

Authority: Planning and Housing Committee Item  
PH27.15, as adopted by City of Toronto Council on  
February 4, 2026

## **CITY OF TORONTO**

### **Bill 246**

### **BY-LAW -2026**

#### **To designate the property at 140-150 Borough Drive 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 the property at 140-150 Borough Drive 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 140-150 Borough Drive 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 website 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 within the prescribed time under the Ontario Heritage Act; 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 140-150 Borough Drive, 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 140-150 Borough Drive at and upon the Ontario Heritage Trust and to cause notice of this By-law to be posted on the City's website 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 March , 2026.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

## **SCHEDULE A**

### **STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION 140-150 Borough Drive**

#### **Reasons for Designation**

The property at 140-150 Borough Drive is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value and meets Regulation 9/06, the provincial criteria prescribed for municipal designation.

#### **Description**

Located on the north side of Borough Drive, northeast of Brimley Road and Ellesmere Road in the Scarborough district of Toronto, the property at 140-150 Borough Drive contains the Scarborough Civic Centre. Completed in 1973 as a purpose-built shared facility, it features a striking multi-faceted composition comprised of a circular central core with four extending quadrant, two massive half-pyramid forms and two open civic spaces. A network of planned and existing pedestrian walkways encircles the Scarborough Civic Centre and connects it to its pedestrian context and to the nearby collection of residential and office buildings. To the east of the southeast quadrant is a building serving as the Toronto Public Health - Scarborough Clinic (1973), which is connected to the Civic Centre by a covered walkway. The Scarborough Clinic was part of the linear expansion system and sympathetic in design and materials with the main building.

The art created for the Scarborough Civic Centre is by James Sutherland, including the public art piece entitled 21 Points in Equilibrium (1973) and nine acrylic-on-canvas graphic artworks (1973) intended as wayfinding markers for the various municipal departments.

In the mid-1990s Albert Campbell Square was modified to allow for public accessibility and safety improvements and the addition of an outdoor stage, which are all complementary in design to the original design intent. Immediately south of the southeast quadrant is the Scarborough Centre Branch Public Library completed in 2015 and the Civic Green landscape, which provides a fully accessible connection to the Scarborough Civic Centre from Borough Drive.

In 1975, Albert Campbell Square was awarded the Vincent Massey Award for Excellence in the Urban Environment for outstanding achievement for its public space design.

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

##### **Design and Physical Value**

The Scarborough Civic Centre is valued as a unique example of Modern Expressionism utilizing structural components in an ornamental manner, extending the modernist vocabulary beyond the glass curtain wall, and exhibiting a bold expression of function, individualism and structure. Designed in 1969, and completed by 1973, the Scarborough Civic Centre's Modern Expressionist

character is evidenced by its dynamic multi-faceted composition with a circular central core and four extending quadrants, two office wings and two exterior open spaces, massive and distinctive geometric forms, varied use of materials, including white aluminium cladding which has a particular coating designed to reflect light and repel precipitation, dark multi-pane reflective glass in metal framing and concrete, and the application of symbolism to architectural elements and open spaces.

The building's distinct Modern Expressionist character continues into the interior in which its spatial arrangement is organized through shape and volume. The interior is arranged around a large, open central atrium, on either side of which are segments of a larger circle. Both contain balconies at each level, marking open-concept offices in the wings that open into and curve around the atrium, allowing for visual continuity from one side of the building to the other at all floor levels and providing an unstructured common or social space conceived to reflect the increased democratization of civic government. The southwest wing steps forward over four cantilevered floors at variable amounts of 6, 11 and 16 feet, while the five-storey northeast wing floor levels step back at 15-foot intervals. At the south end of the central core the circular "Meeting Hall" (or Council Chamber) is set a half level below grade. The atrium was conceived as interior public space and the extension of Albert Campbell Square.

Landscape features integral to the overall design include Albert Campbell Square, an open-plan, outdoor civic space, and the landscaped Ceremonial Plaza on the south elevation, as well as an intentional network of pedestrian walkways that surrounds and forms part of the Scarborough Civic Centre site.

The Scarborough Civic Centre further demonstrates a high degree of artistic merit through a collaborative approach with design, art, and landscape architecture which results in a monumental complex that is sensitive to the human-scale experience. Its artistic merit also lies in the use of architectural elements and landscape design to express civic participation, government transparency and community ideals in a visible symbolic manner. This is achieved through its multi-faceted composition that uses bold geometric shapes, accentuated by open public spaces, public art and art as wayfinding markers, and the organization of the interior through shape, volume, and colour. Involved in the collaborative process was architect Raymond Moriyama, landscape architect Bon Mueller and artist James Sutherland. In 1975, Albert Campbell Square was awarded the Vincent Massey Award for Excellence in the Urban Environment for outstanding achievement for its public space design.

### **Historical/Associative Value**

The Scarborough Civic Centre was purpose-built jointly for the Borough of Scarborough and Scarborough Board of Education and was one of the principal components of the original 1968 Scarborough Town Centre Master Plan for a 170-acre superblock that established a new urban centre and anchor for the Borough of Scarborough. The Master Plan intended to establish a new mixed-use urban centre and a focal point for business, cultural, social, recreational and governmental uses. The defining components of the original Master Plan, a private-public venture, included a new Town (commercial) Centre and Civic (municipal) Centre, and the connection between the two through a planned pedestrian walkway. Both the Scarborough Civic Centre and the Scarborough Town Centre shopping mall opened in 1973.

The Scarborough Civic Centre was also designed as public space, intended to foster and strengthen community connection and identity, and to support civic engagement.

The Scarborough Civic Centre reflects the work and ideas of the acclaimed Canadian architect Raymond Moriyama (1929-2023) who established an architectural practice in Toronto in 1958 and formed Moriyama & Teshima Architects in 1970. Raymond Moriyama received numerous awards for his work including the Order of Canada (1985), the RAIC Gold Medal (1997), the Governor General's Award in Visual and Media Arts (2009), and the Queen Elizabeth Golden Jubilee Medal (2012). He has been described as a leading figure in what has been termed the golden age of Canadian architecture. Moriyama was renowned for his commitment to social inclusion and progress, democracy and civic engagement, and a visionary approach to design that recalls these aspirations for civic life. The expressive design of the Scarborough Civic Centre, with its combination of distinctive geometric forms, the application of symbolism to the architectural elements and the organization of the interior, are hallmarks of Moriyama's architectural approach.

### **Contextual Value**

The Scarborough Civic Centre at 140-150 Borough Drive is valued for its role in defining, maintaining and supporting the character of the Scarborough civic precinct as an important civic, institutional, cultural, and community hub for the Scarborough district of Toronto. As the seat of local government and space for active citizenship and community gathering, the Scarborough Civic Centre building and open spaces contribute to the civic character of the precinct.

Constructed in 1973, as the result of urban planning initiatives of the 1960s that envisioned the area as the new vibrant, well-connected, and mixed-use urban centre for Scarborough, the property at 140-150 Borough Drive was one of the principal components of the 1968 Scarborough Town Centre Master Plan and was constructed concurrently with the Scarborough Town Centre mall (completed in 1973) designed by Bregman & Hamann Architects to the north of Albert Campbell Square via a planned and existing pedestrian walkway. As one of the first buildings to be constructed in the precinct, the property at 140-150 Borough Drive spurred development interest and growth in the new Town Centre.

To the south of Borough Drive is a designated Natural Area known as the Frank Faubert Wood lot, a prominent forested area and the Hand of God Park, both of which were retained within the design scheme for the Scarborough Civic Centre to provide a buffer and setting for the subject property.

Through its monumental scale and distinctive form, further accentuated by the landscaped open spaces and as a prominent civic space, the property at 140-150 Borough Drive has been a landmark for over half a century.

### **Heritage Attribute**

#### **Design and Physical Value**

The following heritage attributes contribute to the cultural heritage value of the subject property as being a unique example of Modern Expressionism with a high degree of artistic merit:

### **Exterior**

- The spatial configuration of the property with its multi-faceted plan that includes a circular central core with two half-pyramid shaped office wings on the northwest and southeast quadrants and two wedge-shaped outdoor open spaces on the northeast and southwest quadrants
- The scale, form, and massing of the main building with a 4-storey northwest wing, 5-storey southeast wing, and 5-storey central core with two enclosed concrete elevator towers and two concrete columns flanking the entrances from Albert Campbell Square and the Ceremonial Plaza
- The materiality, including concrete, white aluminum cladding with a fluorocarbon finish, dark reflective glazing set in dark metal framing, and polished metal
- All the existing window arrangements and dark glazing found throughout the building
- The circular window opening on the southeast wing fronting Albert Campbell Square
- The concrete cantilevered canopies above the entrances to the building from Albert Campbell Square and the Ceremonial Plaza
- The bronze plaque from the Massey Foundation on the southeast wing facing Albert Campbell Square

### **Interior**

- The full-height open volume of the interior space with unobstructed views of the tiered balconies, their staircases, and open plan at each level
- The wide pebbled concrete stairways providing access between the first and second levels
- The stepped, sunken circular areas at the southeast of the central space
- The interior pond
- The white-on-white colour scheme of the interior space and the polished concrete flooring
- The circular pattern of the ceiling with inset lighting

### **Landscape and Circulation Features**

#### **Albert Campbell Square**

- The open public space of the square with its sunken plaza and surrounding concrete steps
- The rectangular reflecting pond (also known as the skating rink) with a chamfered edge and waterfall feature, accessed by concrete steps to the south and west and its concrete retaining wall to the north
- The grove of trees to its east with original Wiarton tiles
- The campanile in polished metal with three circular voids in Albert Campbell Square

#### **Landscaped Ceremonial Plaza**

- The open landscaped green space and the slight rise in topography
- The original pathway adjoining the east parking lot, a circular concrete plaza with built-in concrete seating, and grove of trees to the west

**Pathways and Walkways**

- The network of pathways, including the pathway connecting Albert Campbell Square north to the commercial centre
- The circumferential walkway around the Civic Centre building

**Historical and Associative Value**

The following heritage attributes contribute to the cultural heritage value of the subject property as being directly associated with the original 1968 Scarborough Town Centre Master Plan:

- The setback, placement and orientation of the property in relation to Borough Drive (a ring road), and the Town Centre shopping mall to the north
- The spatial configuration and interrelationship of the Civic Centre with its outdoor open spaces (Albert Campbell Square and Ceremonial Plaza) to the other main components of the Master Plan (Town Centre mall, ring road, pedestrian walkway)

Attributes that contribute to the cultural heritage value of the subject property as being demonstrative of the work of Raymond Moriyama:

- The prominent structure with a multi-faceted plan with a circular central core and four extending quadrants, including two massive office wings and two open spaces
- The design elements including the application of symbolism to architectural elements such as the circular window opening on the southeast wing, the distinctive half-pyramid shaped office wings, the organization of the interior through shape and volume, including open unobstructed spaces

**Contextual Value**

The following heritage attributes contribute to the cultural heritage value of the subject property as supporting and maintaining the character of the area and as being historically linked to its surroundings:

- The placement and orientation of the property on the north side of Borough Drive, east of Brimley Road
- The spatial configuration and interrelationship of the Civic Centre with its outdoor open spaces (Albert Campbell Square and Ceremonial Plaza) and to the other main component of the Master Plan, the Town Centre Mall to the north, connected by a planned and existing pedestrian walkway
- The monumental scale and form of the prominent structure with its multi-faceted plan with a circular central core and four extending quadrants - two massive half-pyramid shaped office wings and two open spaces

The following heritage attributes contribute to the cultural heritage value of the subject property as a landmark:

- The Civic Centre building and its outdoor open spaces. Through its orientation and location within the Civic District, the prominence of the building with the monumental scale and form of the two half-pyramid shaped wings, is accentuated by and made visible from its open landscaped spaces, Albert Campbell Square and the Ceremonial Plaza with Civic Green

**SCHEDULE B**  
LEGAL DESCRIPTION

**PIN 06000-0442 (LT)**

PART OF BLOCK H, REGISTERED PLAN 66M-1410 LYING SOUTHEAST OF PLAN 66R-20038 AND LYING NORTH OF BOROUGH DRIVE.

**PIN 06000-0518 (LT)**

FIRSTLY: BLOCKS J AND O ON REGISTERED PLAN M-1410, AND BLOCK I, REGISTERED PLAN M-1410, SAVE AND EXCEPT PARTS 8, 9, 10, 11, 12 AND 13 ON PLAN 66R-21521 AND SAVE AND EXCEPT PART 18 ON PLAN 66R-12865,  
SECONDLY: BLOCK MX (ONE FOOT RESERVE), REGISTERED PLAN 66M-1410 SCARBOROUGH,  
THIRDLY: BLOCKS NX (ONE FOOT RESERVE) AND OX (ONE FOOT RESERVE), PLAN 66M-1410

City of Toronto and Province of Ontario

Land Titles Division of the Toronto Registry Office (No. 66)