



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

June 7, 2024

Sent by EMAIL

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RE: 2440 DUNDAS STREET WEST – RECONSTRUCTION STRATEGY MEMO

Georgia,

Purpose

ERA has prepared this Reconstruction Strategy Memo to accompany the resubmission material for the project at 2440 Dundas Street West.

Method

ERA has reviewed the architectural drawings dated June 7, 2024.

Proposed Development

The proposed development provides for a new mixed-use development with commercial in the base building and residential above.

Heritage Status

The property at 2440 Dundas Street West is not listed on the heritage register and is not designated under the Ontario Heritage Act.

Description of Proposed Development

The proposed development will incorporate the existing street facing façade within the podium of the new building. The proposed development will dismantle and reconstruct with modifications the west facade and portions of the north and south returns. The reconstructed facades will be integrated with the new podium, where the new construction will be setback 5m including a 5m stepback above the reconstructed west façade.



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Photo of west facade of the existing building (ERA, 2021).

Reconstruction Strategy

The following provides an overview of the reconstruction strategy:

- Document the existing building;
- Assess the condition of the building to determine the areas of salvage;
- Prepare Reconstruction Plan that outlines areas for salvage and reinstatement;
- Dismantle and store materials off-site; and
- Reinstall salvaged materials with modification for new use.

Recommendation

Given the property is not protected under the Ontario Heritage Act, ERA recommends that a Reconstruction Plan be secured as a condition of Site Plan Control assuming that the overall development is approved by Council.

Thanks,

Dan Eylon, Senior Associate
ERA Architects Inc.