

Authority: North York Community Council Item NY16.4,  
as adopted by City of Toronto Council on July 28 and 29,  
2020

## **CITY OF TORONTO**

### **Bill 1096**

### **BY-LAW -2020**

#### **To designate a portion of the property at 1150 Eglinton Avenue East as being of cultural heritage value or interest.**

Whereas the Ontario Heritage Act authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate a portion of the property at 1150 Eglinton Avenue East as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the lands and premises known as 1150 Eglinton Avenue East and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act; and

Whereas no notice of objection was served upon the Clerk of the municipality and

Whereas the reasons for designation are set out in Schedule A to this by-law;

The Council of the City of Toronto enacts:

- 1.** The property at 1150 Eglinton Avenue East, more particularly described in Schedule B attached to this by-law, is designated as being of cultural heritage value or interest.
- 2.** The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule B to this by-law in the proper Land Registry Office.
- 3.** The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 1150 Eglinton Avenue East and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act.

Enacted and passed on December , 2020.

Frances Nunziata,  
Speaker

John D. Elvidge,  
Interim City Clerk

(Seal of the City)

## SCHEDULE A

### STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION

#### **Reasons for Designation**

The property at 1150 Eglinton Avenue East is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act, for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

#### **Description**

Located in the Don Mills neighbourhood on the north side of Eglinton Avenue East, west of the intersection with Don Mills Road and contained by the CPR railway line and the Don River ravine, the property contains the former Canadian IBM headquarters building. The building complex is composed of a central, three-storey block with five wings of one to four storeys completed in 1967 and extended in 1970-71. The building is clad in brick, with a glazing system of solar-bronze tinted glass with black anodized window frames and spandrel panels. Set on a hill top surrounded by mature trees and lawns, its wings form a series of courtyards with lawns. The north entry court features a circular drive with a circle of formally landscaped planting.

#### **Statement of Cultural Heritage Value**

The former IBM headquarters building has design value as a representative of a corporate headquarters building in the Late Modern style. The building displays a high degree of craftsmanship and artistic merit in its innovative and dramatically simple composition of blocks which are clad in alternating plain brick and window walls divided into tall vertical openings, framed by narrow brick piers and which step incrementally in relation to the surrounding lawns, mature planting and hill-top setting which responds to the adjacent Don Valley ravine landscape. The high quality design was recognized in 1970 with a nomination for a Massey Medal for Architecture.

The headquarters building has historic value as it is associated with IBM, the technologically innovative and internationally influential American company and its development and expansion in Canada over the past century. It was with the opening of its Canadian subsidiary in Toronto in 1917 that the company first acquired its identity as International Business Machines Co. Ltd. (IBM). The building is also valued for its association with the history and development of Don Mills from a 19th century settlement to a significant mid-20th century, fully-planned subdivision, privately developed by E. P. Taylor. It is also valued for its association with the architectural firm John B. Parkin Associates, one of Canada's leading Modernist and most prolific firms of the 1950s and 1960s who contributed many significant buildings to Don Mills during this period.

Situated on a well-treed hill-top overlooking Eglinton Avenue, contained by the historic factors of the Don Mills Road, Eglinton Avenue, the CPR railway line and Don Valley ravine, the property has contextual value as a landmark within the community for over 60 years. It is also valued for maintaining the character of the area which features many mid-century modern industrial buildings of distinctive high-quality design surrounding Don Mills. The design of the building and landscape responds to, and provides continuity with, the adjacent Don Valley River

ravine. As a successor to IBM's first industrial building in Don Mills, it is visually, physically and historically linked to its surroundings.

### **Heritage Attributes**

The heritage attributes of the former IBM headquarters building completed in 1967 and extended in 1970 on the property at 1150 Eglinton Avenue East are:

- The placement, set back and orientation of the building, as it is located on the north side of Eglinton Avenue.
- The setting of the building on a hill top, surrounded by trees and shrubs, with a series of open courtyards with grass lawns extending around the complex
- The arrival sequence to the north entrance with the driveway approaching on axis with the north entrance then circling around the north court with a central circular landscaped planted area
- The massing and composition of the building with a series of five flat-roofed wings of one to four stories on a stepped plan extending from the central north-facing entrance core
- The elevations combine solid brick planes alternating with wall sections composed of a rhythmic sequence of narrow brick piers of 25' bays, extending from a half to four storey height, flanking black anodized window frames with glazed sections and spandrel panels
- The materials which are orange-brown toned brick of a smooth finish, black anodized door frames, window frames and spandrel panels, concrete stair cases with brick balustrades and dark metal coping at the eaves and sills and window glazing of solar bronze-tinted glass
- The north and east entrances feature recessed glazed entrances alternating doors with glazed panels

**SCHEDULE B**  
LEGAL DESCRIPTION

PART OF PIN 10138-0172 (LT)  
PART OF LOT 1, CONCESSION 3 EYS,  
GEOGRAPHIC TOWNSHIP OF YORK,  
DESIGNATED AS PART 47, PLAN 66R-31490  
City of Toronto and Province of Ontario  
Land Titles Division of the Toronto Registry Office (No. 66)