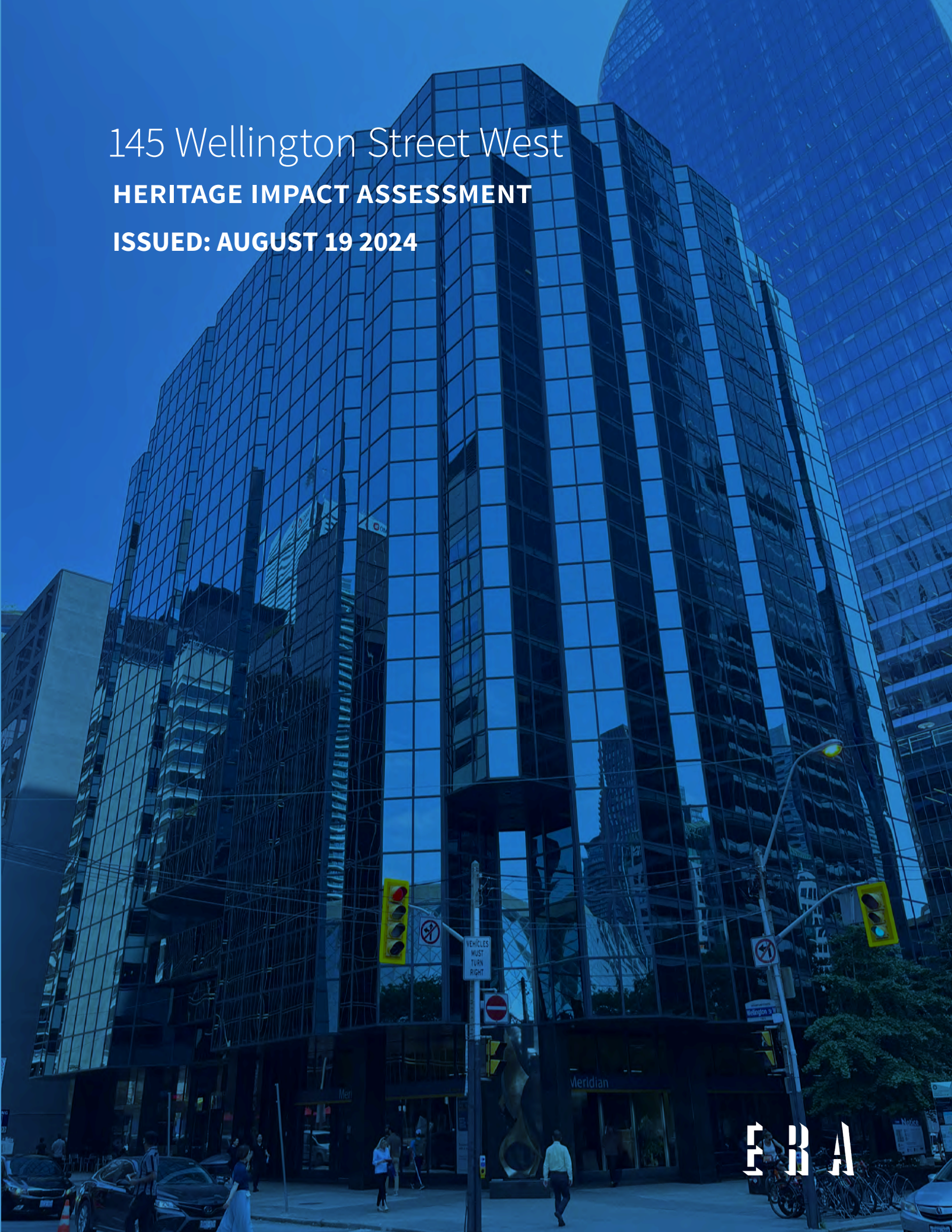


145 Wellington Street West

**HERITAGE IMPACT ASSESSMENT**

**ISSUED: AUGUST 19 2024**



**ERA**

**Issued: 2024-08-19**

Cover Image: North and west elevations of 145 Wellington Street West c. 2019 (Source: ERA Architects)

In accordance with the City of Toronto's requirements for Heritage Impact Assessments, a copy of the Terms of Reference with a completed Required Contents Checklist is included as Appendix A. Where any required field has been not been checked, or for further information, please consult the corresponding section of the report.

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APPENDIX A: REQUIRED CONTENTS CHECKLIST

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APPENDIX C: SHADOW STUDY, TURNER FLEISCHER, 2024

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# 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 a broader set of cultural values that provide perspective to our work at different scales.

In our 30 years of work, we have 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).

The project team for this report includes the following personnel:

**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.

**Sharon Hong MScPl, RPP, MCIP** is an Associate with the heritage planning team at ERA. She holds a Master of Science in Planning from the University of Toronto and has over 10 years of experience working in both the public and private sectors in heritage, urban design, and community planning.

**Brendan McCabe, BA** is a Project Manager with the heritage planning team at ERA and has assisted in the planning process for a diverse range of projects, including single-family residential, commercial and mixed-use developments throughout Toronto and Ontario. Brendan holds a BA Urban Studies from the University of Calgary. Before joining ERA Brendan helmed an NPO focused on the interlocking spheres of arts, identity, and the built environment in Calgary AB.

**Sean Blank BA, MSc., Dip. H.C.** is a member of the heritage planning team at ERA Architects, where he works primarily on the firm's portfolio of private single-family residential projects. He holds a Bachelor of Arts from the University of Toronto, a Diploma in Heritage Conservation from the Willowbank School of Restoration Arts, and a Master of Science in Historic Preservation from The School of the Art Institute of Chicago. Sean's thesis explored the history of estate development on Toronto's Davenport Hill.

# 1 EXECUTIVE SUMMARY

This Heritage Impact Assessment (HIA) has been prepared on behalf of H&RREIT for the property municipally known as 145 Wellington Street West (the “Site”). The purpose of this report is to assess the impact of a proposed development on recognized heritage resources adjacent to the Site, and its conformity to the guidelines of the Union Station HCD (the “HCD” or the “District”).

## Cultural Heritage Value

The Site is located within the boundaries of the HCD and is identified as a ‘non-contributing’ property within the Union Station HCD Plan (the ‘HCD Plan’). 145 Wellington Street West is not listed on the City of Toronto Heritage Register, nor is it designated under Part IV of the Ontario Heritage Act (OHA). The Site is considered adjacent to a Part IV designated heritage property at 60 Simcoe Street (Roy Thomson Hall), and a ‘contributing’ property within the Union Station HCD at 156 Front Street West. An evaluation of the existing building under Ontario Regulation 9/06 found that the building has minimal cultural heritage value.

## Proposed Development

The proposed development, as shown in the drawing package prepared by Turner Fleischer dated August 2024 and included in Appendix B, removes and replaces the existing 13-storey building at the Site with a multi-storey residential tower; the proposed development is generally comprised of a 23 storey base with 42 storeys above. Exterior cladding consists of glazed curtain wall incorporating a latticework frit pattern on all four elevations. The proposed tower is rectangular in plan.

The proposed base building contains at-grade retail uses along Wellington Street, as well as a residential lobby.

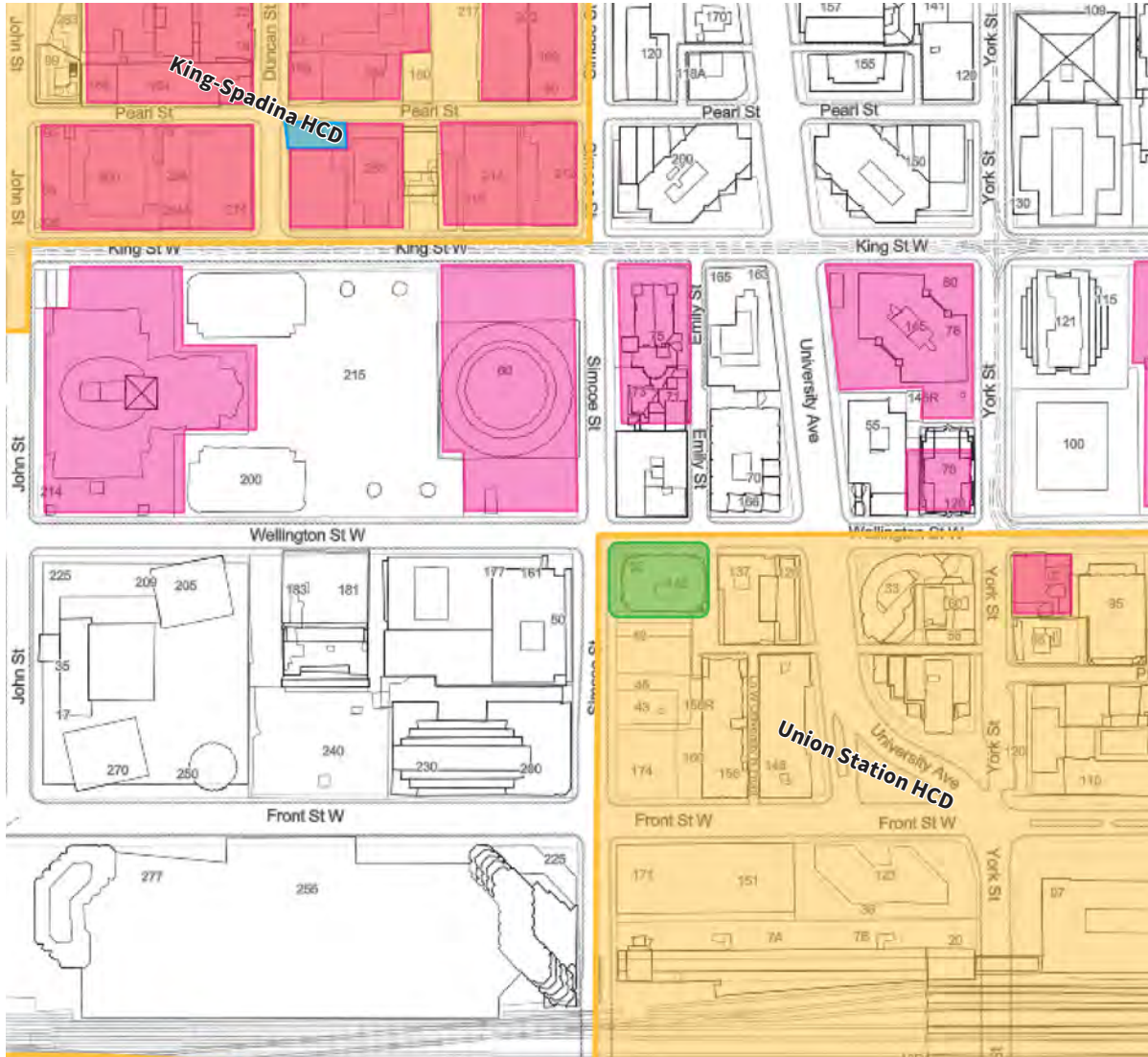
## Impact

While the proposed development will remove and replace the existing non-contributing property, the proposed tower conforms to the objectives of the HCD Plan and is in-keeping with the evolving character of the area. Further, a number of design measures (outlined in Section 9: Analysis of Impact of the Development) have been incorporated to mitigate impacts to and conserve the described cultural heritage value of the HCD and adjacent properties.

## Statement of Professional Opinion

This HIA finds that the proposed development conserves the described cultural heritage value of the adjacent designated property at 60 Simcoe Street (Roy Thomson Hall), as well as the contributing property at 156 Front Street West, while conforming to the objectives and relevant guidelines contained within the Union Station HCD Plan.

## 2 LOCATION PLAN



- The Site
- Listed on Register
- Part IV Designated
- HCD

1. Property data map showing the Site and on-site heritage resources and adjacent context within a 300 metre radius (Source: City of Toronto; annotated by ERA).



- The Site
- Listed on Register
- Part IV Designated
- HCD

2. Aerial photograph showing the Site and on-site heritage resources and adjacent context within a 300 metre radius (Source: City of Toronto; annotated by ERA).



### 3 HISTORIC PHOTOGRAPHS



3. View of north and west elevations of 145 Wellington Street W, c. early 2000s (Source: TOBuilt).



4. View of west and partial north elevations of 145 Wellington Street W, c. early 2000s (Source: TOBuilt).



## 4 DESCRIPTION OF SITE AND HERITAGE CONTEXT

### 4.1 Building Description

The Site currently contains a 13-storey office building designed by architect E.I. Richmond in the Postmodern style. The building's footprint covers the entirety of the parcel or Site, with minimal hard landscaping fronting both Simcoe and Wellington Streets. The building is rectangular in plan with a series of projecting bays running nearly the full height of each elevation. Materials consist primarily of green, reflective glazing, with small portions of both transparent glazing and granite panelling at grade. The primary entrance is located on Wellington Street, and retail entrances are located on both Wellington and Simcoe Streets.



5. North (left) and west (right) elevations of 145 Wellington Street West (Source: ERA Architects).



6. South and partial west elevation of 145 Wellington Street West (background), and 160 Front Street West (foreground) (Source: ERA Architects).



7. North elevation of 145 Wellington Street W. The building's east elevation, partially visible to the left, is largely obscured by the adjacent office building at 40 University Avenue (Source: ERA Architects).





8. North elevation of 145 Wellington Street West (Source: ERA Architects).



9. West elevation of 145 Wellington Street West (Source: ERA Architects).



## 4.2 Heritage Context

The Site is neither listed on the City of Toronto Heritage Register, nor designated under Part IV of the OHA.

The Site is located within the boundaries of the Union Station Heritage Conservation District (HCD), and therefore designated under Part V of the OHA. However, the existing building is identified as a ‘non-contributing property’ within the associated HCD Plan (adopted by City Council on July 27, 2006 and enacted by By-law No. 634-2006).

### *Adjacent Heritage Resources*

The Site is considered adjacent, as defined in Chapter 3.1.6 of the City of Toronto Official Plan, to the following municipally recognized heritage properties:

- **60 Simcoe Street:** Roy Thomson Hall, 1982; Arthur Erickson in association with Mathers and Haldenby, architects; Eastern Construction, contractors - adopted by City Council on January 13 and 17, 1992 Designation By-law enacted by City Council on July 26, 2001 (see By-law No. 689-2001).
- **156 Front Street West:** Located adjacent to the Site, is identified as ‘contributing’ within the Union Station HCD Plan. The property now forms part of the mixed-use development at 160 Front Street West, partially retained and incorporated into the podium of the new building. Heritage Easement Agreement registered as Instrument No. AT5040049 on December 20, 2018

### 4.3 9/06 Heritage Evaluation: 145 Wellington Street West

As part of the submission package for the previously approved development, an assessment of the cultural heritage value of 145 Wellington Street West under Ontario Regulation 9/06 was undertaken for the purpose of due diligence. The background research that assisted in informing the evaluation can be found in Appendix C. The results of the 9/06 evaluation undertaken by ERA Architects are as follows:

#### 1. The property has design value or physical value because it:

- i. is a rare, unique, representative, or early example of a style, type, expression, material, or construction method;
- ii. displays a high degree of craftsmanship or artistic merit, or;
- iii. demonstrates a high degree of technical or scientific achievement

145 Wellington Street West is a 13-storey commercial office building constructed in 1987. While the rhythm of the bays, articulation, and use of mirrored glazing are indicative of Post-Modern architecture, the building's modest materiality and restrained architectural detailing do not make it a noteworthy example of this architectural style.

The property does not reflect a high degree of craftsmanship, artistic merit, or technical achievement.

#### 2. The property has historical value or associative value because it:

- i. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;
- ii. yields, or has the potential to yield information that contributes to an understanding of a community or culture, or;
- iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.

A review of City directories indicates that 145 Wellington Street West has been occupied by a variety of commercial tenants since its construction in 1987. Further historical research into the property, prior to the construction of the existing building, has not revealed any significant links with a theme, event, belief, person, activity, organization, or institution that is known to be meaningful to a community.

While the building does yield general information about the growth of the Financial District in the late-20th-century, this link is not unique to the existing building and is not considered to be of significant cultural heritage value.

Online resources indicate the architect of 145 Wellington Street East is E. I. Richmond. While the firm is still active (as Richmond Architects Ltd.), it is not known to be significant to the community, nor does the firm feature prominently among the period's architectural literature, publications or awards.

### 3. The property has contextual value because it:

- i. is important in defining, maintaining, or supporting the character of an area;*
- ii. is physically, functionally, visually, or historically linked to its surroundings, or;*
- iii. is a landmark.*

Wellington Street West, between Yonge Street and Clarence Square, is characterized by contemporary high-rise, mixed-use buildings, with the exception of a pair of mid-20th century buildings to the west of John Street. While 145 Wellington Street West does support the character of the Financial District through its scale and use, the building is unremarkable for the area, and is not considered to be important in defining or maintaining the character of the area.

Like most buildings, 145 Wellington Street West is functionally, visually, and historically linked to its surroundings. However, these links are not considered to be of significant cultural heritage value.

The property at 145 Wellington Street West is not a landmark.

#### **Summary Statement:**

In conclusion, the above assessment for 145 Wellington Street West under Ontario Regulation 9/06 reveals that the property does not possess significant design, historical or contextual value. As such, the property is not considered to be a significant cultural heritage resource, and does not merit individual designation under Part IV of the Ontario Heritage Act.



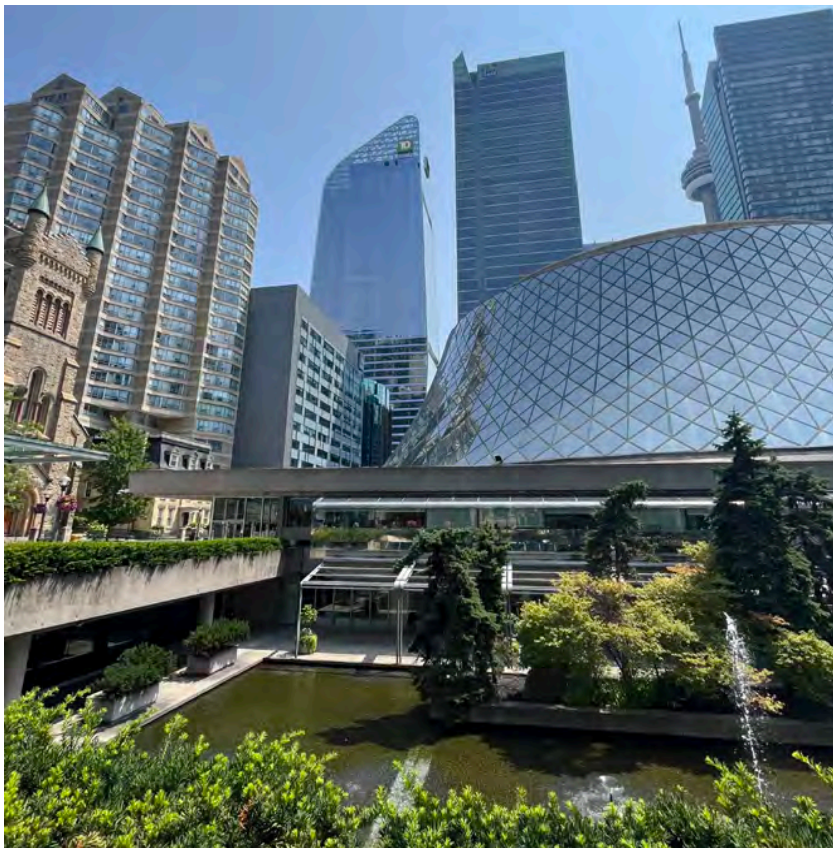
## 5 DESCRIPTION OF SURROUNDING NEIGHBOURHOOD

### 5.1 Site Location and Description

The Site is located at the southeast corner of Wellington Street West and Simcoe Street. The property is bound by a laneway and 12-storey mixed-use property to the east, an approved 46-storey mixed-use building to the south (currently under construction), Simcoe Street to the west, and Wellington Street West to the north.

The surrounding area is highly evolved, containing many architectural eras and styles illustrating several periods of development. The area has evolved to become especially characterized by large scale office complexes and multi-storey residential buildings with commercial space at-grade. Roy Thomson Hall and David Pecaut Square are adjacent and nearby to the Site, respectively, and differ from surrounding built-form in both scale and use.

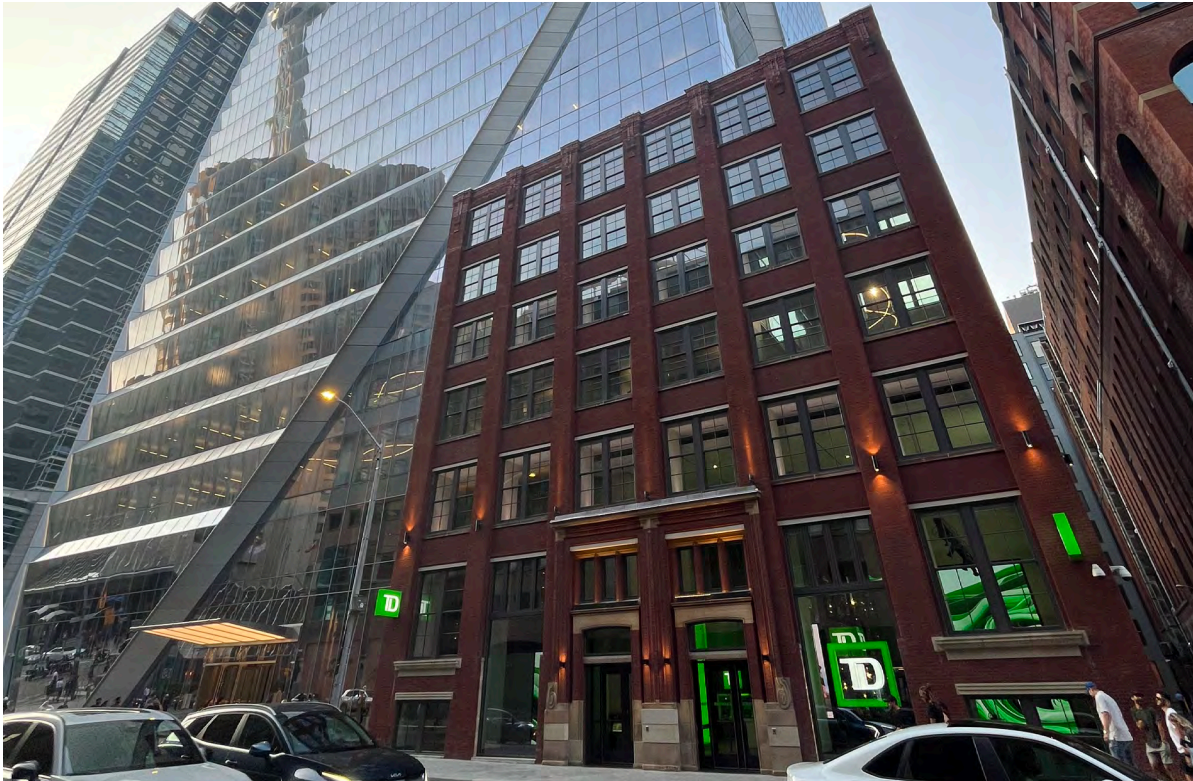
See Section 4.1 for photo-documentation of the Site.



10. Site viewed from King Street and Roy Thomson Hall, showing the evolving, built form in the HCD and the surrounding area (Source: ERA Architects).



## Built Form Context



11. North elevation of 156 Front Street West. The Part V designated property was partially retained and incorporated into the base of the 45-storey building at 160 Front Street West. (Source: ERA Architects).



12. The south elevation of the adjacent Part IV designated property at 60 Simcoe Street (Roy Thomson Hall) (Source: ERA Architects).





14. Looking east from the Site along Wellington Street West (Source: ERA Architects).



13. Looking west from near the Site along Wellington Street West (Source: ERA Architects)



## 5.2 Development Context

Since submission of the previous proposal, the HCD and adjacent neighbourhoods have evolved with the introduction of several large-scale development proposals either proposed, approved, completed or under construction.

The Site is adjacent to the recently completed, 46-storey mixed-use development for the lands municipally known as 156-174 Front St West and 43-51 Simcoe Street ('160 Front Street West').

156 Front Street West, a municipally recognized heritage property, has been incorporated into the base of the recently completed complex known as 160 Front Street. The south (primary) elevation of the heritage building were partially retained in situ, and partially panelized, dismantled and rebuilt, while portions of the east and west return walls were dismantled and rebuilt.



15. Aerial view showing development applications and recent developments in the area surrounding the Development Site (Source: City of Toronto; Annotated by ERA Architects).



1

### Forma

Frank Gehry Architect  
Mixed Use (primarily residential)  
Under Construction  
84 / 73 storeys  
1,011 / 862 ft.  
(Source: UrbanToronto.ca)



2

### 212 King Street W

SHOP Architects  
Mixed Use (primarily residential)  
Approved  
80 storeys  
820 ft.  
(Source: UrbanToronto.ca)



3

### 160 Front

AS+GG Architects

Commercial

Completed

46 storeys

787 ft.

(Source: UrbanToronto.ca)



4

### Union Centre

BIG Architects

Commercial

Approved

54 storeys

978 ft.

(Source: UrbanToronto.ca)





- 5 20 Front**  
KPMB Architects  
Mixed use (primarily residential)  
Approved  
52 storeys  
570 ft.  
(Source: UrbanToronto.ca)



- 6 CIBC Square**  
Wilkinson Eyre Architects  
Commercial  
Under Construction  
50 / 49 storeys  
792 / 780 ft.  
(Source: UrbanToronto.ca)



## 6 ASSESSMENT OF EXISTING CONDITION

As the existing building is identified as a non-contributing property within the HCD, and is proposed to be removed and replaced, an assessment of its existing condition was not undertaken as part of this report.

## 7 DESCRIPTION OF PROPOSED DEVELOPMENT

### 7.1 Application History

ERA was retained by Primaris Management Inc. to prepare an HIA for the Site, detailing a proposed development calling for the removal of the existing building and its replacement with a multi-storey residential tower atop a 13-storey base building containing retail and commercial uses. The Zoning Bylaw Amendment for the development proposal was approved by City Council with amendments on June 19, 2022 (see By-law 1015-2022).

This HIA is intended to supersede the previous approved application.

### 7.2 Proposed Development

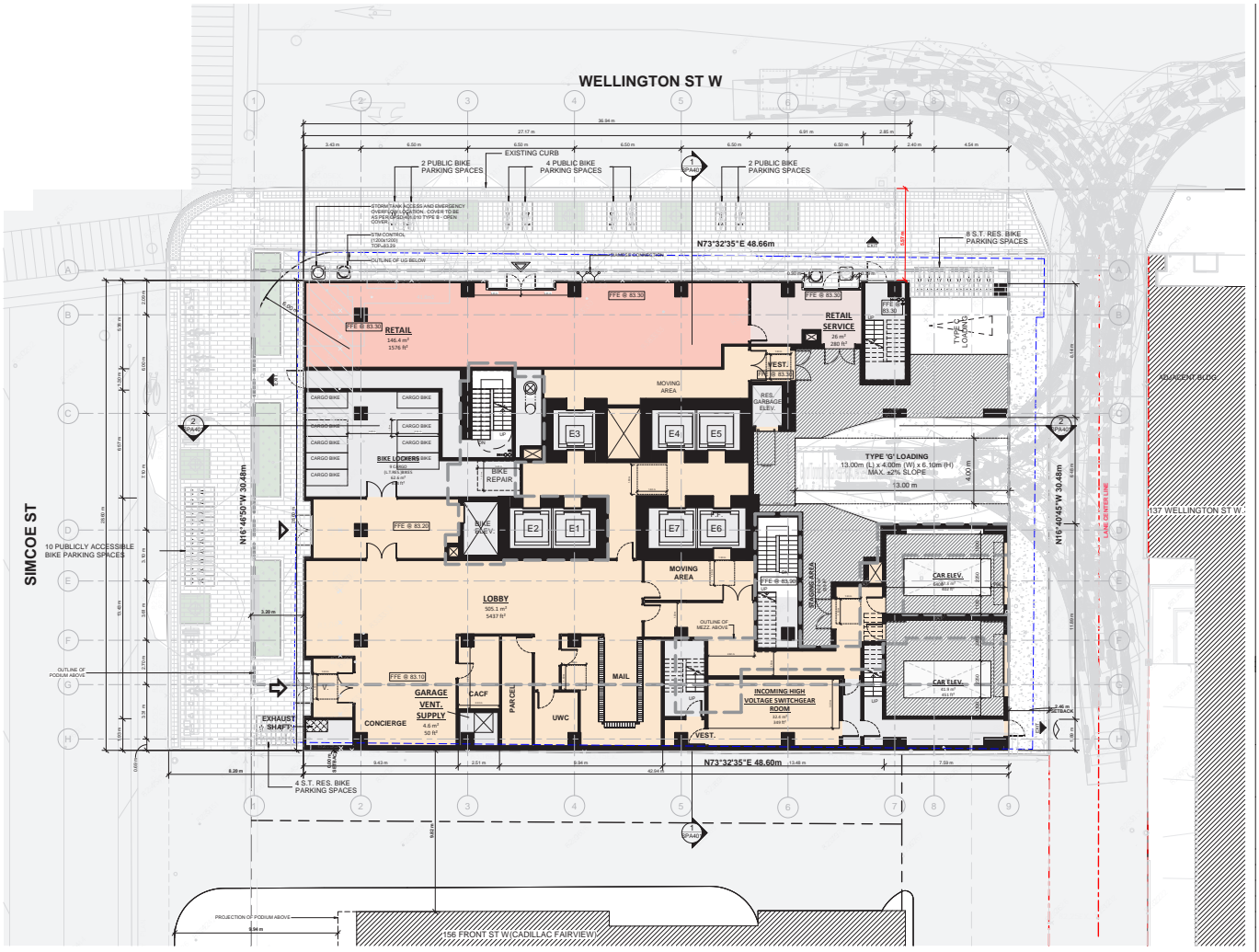
The proposed development, as shown in the drawing package prepared by Turner Fleischer dated July 2024 and included in Appendix B, removes and replaces the existing 13-storey building at the Site with a multi-storey residential tower; the proposed development is generally comprised of a 23-storey base with 42 storeys above. Exterior cladding consists of glazed curtain wall incorporating a latticework frit pattern on all four elevations. The proposed tower is rectangular in plan.

The proposed base building contains at-grade retail uses along Wellington Street, as well as a residential lobby. The building is fully residential, with the exception of floors 3 and 24 which contain shared indoor/outdoor amenity space.

The primary entrance to the residential lobby is located at the southwest corner of the proposed building with frontage onto Simcoe Street. Vehicular access to two levels of below-grade parking is located along the laneway at the eastern edge of the Site.

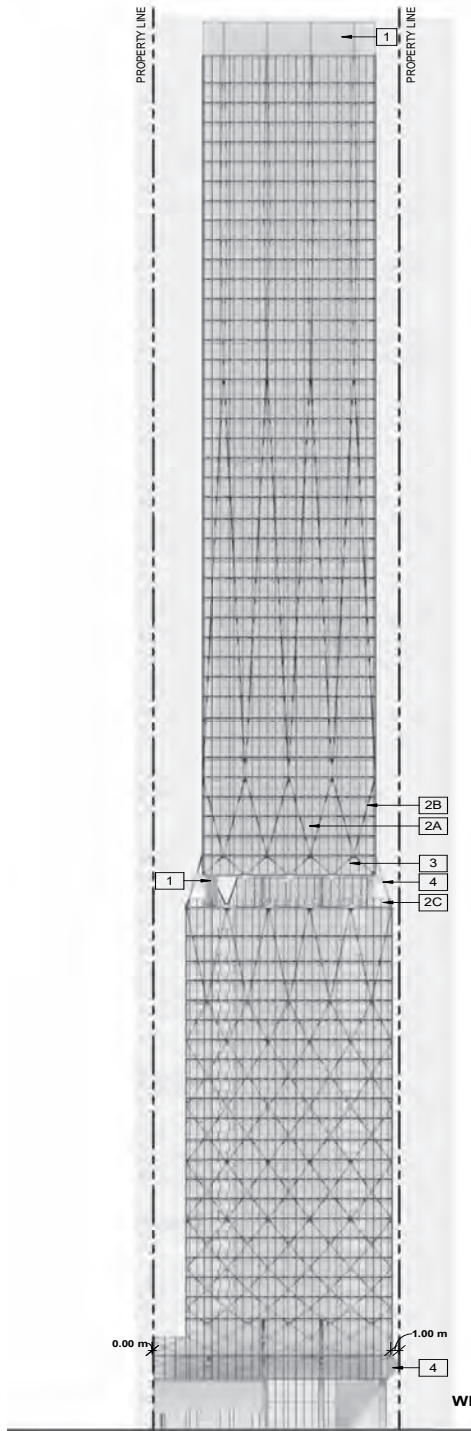


16. Rendering of the proposed development as seen from Wellington Street West (looking east) (Source: Turner Fleischer Architects).

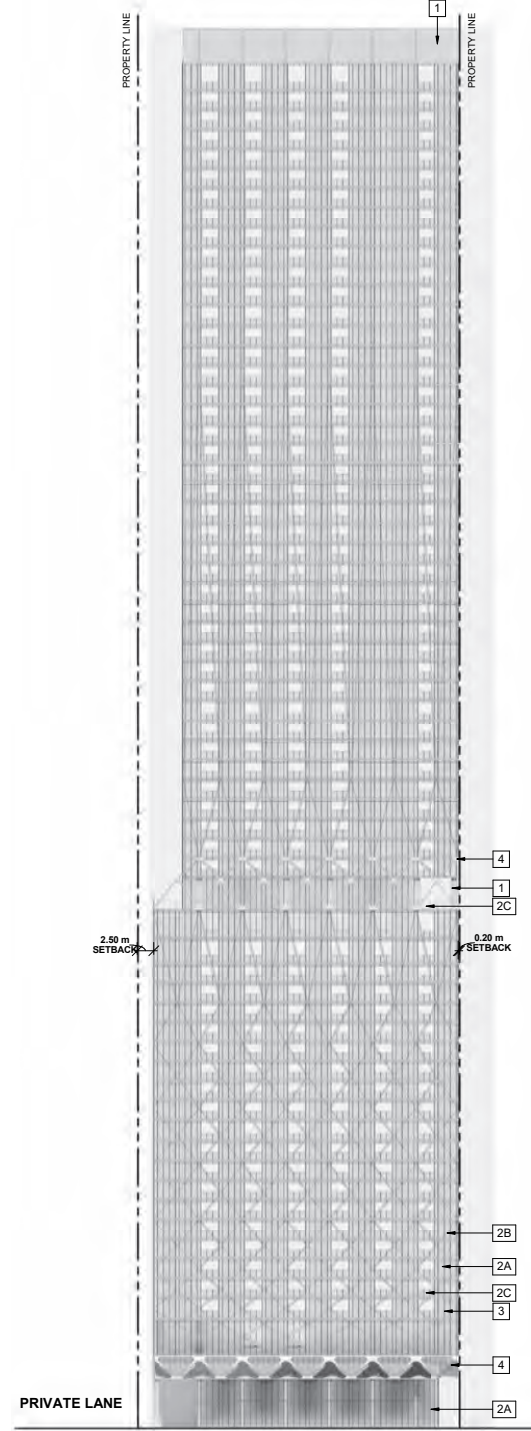


17. Ground floor plan of the proposed development (Source: Turner Fleischer Architects).

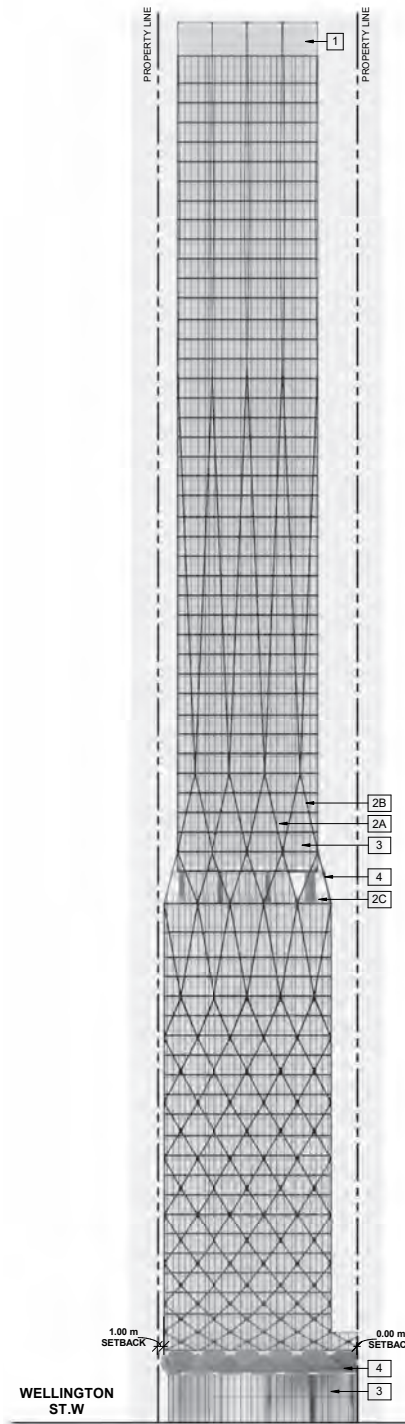




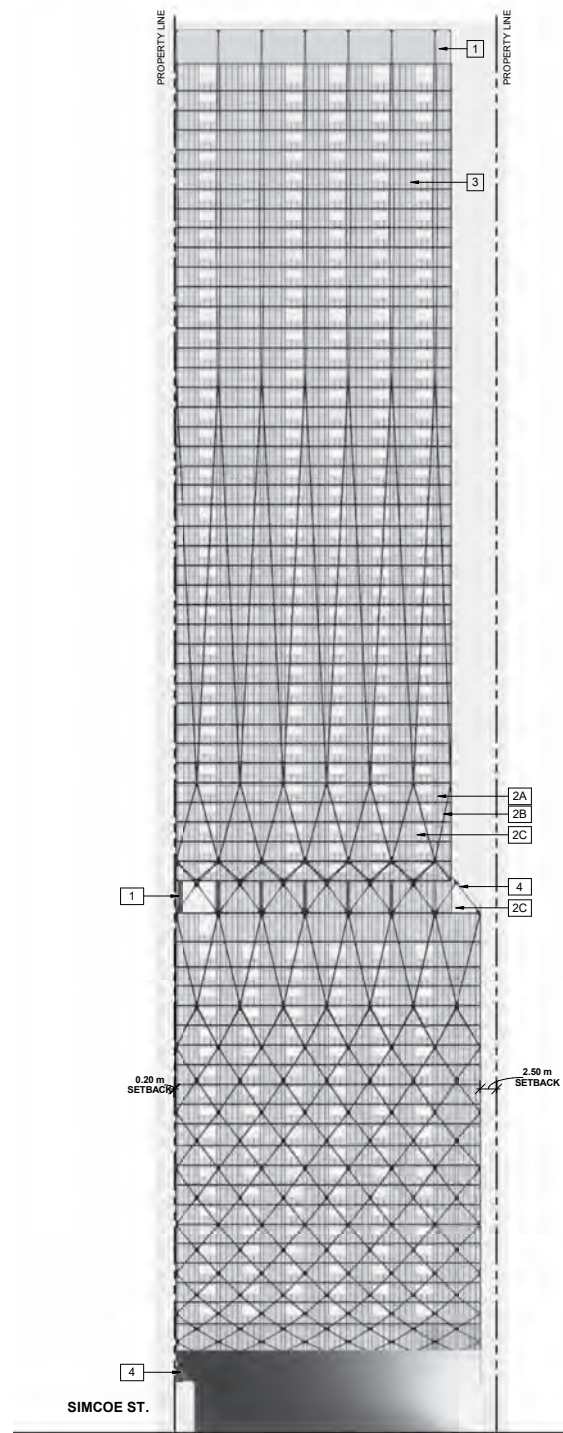
19. East elevation of the proposed development (Source: Turner Fleischer Architects).



18. North elevation of the proposed development (Source: Turner Fleischer Architects).



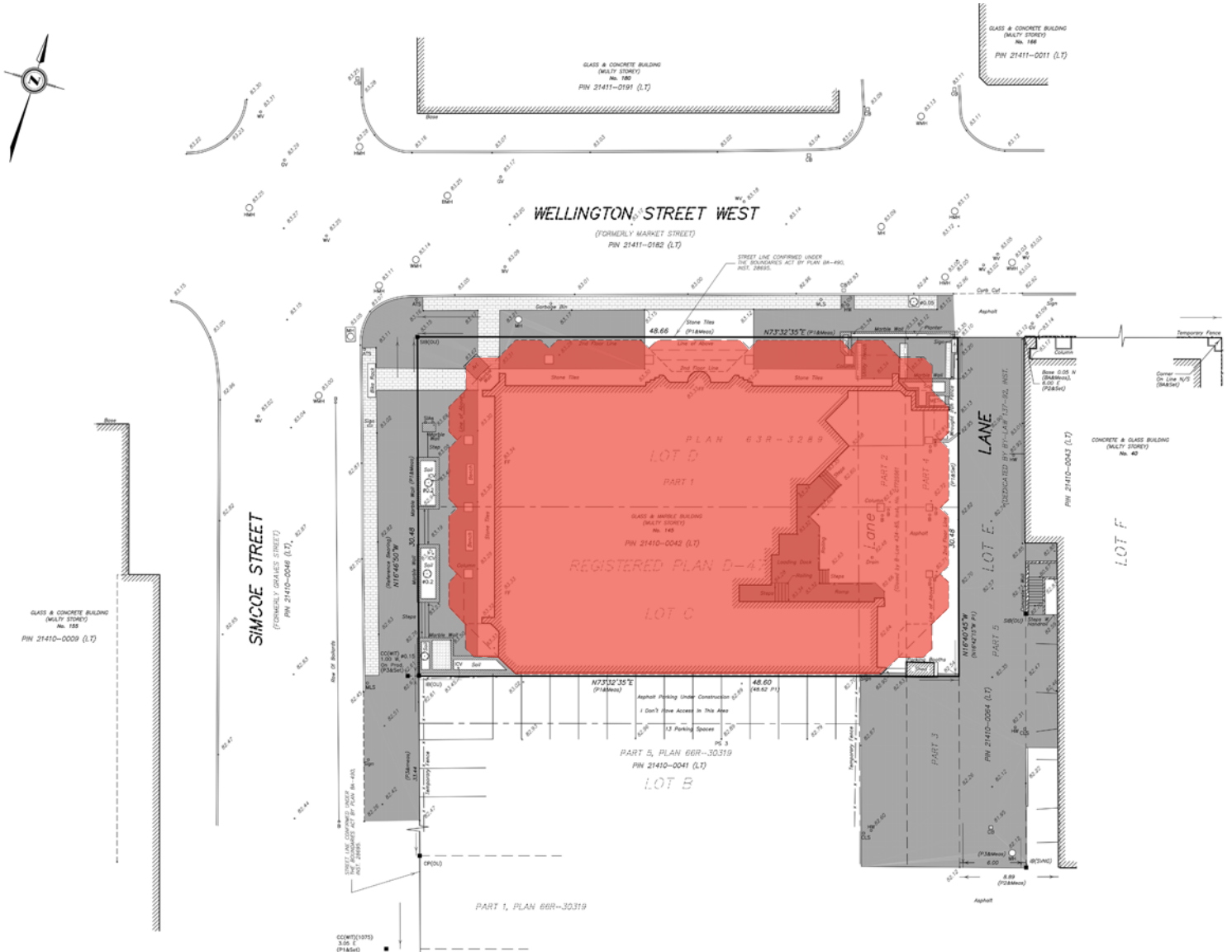
21. West elevation of the proposed development (Source: Turner Fleischer Architects).



20. South elevation of the proposed development (Source: Turner Fleischer Architects).

# 8 DEMOLITION

The proposal considers the removal of the existing building on the Site in full. The Site is designated under Part V of the OHA, but is identified as a non-contributing building in the HCD, the guidelines for which (per Section 8.3.2: Demolition) permit the demolition of non-contributing structures.



22. Survey of existing conditions of Site, showing extent of proposed demolition shaded in red (Turner Fleisher, annotated by ERA Architects).



## 9 ANALYSIS OF IMPACT OF DEVELOPMENT

### 9.1 Integrity

As described in Section 8.0 of this report, the development proposal removes and replaces the existing 13-storey office building on the Site with a multi-storey residential building.

The existing building is identified as a non-contributing property within the Union Station HCD Plan. Section 8.3.2 of the Union Station HCD Plan addresses the demolition of non-contributing properties, stating, *“Demolition of non-contributing buildings is acceptable in the district, and new compatible infill construction is strongly encouraged. All new construction shall follow the guidelines for new construction.”*

Further, the HCD Plan’s Section 7.0: Statement of Cultural Heritage Value notes that the character of the HCD is illustrated by several periods and phases of development, resulting in varied streetscapes and the blending of many architectural eras and styles. The proposed removal of the existing structure and replacement with a contemporary structure contributes to this variegated character of the HCD.

An evaluation of the existing building under Ontario Regulation 9/06 found that the building has minimal cultural heritage value. As such, the removal of the existing building has a minimal impact on the district.

A number of design measures have been incorporated to ensure that the proposed development will be compatible with and complementary to the HCD and adjacent cultural heritage resources.

### 9.2 Visual Impact

#### *Removal and Replacement*

- The footprint and rectangular form of the proposed building will reflect those of the existing building;
- While the proposed building will be taller than the existing building, a setback at the 24th floor has been incorporated to break up massing. Additionally, the proposed size and scale is in keeping with and responds to the evolving character of the HCD, including recently completed, under construction, approved and proposed developments in the HCD and the immediate neighbourhood. This cohesive ensemble will further contribute to the monumentality that characterizes the HCD;

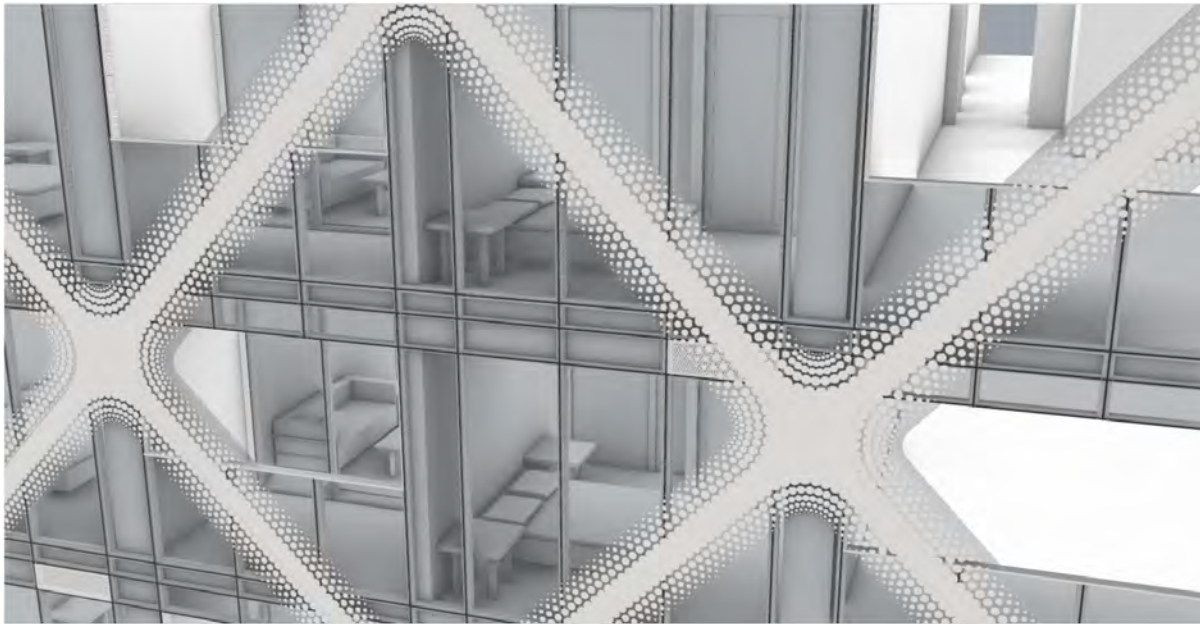
- Ten additional storeys are proposed for the podium since the previously approved proposal, however the proposed residential floors of the podium require less floor to floor heights than the previously proposed office uses, resulting in a height increase of only 16.18 metres; and
- The materiality of the proposed building will consist of curtain wall glazing with a diagrid frit patterning (see Figure 23), adding visual interest, providing visual continuity with the existing building and the surrounding built form, as well as referencing the cladding of nearby landmarks such as Roy Thomson Hall (Figure 22).

### *Adjacent Heritage Resources / HCD*

- While the development proposal will change the surrounding context of Roy Thomson Hall by replacing the existing 13-storey office building with a larger, multi-storey building, the new structure will respect the general size, shape and scale of the features associated with the HCD, while responding to the evolving character of the HCD and the surrounding neighbourhood in which many architectural eras, style, and uses coexist;
- The proposed development will respect the general size, shape and scale of the features associated with the adjacent Roy Thomson Hall, incorporating cladding with a latticework frit pattern that is referential to the cladding of the adjacent heritage resource. As such, the proposed development will have minimal impact on Roy Thomson Hall, and will conserve its identified heritage attributes;



23. Rendered detail of the proposed architectural canopy. The proposed frit pattern of the tower's cladding is omitted from this render. (Source: Turner Fleischer Architects).



24. Rendered detail of the proposed frit pattern (Source: Turner Fleischer Architects).

- The proposed development will not negatively impact the cultural heritage value of the adjacent property at 156 Front Street West, which is identified as a contributing property in the Union Station HCD Plan, as it forms part of the recently completed 45-storey mixed-use development at 160 Front Street West, which incorporates a 787 ft commercial tower which serves as a physical and visual buffer between the Site and the adjacent heritage resource;
- The massing of the proposed base building is compatible within the existing and planned context of neighbouring streetwall heights, relating to the height, scale and built form character of the existing “Canyon Form” base building typology, as identified in the Downtown Tall Building Design Guidelines, that characterizes this section of Wellington Street in the HCD; and,
- The proposed building will be clad in glazed curtain wall, materiality that is compatible with that found on buildings throughout the HCD.



### *Shadow Study*

ERA Architects has reviewed the shadow study prepared by Turner Fleischer Architects (Appendix D). While the proposed development will cast new net shadows within the HCD, they will be minimal in nature and will be in-keeping with the evolving character and scale of the HCD.

While the proposed development will cast minimal net new shadows outside of the HCD on Roy Thomson Hall and David Pecaut Square, the latter of which is identified as a Sun Protected Park and Open Space in the Downtown Secondary Plan, the proposed impact is in-keeping with the evolving character and scale of the surrounding area.

## 10 ENGINEERING CONSIDERATIONS

As the existing building on the Site is proposed to be demolished, engineering considerations are not required.

## 11 MITIGATION

The proposed development incorporates a number of design considerations intended to mitigate impact on the cultural heritage value and attributes of adjacent recognized heritage resources and the HCD as a whole. These mitigation measures are outlined below.

- The diagrid frit pattern of the curtain wall cladding references the latticework of the facade of the adjacent Roy Thomson Hall, an identified heritage resource;
- The introduction of an architectural canopy at grade responds to the evolving character of the HCD and will improve the public realm experience;
- While the scale has evolved since the previously approved proposal for the Site, the scale of the proposed development responds to the evolving character of the Union Station HCD and remains in keeping with the general size, shape, and scale of its context;
- The presence of commercial retail at grade will be retained and enhanced with the proposed development, further contributing to the HCD's character as a node of urban activity; and,
- The removal of the previously proposed office space component allows for the addition of greater residential density, thereby maximizing potential of the currently underutilized Site.



## 12 CONSERVATION STRATEGY

As the existing building is proposed to be removed and replaced in its entirety, a conservation strategy has not been developed as part of this report

## 13 CONCLUSION

This HIA finds that the proposed development conserves the described cultural heritage value of the adjacent designated property at 60 Simcoe Street (Roy Thomson Hall), as well as the contributing property at 156 Front Street West, while conforming to the objectives and relevant guidelines contained within the Union Station HCD Plan.

As the Site does not contain any recognized heritage resources, no further studies are required at this time.

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