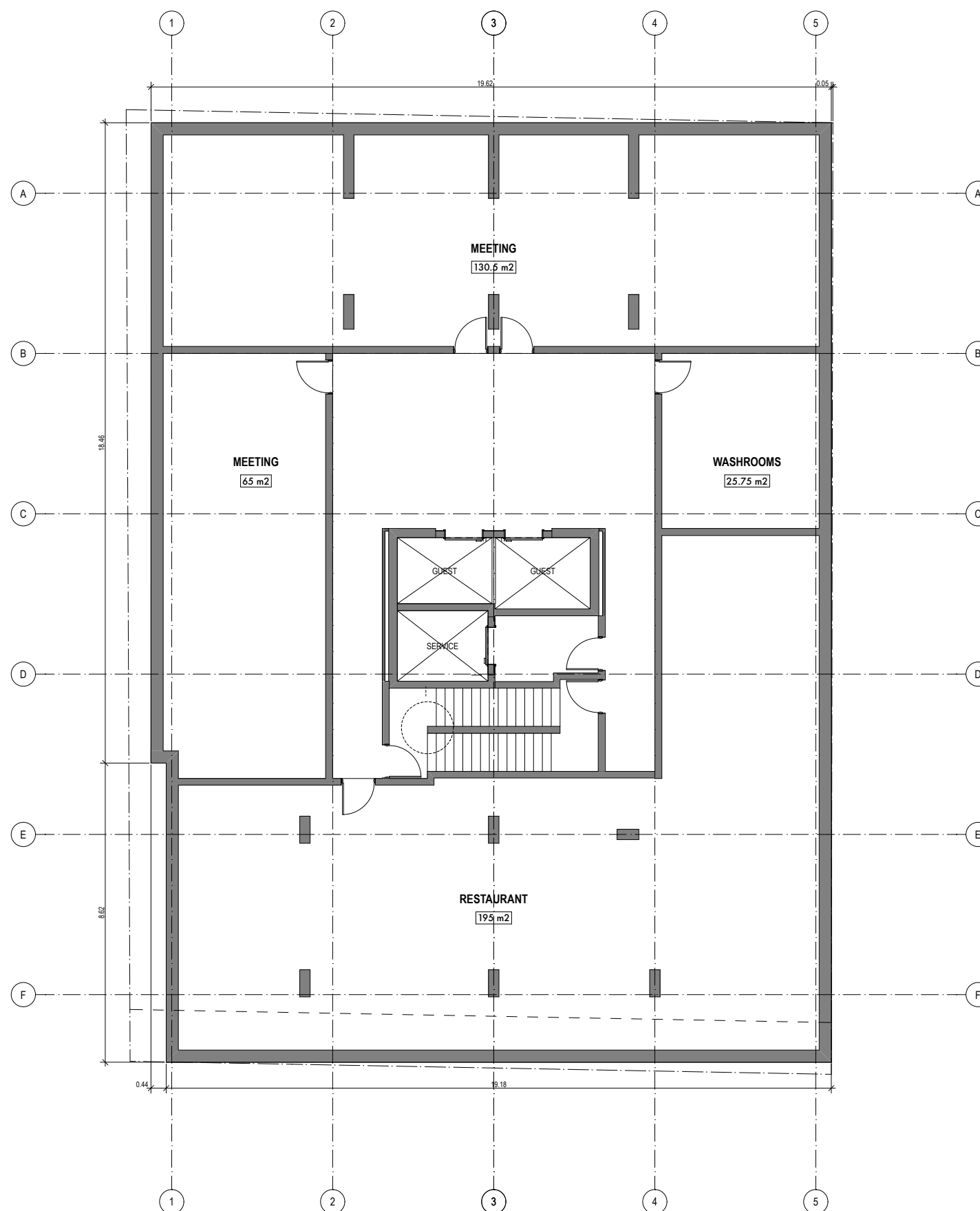
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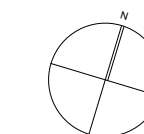
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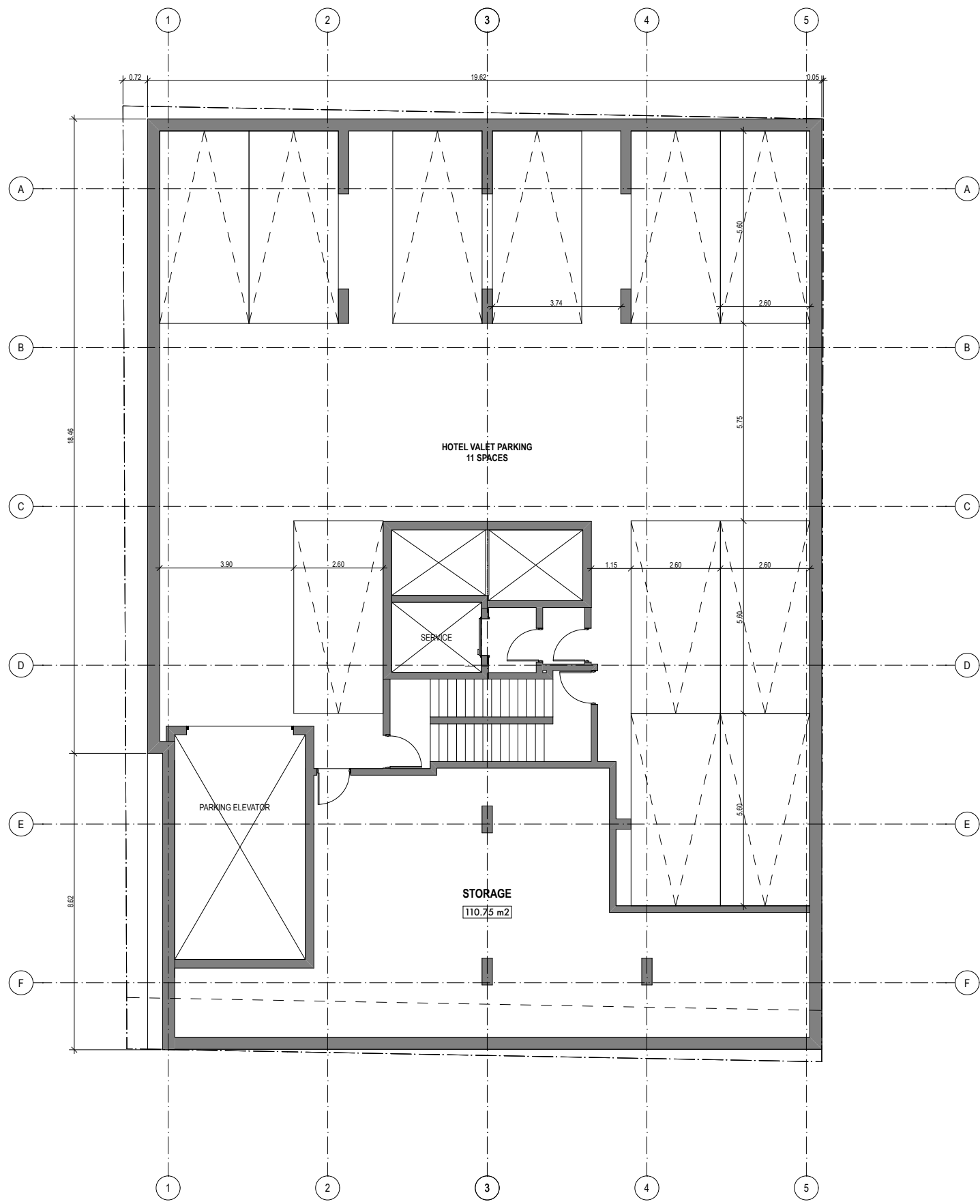
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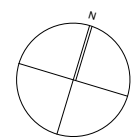
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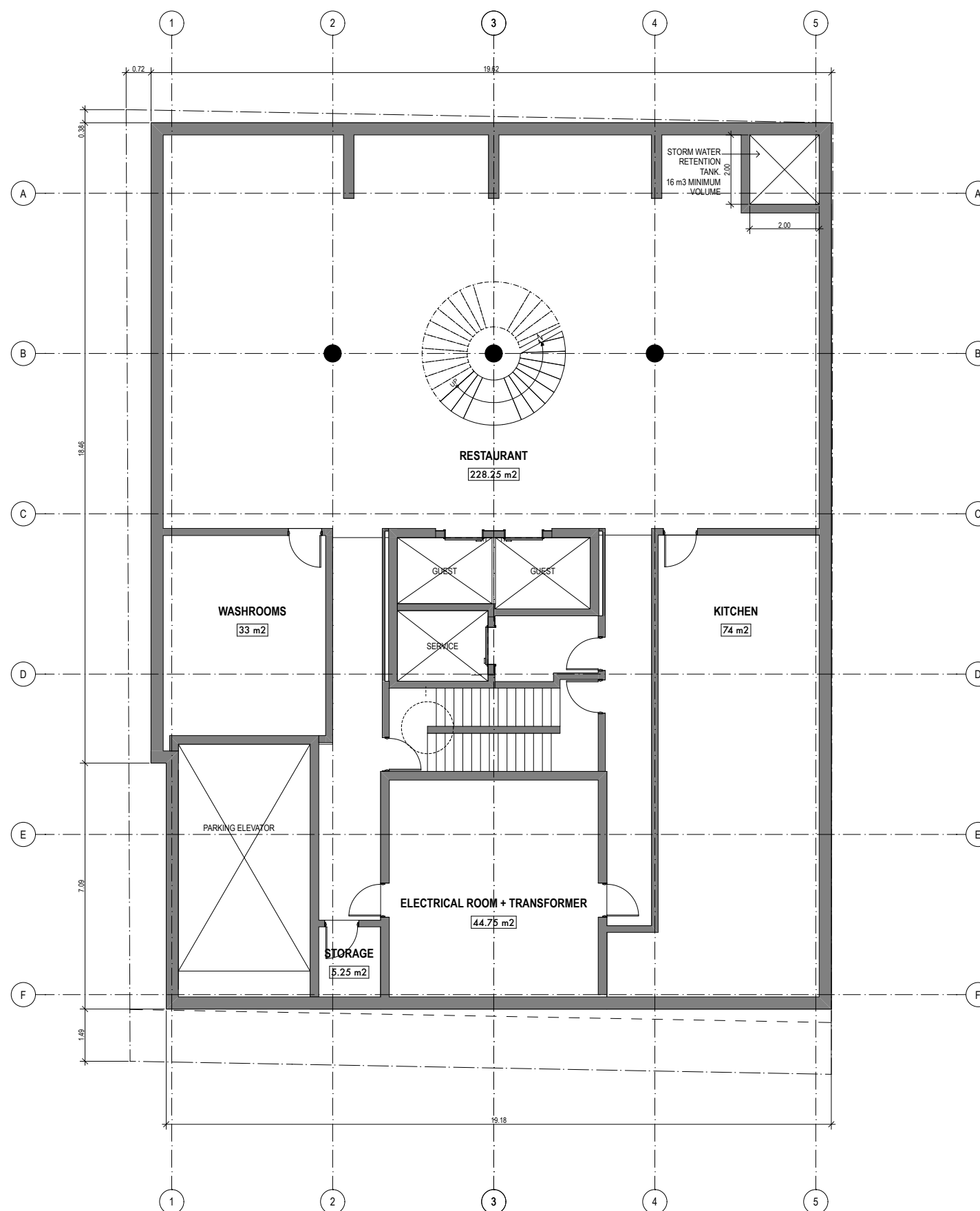
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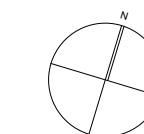
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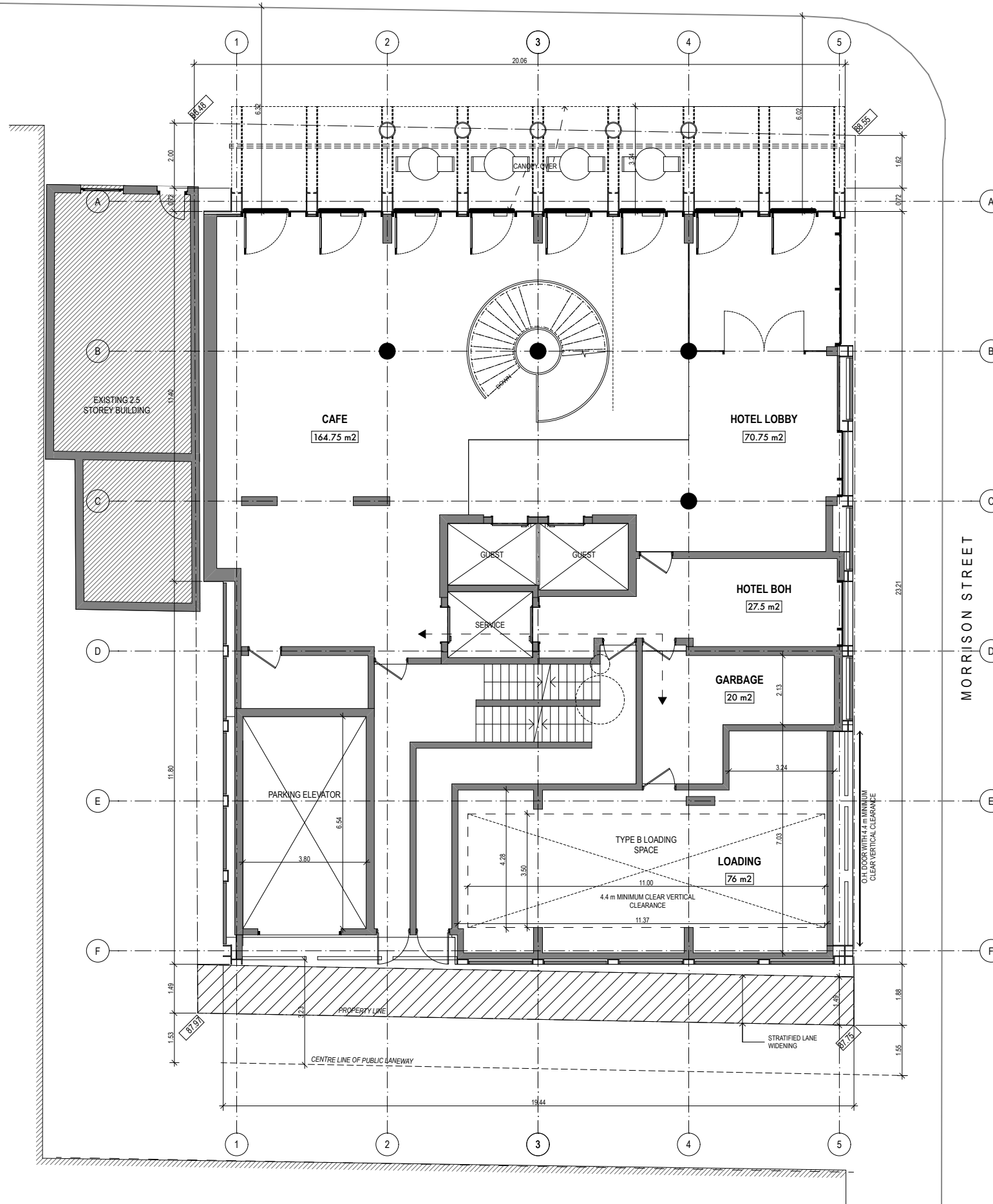
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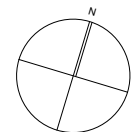
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Ground

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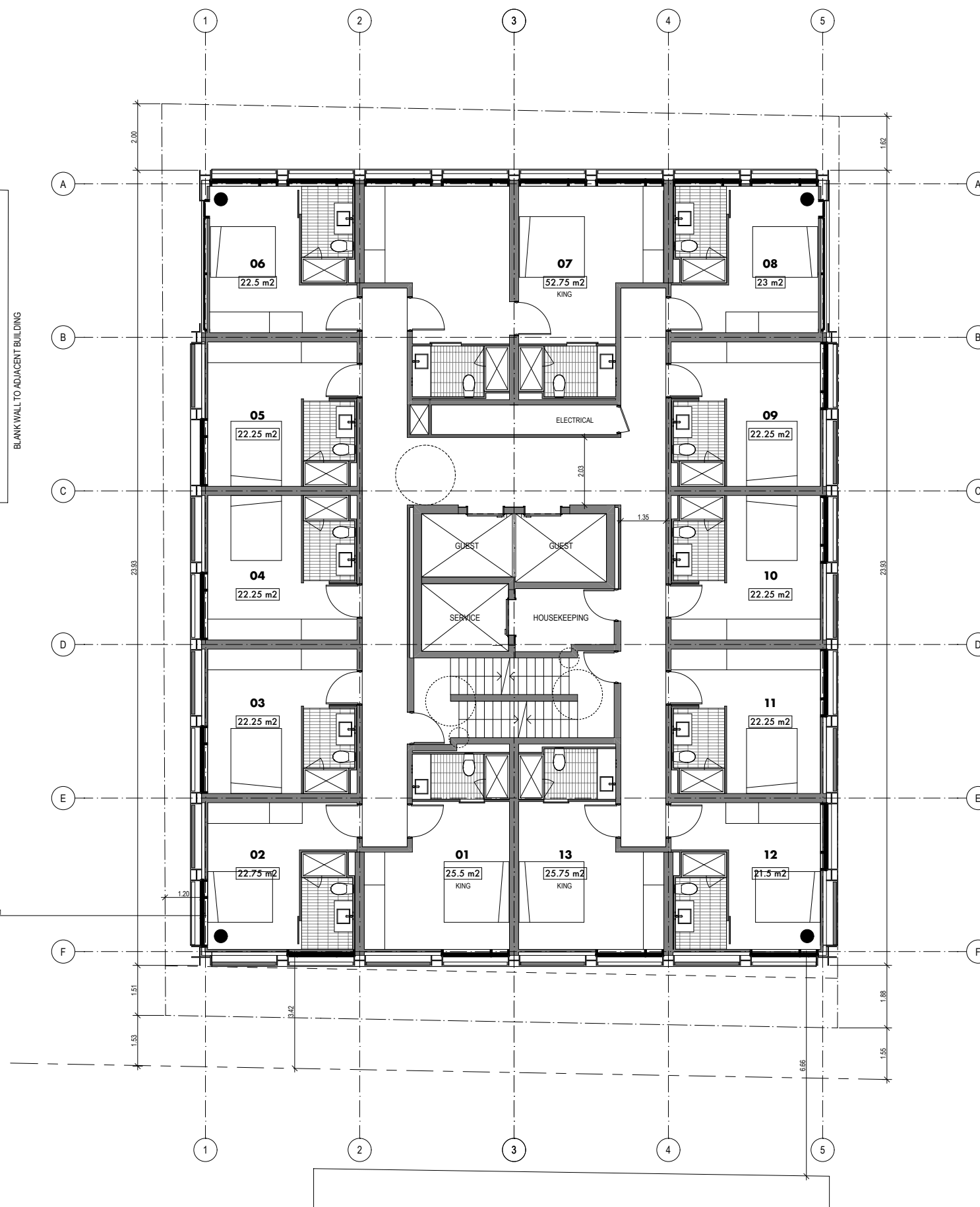
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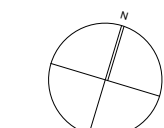
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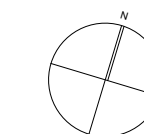
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Levels 3,5,7,9,11

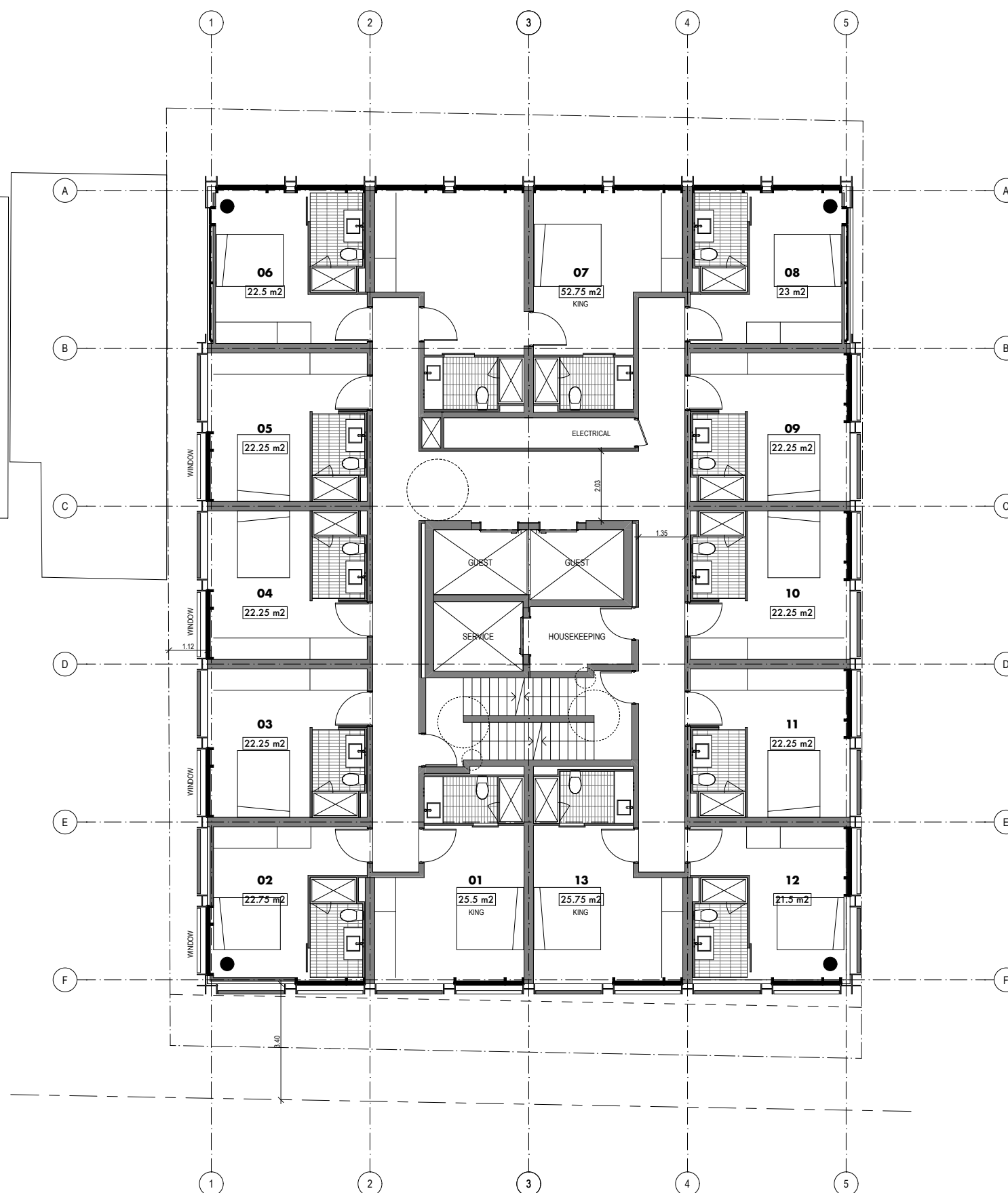
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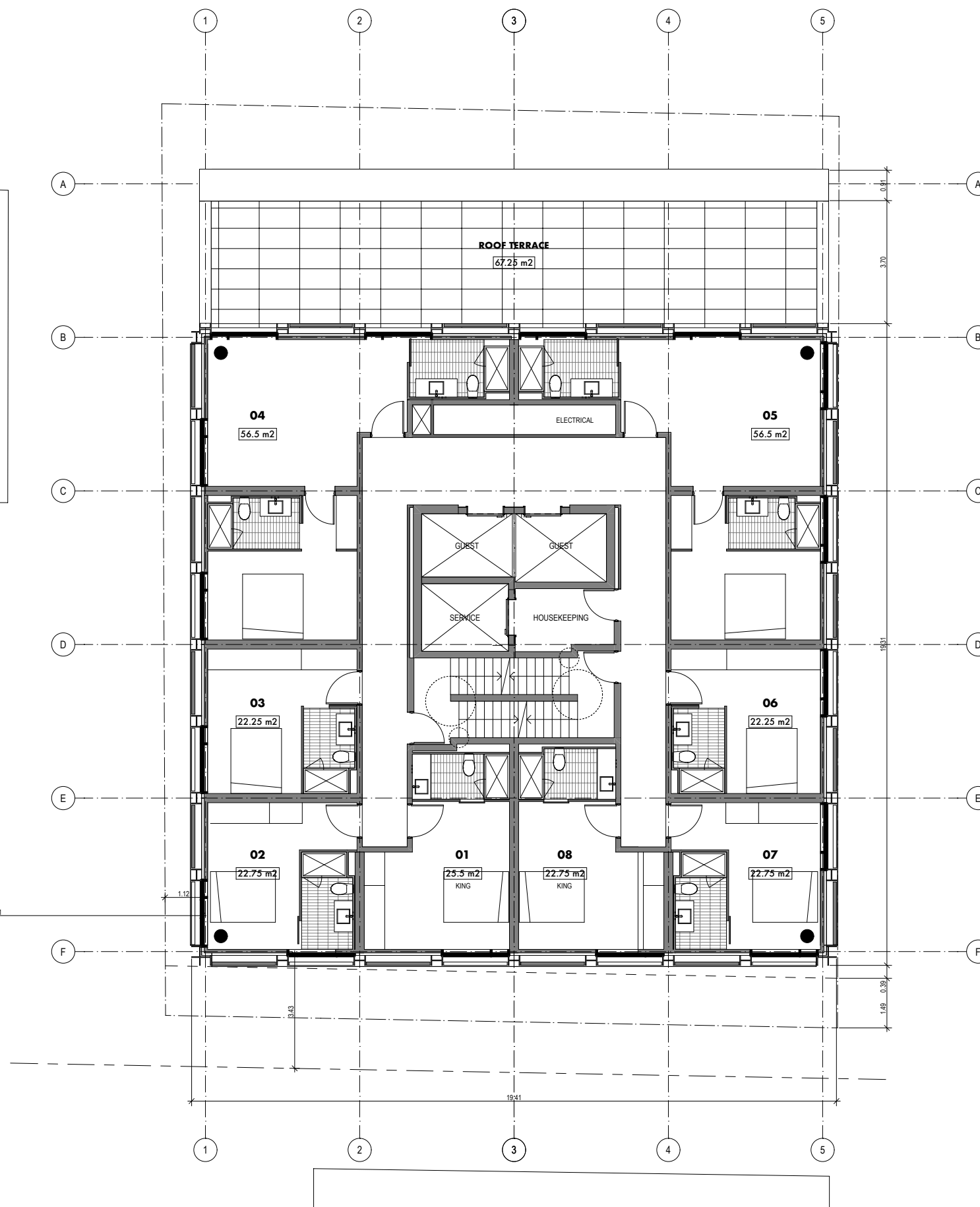




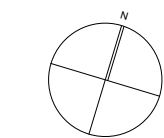
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**Level 12**

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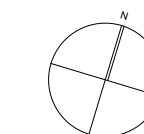
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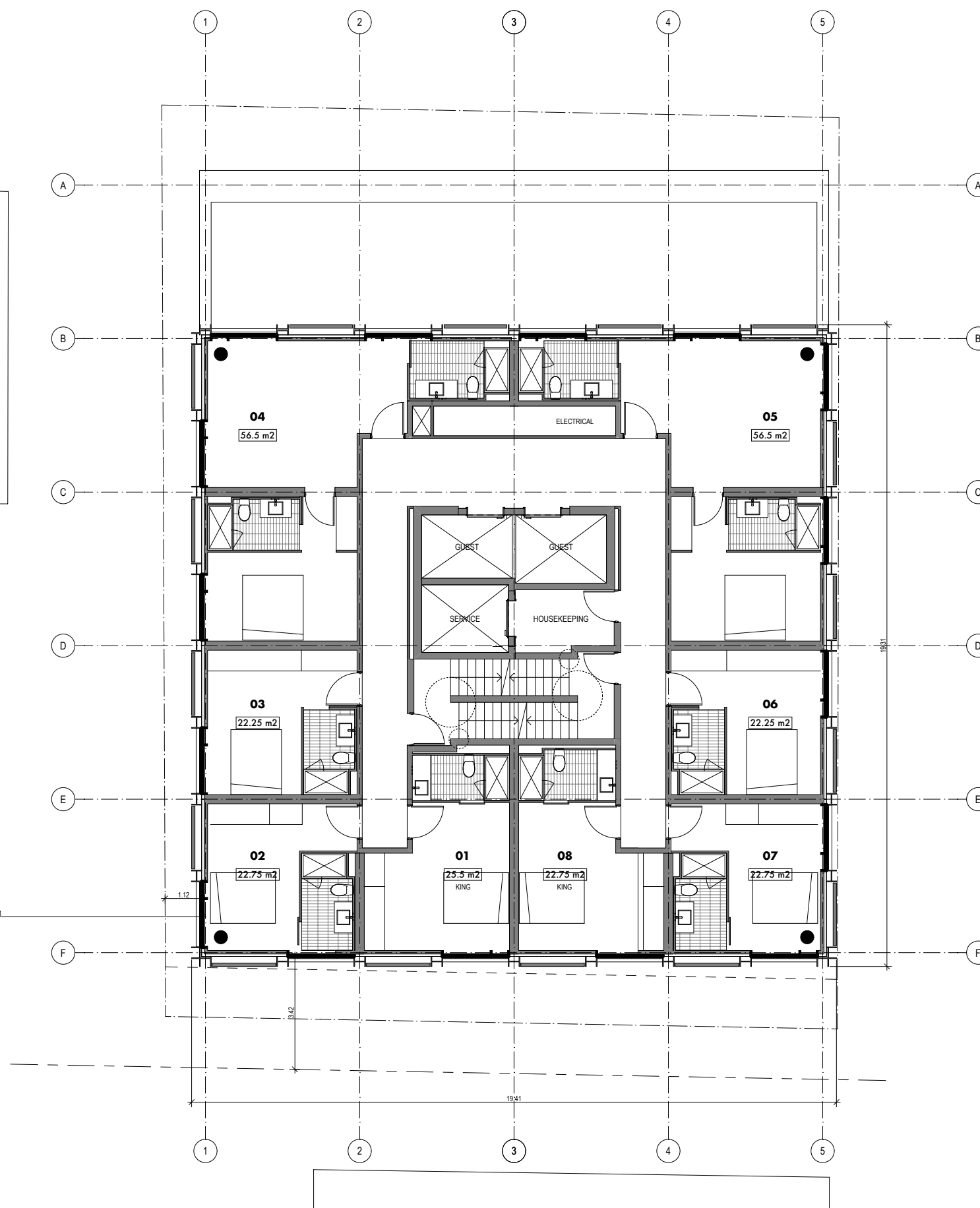
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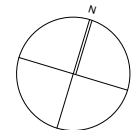
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Penthouse

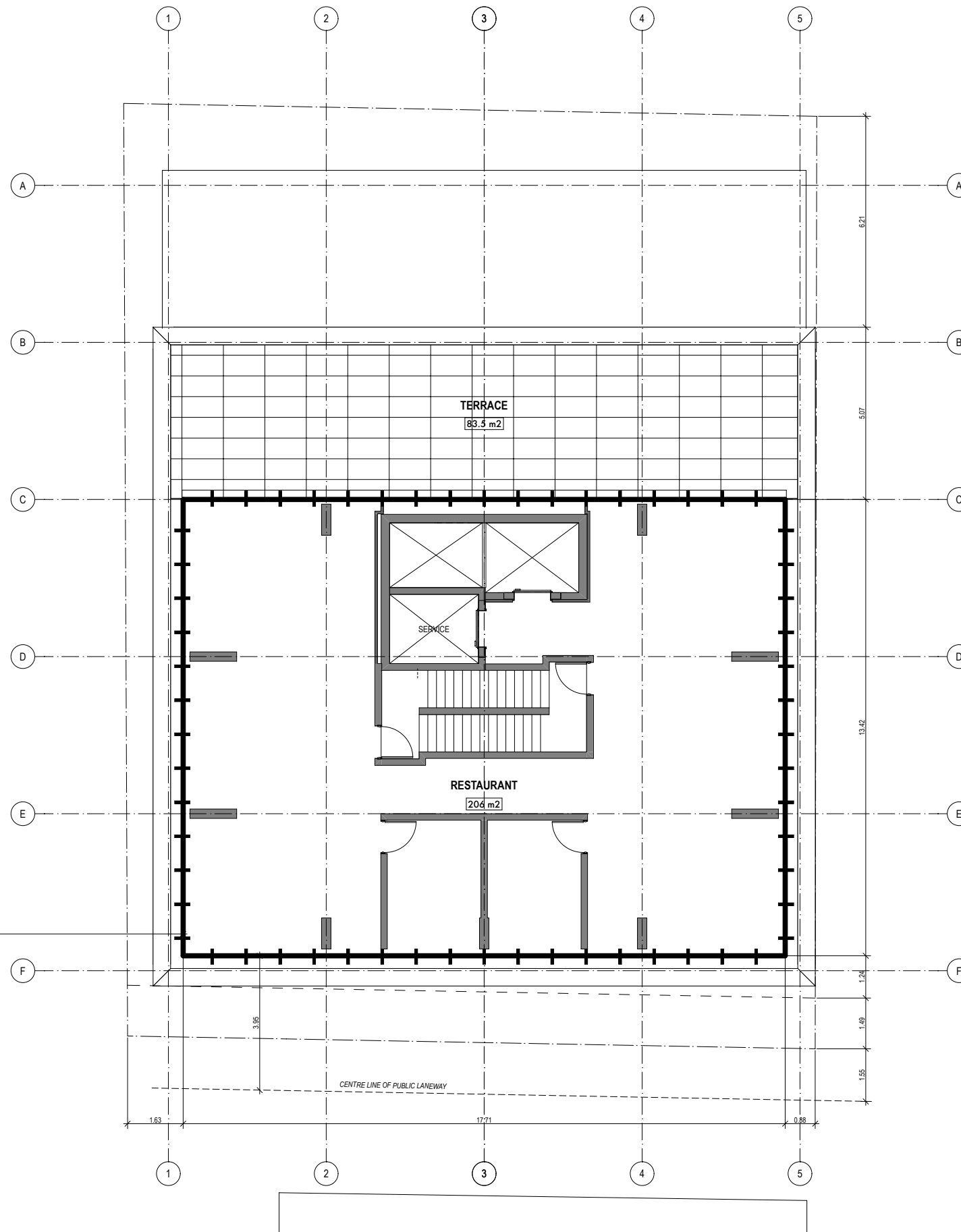
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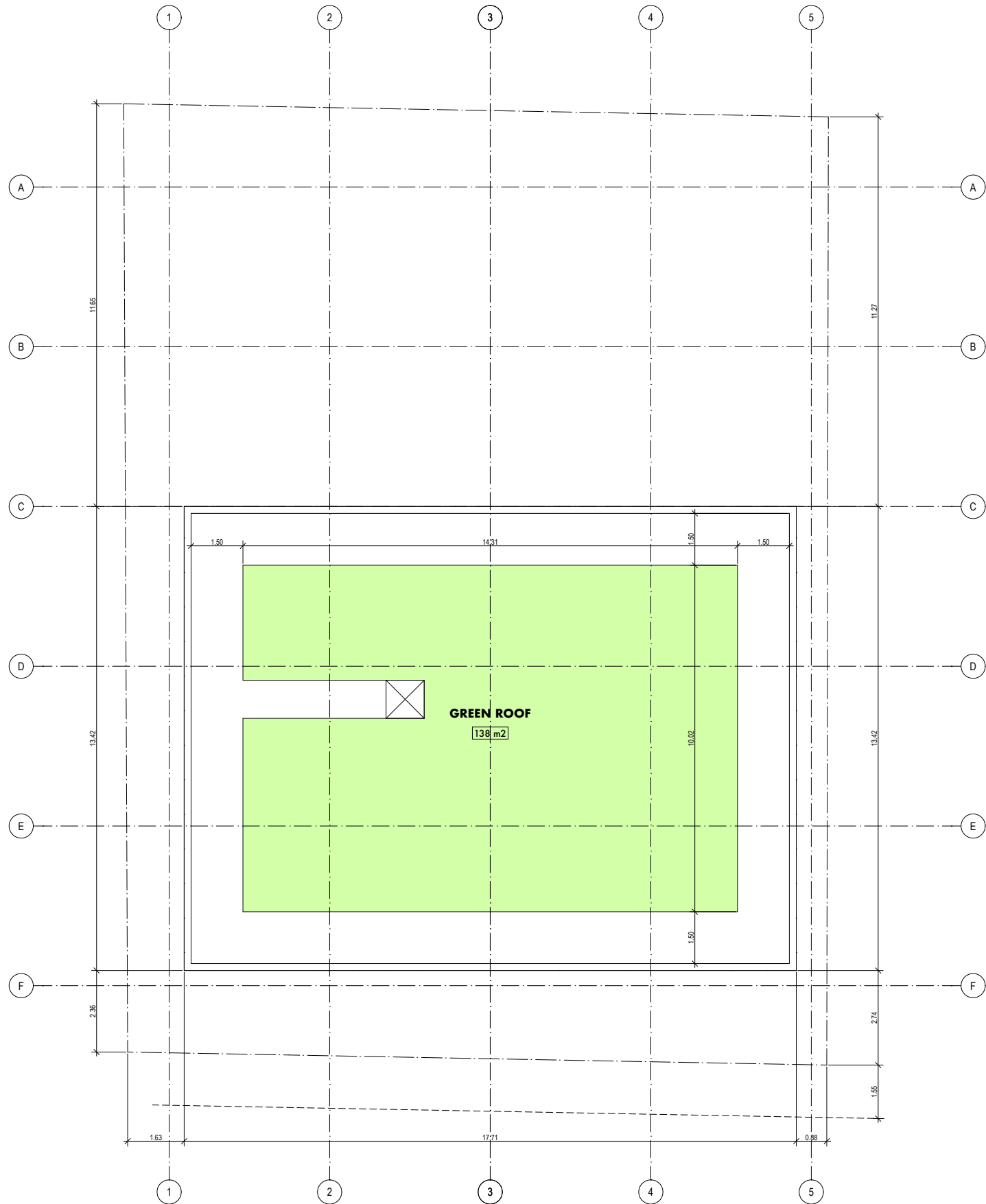
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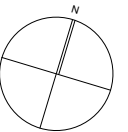
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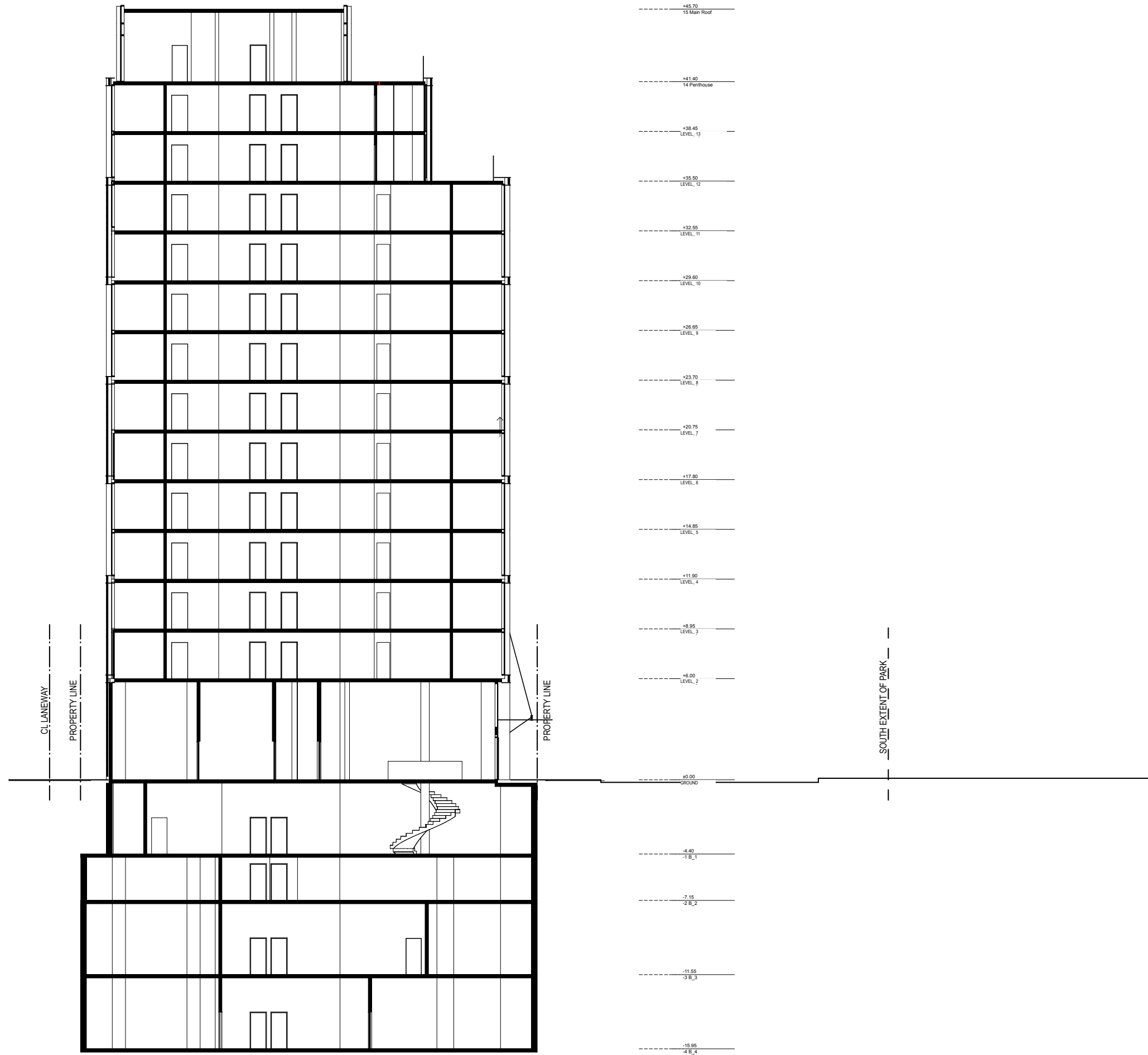
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**High Roof**

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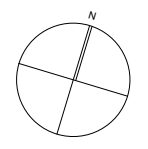
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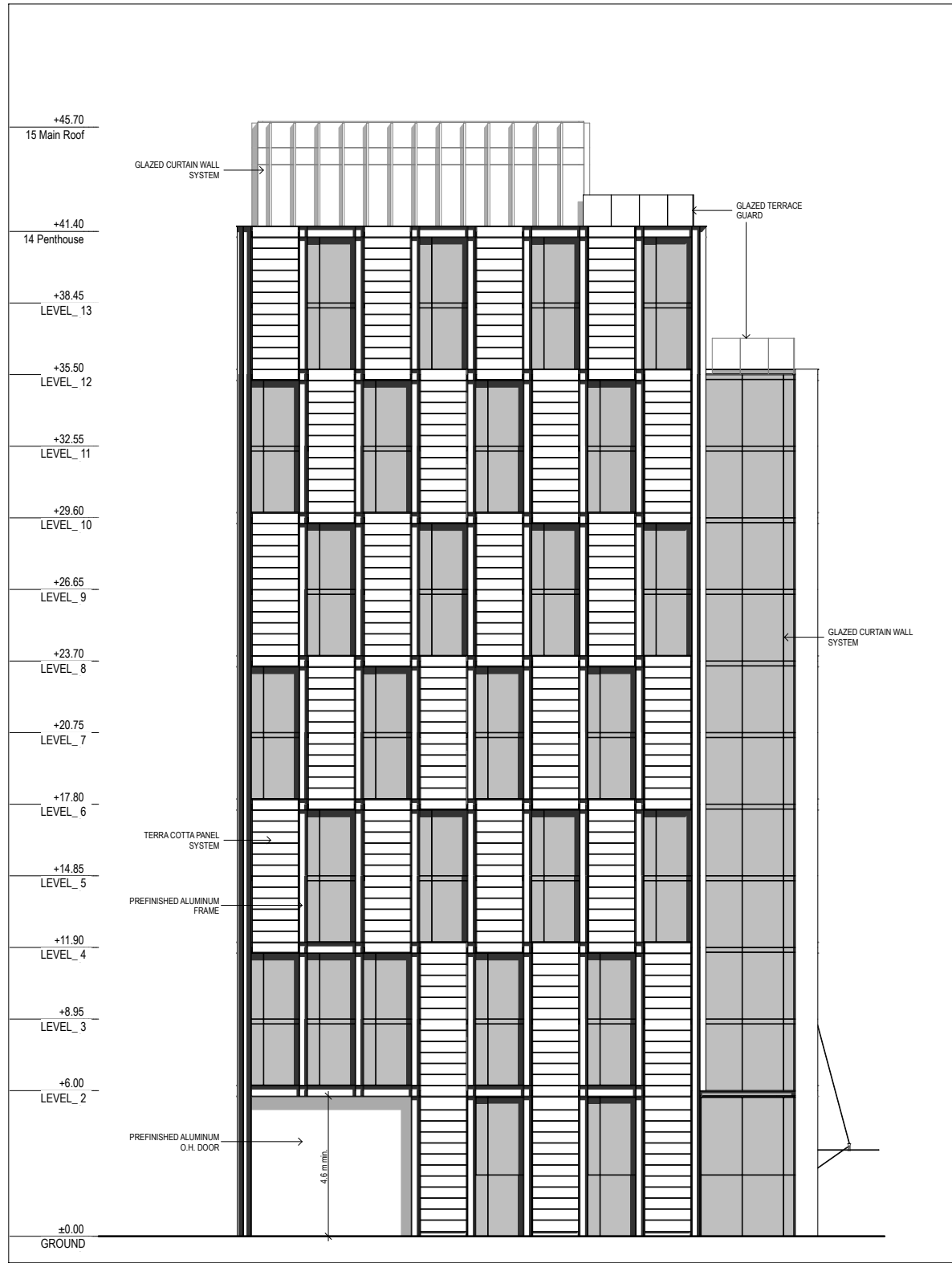
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Section

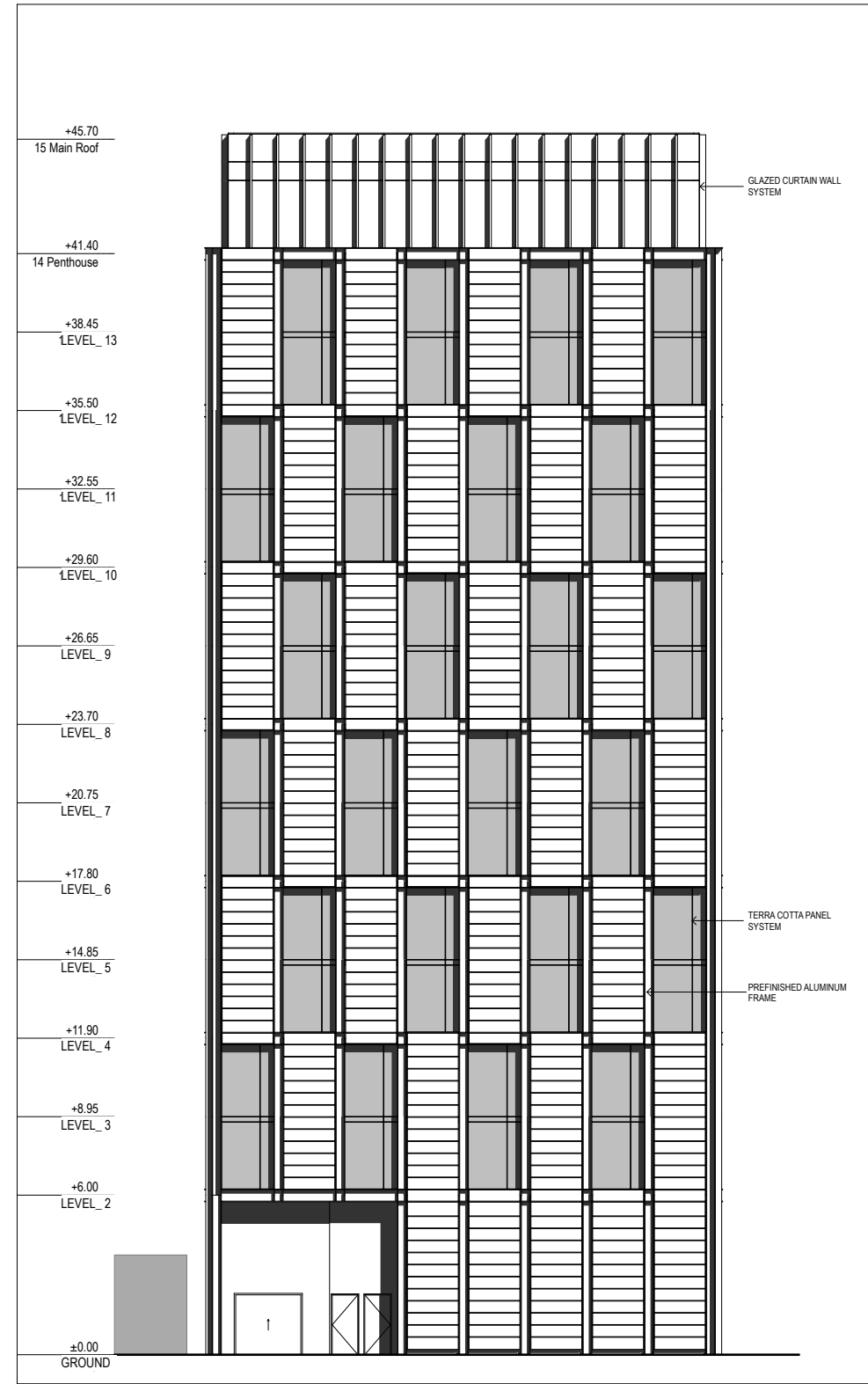
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A\_16 EAST ELEVATION



A\_16 SOUTH ELEVATION

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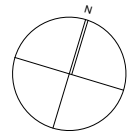
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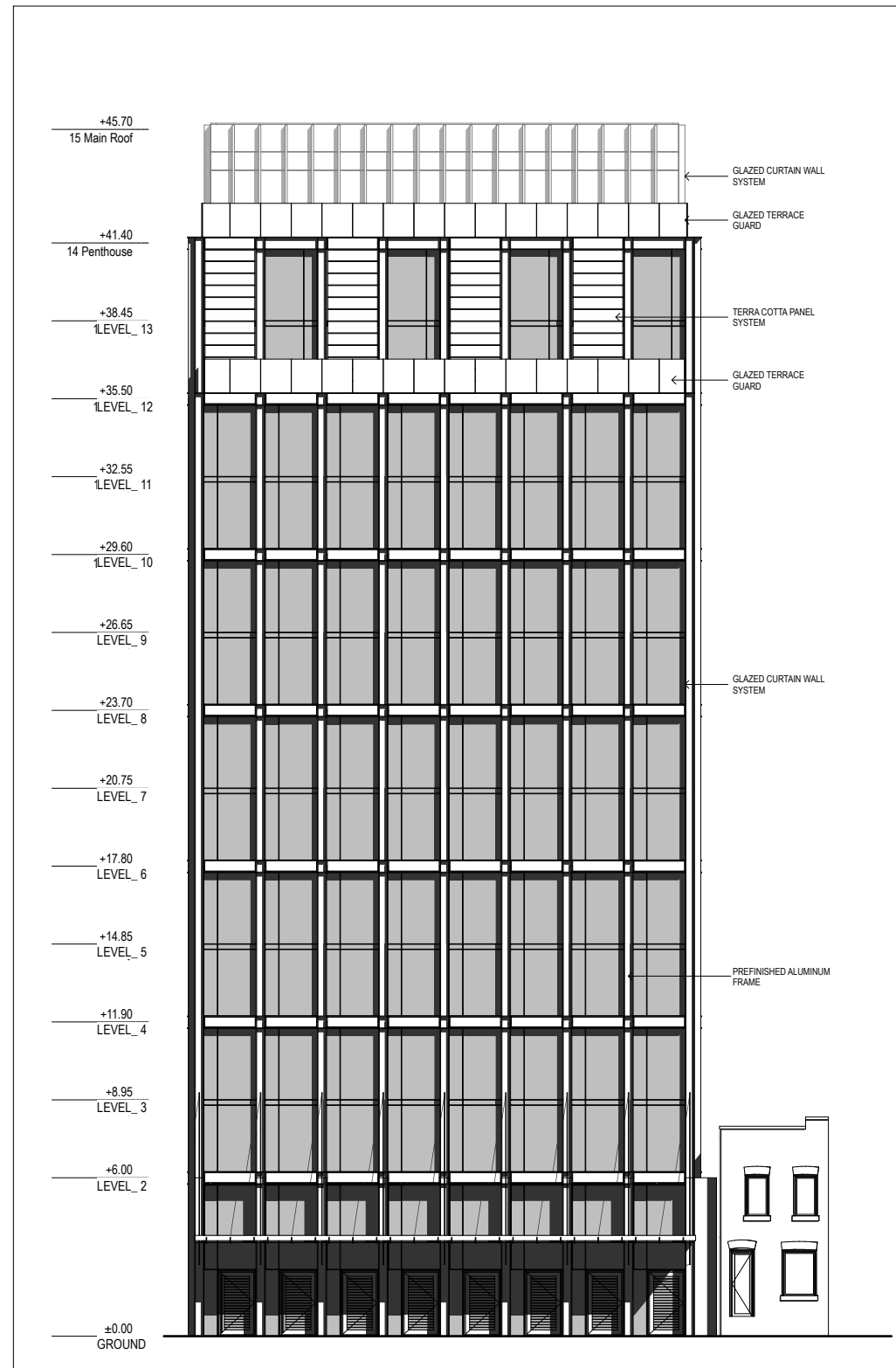
445 ADELAIDE STREET WEST

Elevations

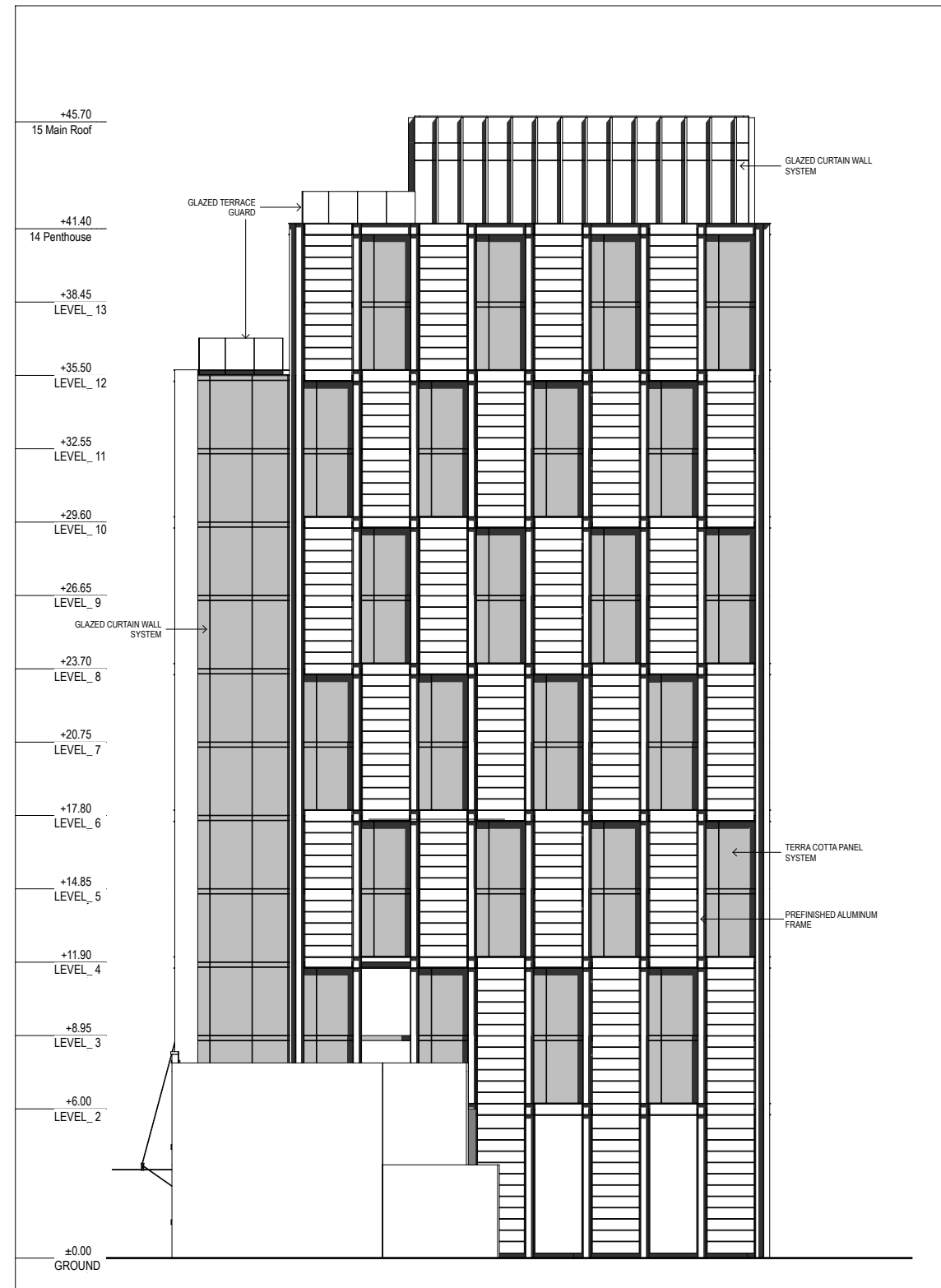
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**A\_17** NORTH ELEVATION



**A\_17** WEST ELEVATION

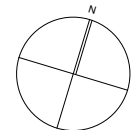
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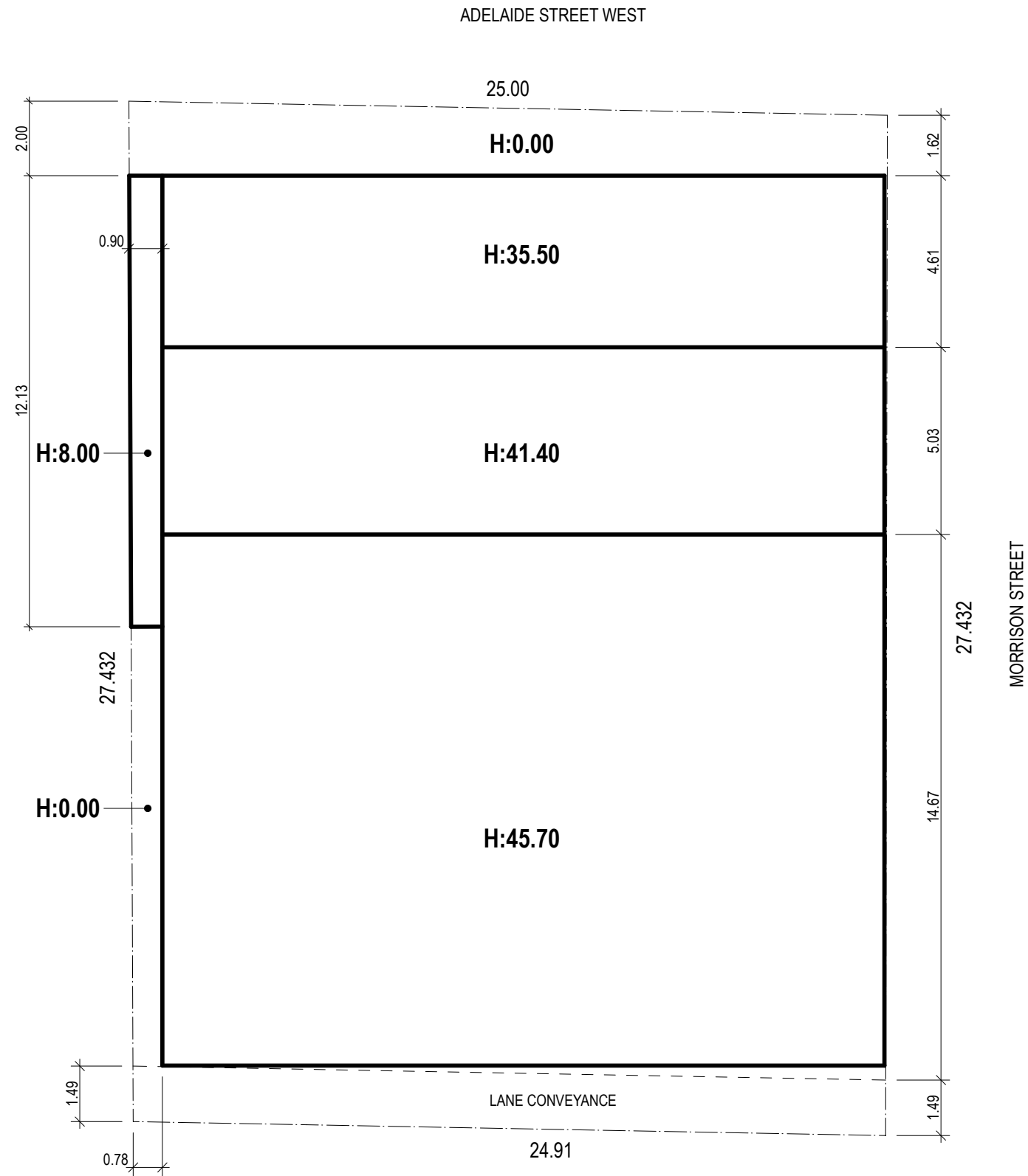
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**Elevations**

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**A\_17**



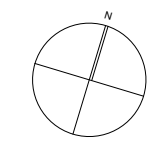
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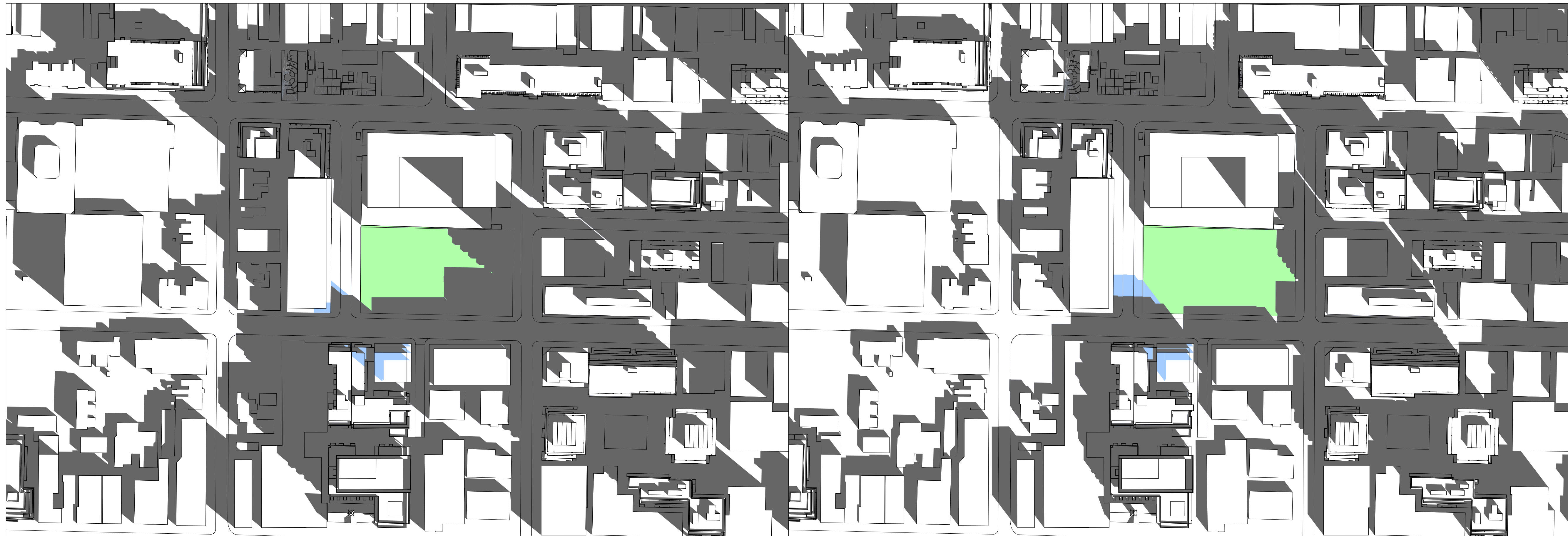
Height Map

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APPENDIX B: REVISED SHADOW STUDY, PREPARED BY  
ARCHITECTSALLIANCE, DATED OCTOBER 30, 2019

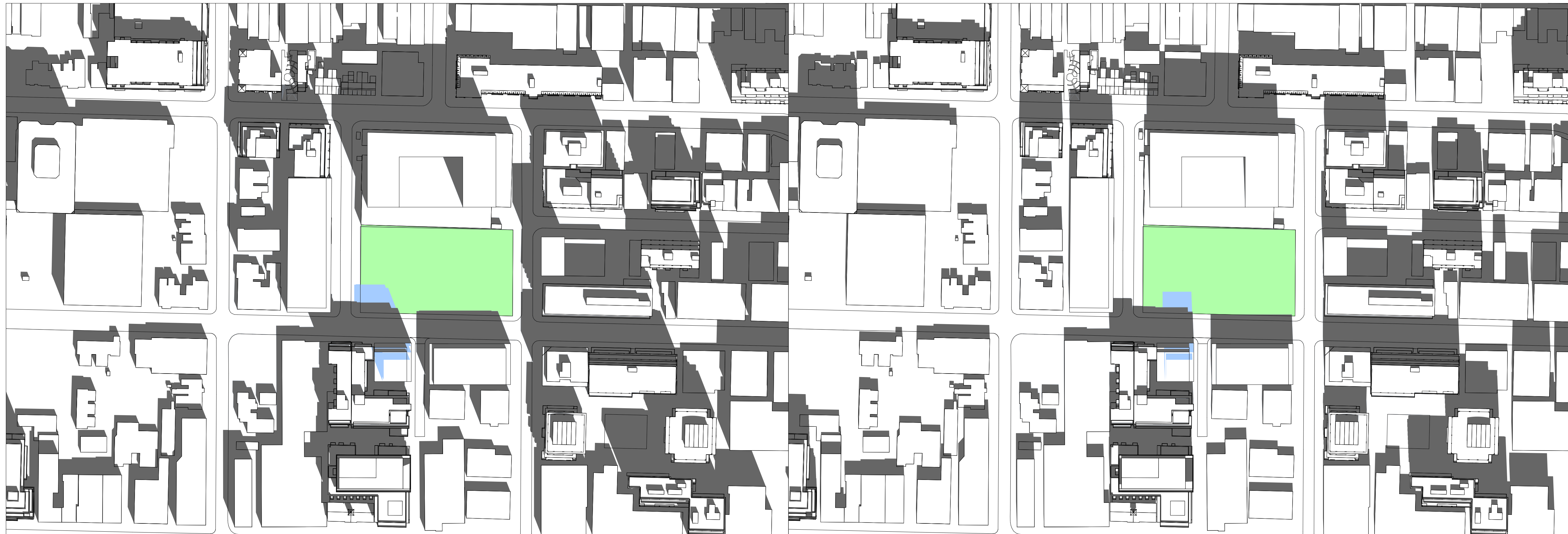


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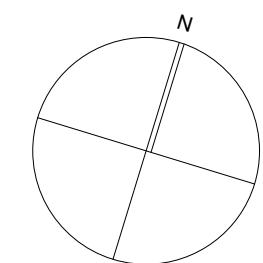
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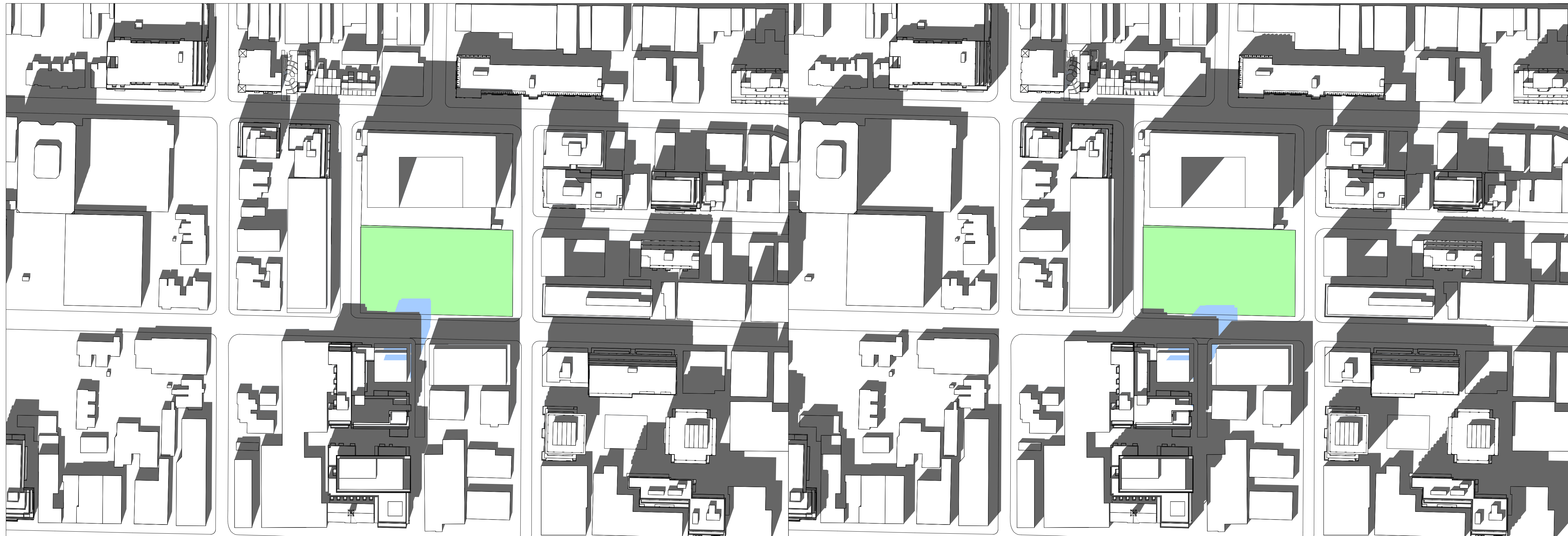
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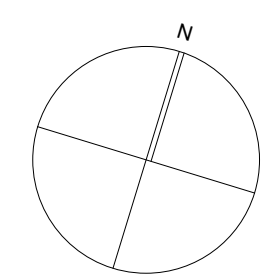
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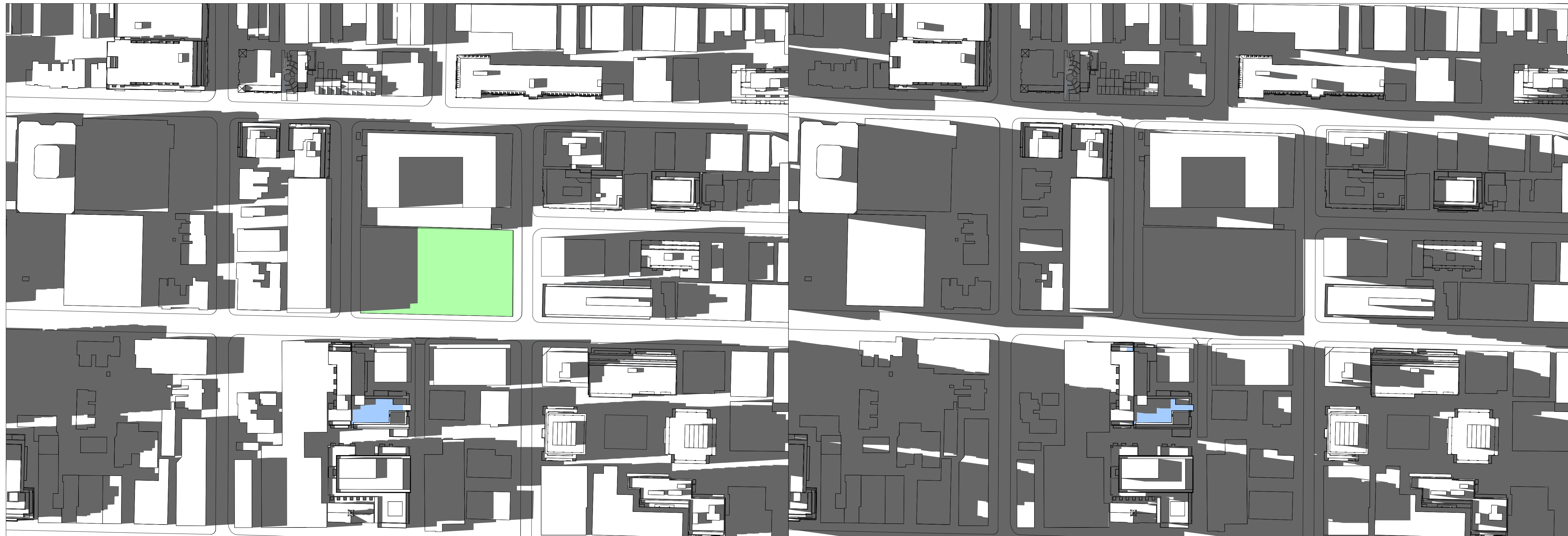


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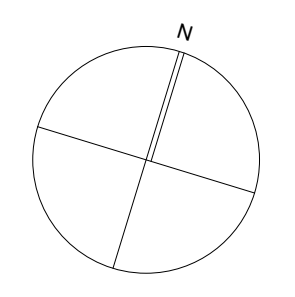
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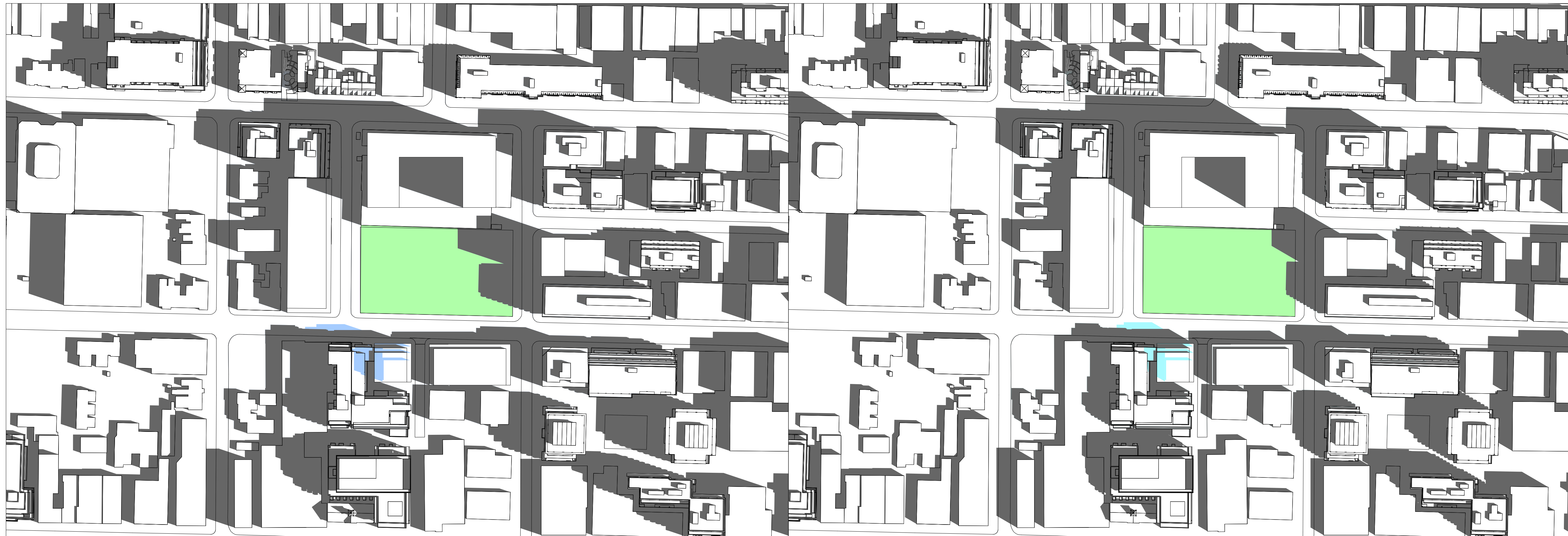
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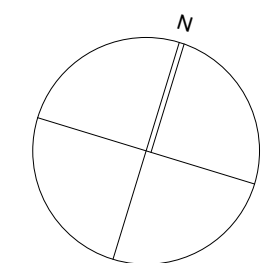
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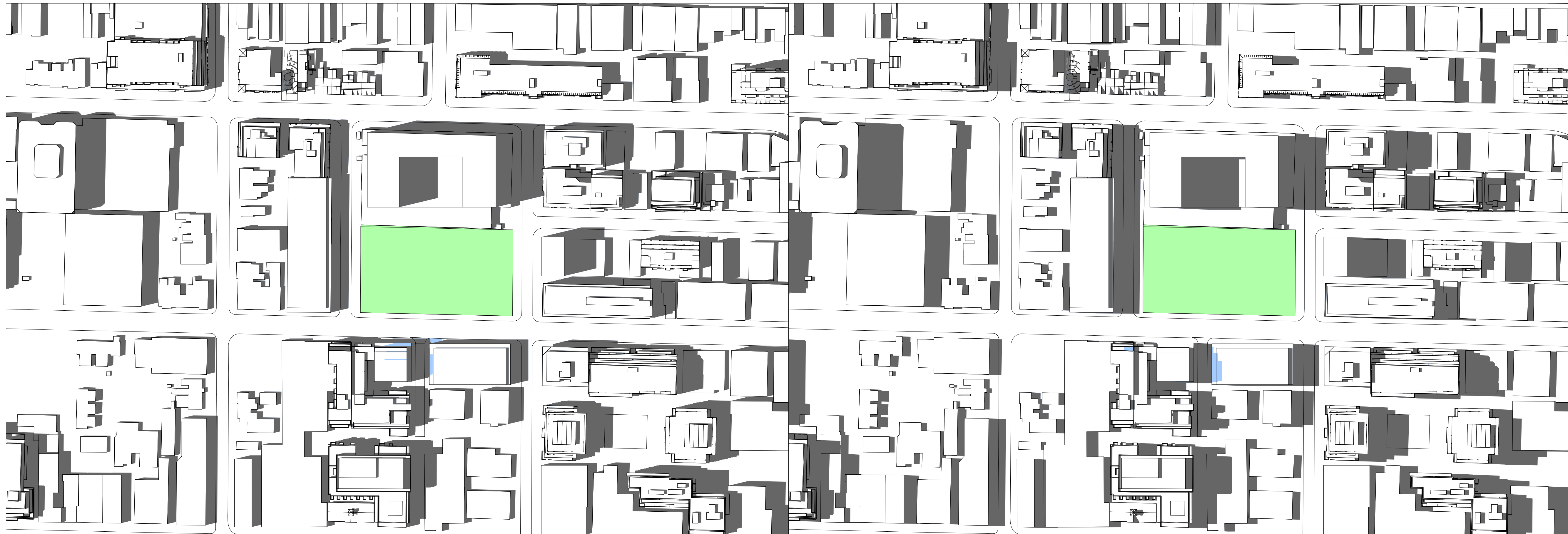
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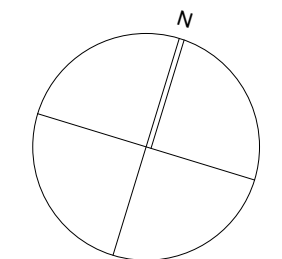
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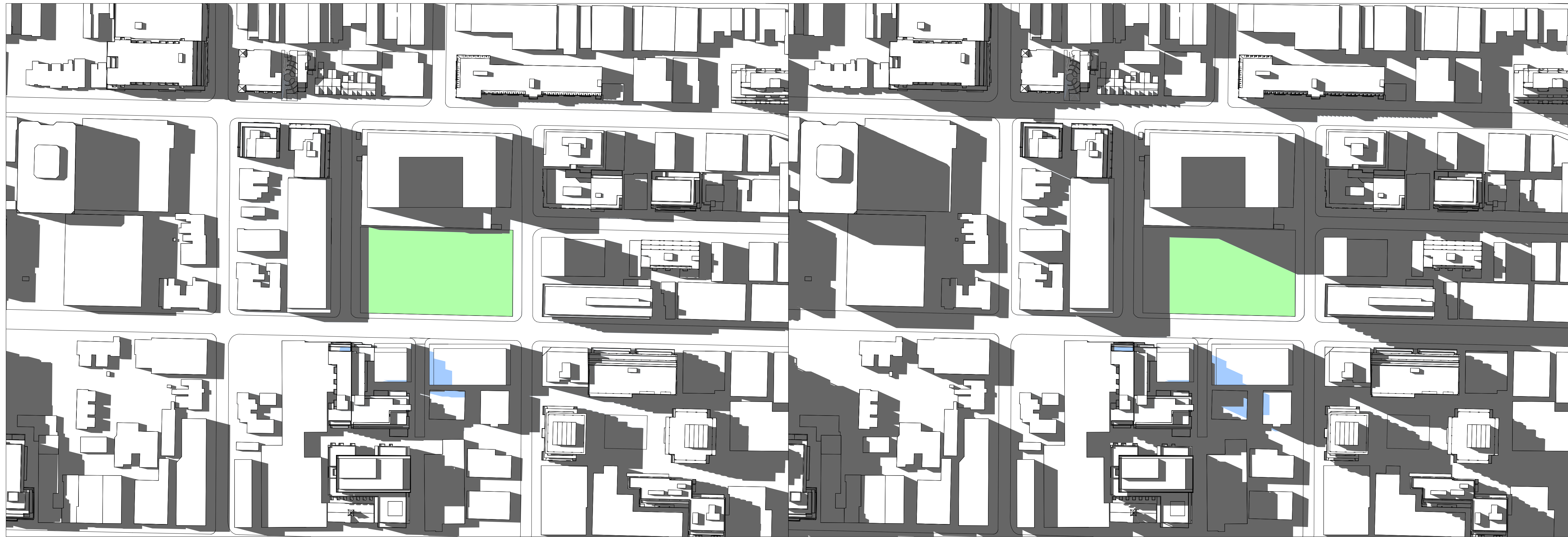
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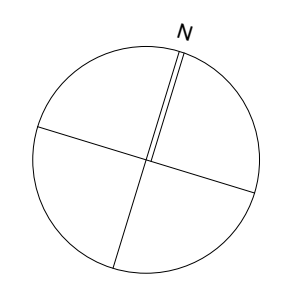
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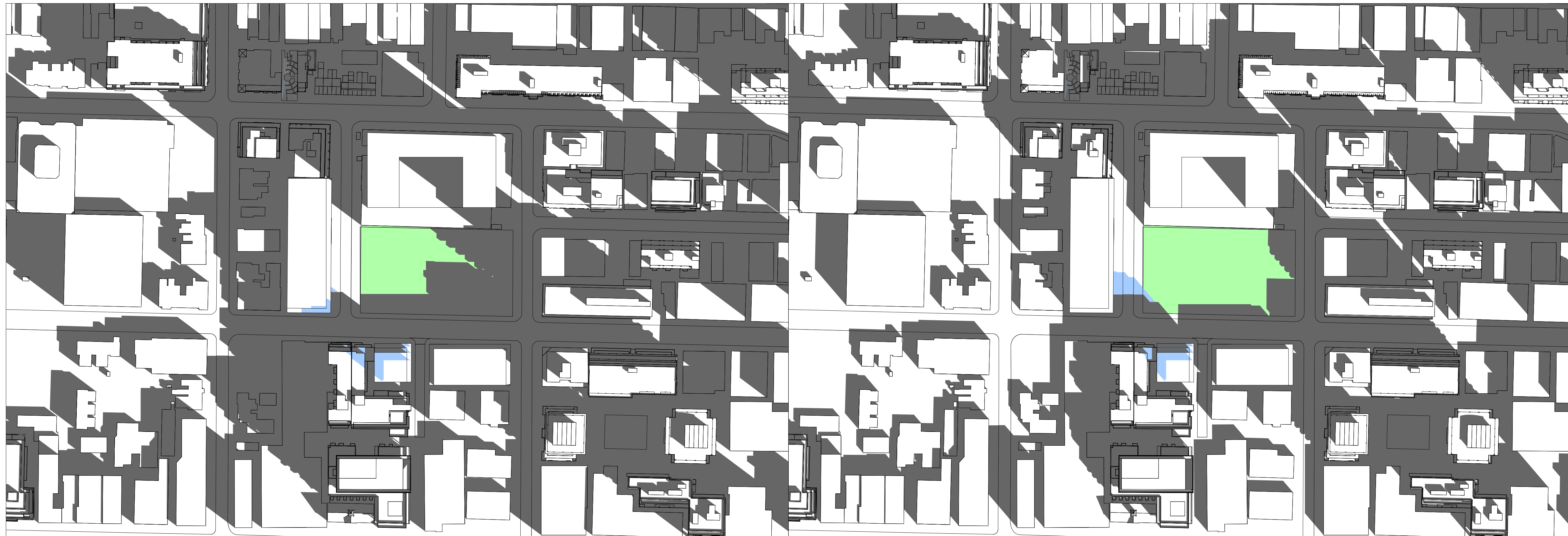
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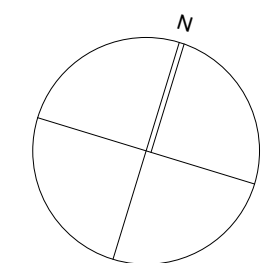
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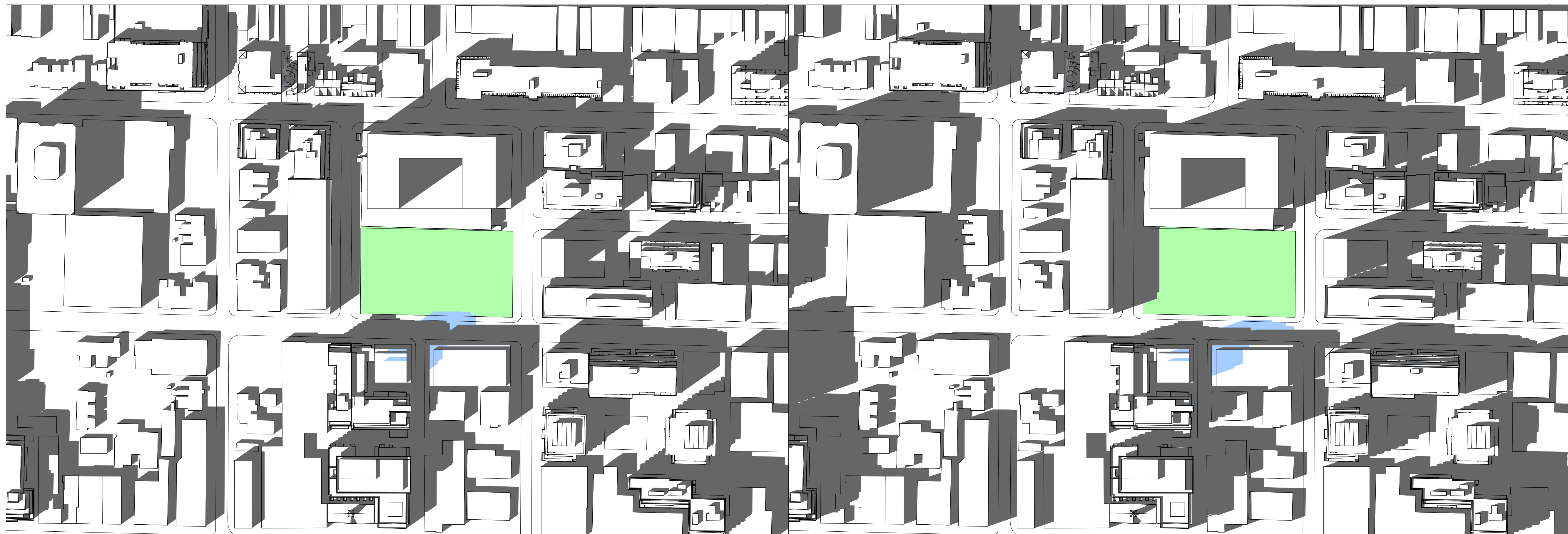
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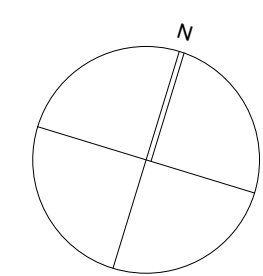
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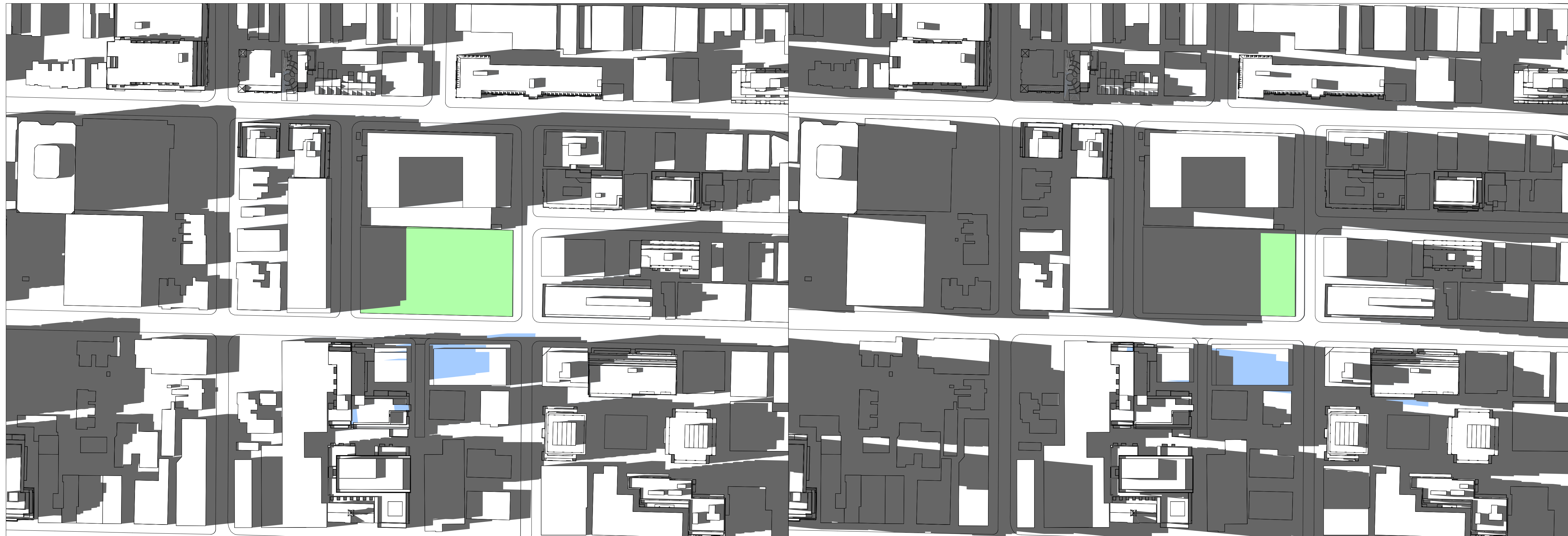


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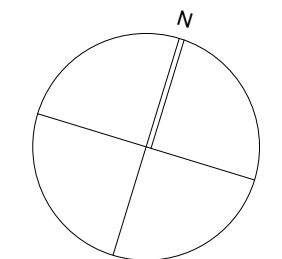
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1	REZONING	07.27.2017
2	RZ RESUBMISSION	10.30.2019
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