



## STAFF REPORT ACTION REQUIRED

### 150 College Street (170 College Street, Mining Building, University of Toronto) – Authority to Enter into a Heritage Easement Agreement and Amendment of the Designating By-law

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|--------------------------|---|
| <b>Date:</b>             | June 14, 2010   |
| <b>To:</b>               | Toronto Preservation Board<br>Toronto and East York Community Council |
| <b>From:</b>             | Acting Director, Policy & Research, City Planning Division            |
| <b>Wards:</b>            | Ward 20 – Trinity Spadina   |
| <b>Reference Number:</b> | P:\2010\Cluster B\PLN\HPS\TEYCC\te 08 17 10\teHPS12                   |

#### SUMMARY

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This report recommends that City Council grant authority to enter into a heritage easement agreement for the property at 150 College Street (also known as 170 College Street which contains the Mining Building, University of Toronto) and amend By-law No. 88-76 designating the property under Part IV, Section 29 of the Ontario Heritage Act to revise the Reasons for Designation to describe the site’s cultural heritage values and attributes.

The property is located on the northeast corner of College Street and King’s College Road. The University of Toronto’s Faculty of Applied Science and Engineering is converting the Mining Building as its Centre for Innovation in the Canadian Mining Industry. The University of Toronto has agreed to enter into a heritage easement agreement with the City. It is the practice of the City when executing a heritage easement agreement on a previously designated property to amend the designating by-law to reflect the 2005 amendments to the Ontario Heritage Act.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. City Council grant authority for the execution of a Heritage Easement Agreement under Section 27 of the Ontario Heritage Act with the owners of the property at 150 College Street (also known as 170 College Street).
2. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of a Heritage Easement Agreement.
3. City Council amend By-Law No. 88-76 designating the property at 150 College Street (also known as 170 College Street and containing the Mining Building) under Part IV, Section 29 of the Ontario Heritage Act to update the By-law by revising the Reasons for Designation in accordance with the 2005 amendments to the Ontario Heritage Act.

### **Financial Impact**

There are no financial implications resulting from the adoption of this report.

### **DECISION HISTORY**

Toronto City Council designated the property at 150 College Street (also known as 170 College Street and containing the Mining Building) under Part IV, Section 29 of the Ontario Heritage Act by By-law No. 88-76 on March 17, 1976.

### **ISSUE BACKGROUND**

The University of Toronto is converting the Mining Building at 150 College Street (also known as 170 College Street) for the Centre for Innovation in the Canadian Mining Industry. According to the development plans, the third floor will be extended at the rear (north) and minor alterations made to the existing heritage building. As part of the rehabilitation project, the building will undergo exterior restoration, including masonry and window repair. The University has agreed to enter into a Heritage Easement Agreement with the City to protect the building's heritage values and attributes. It is the practice of the City when executing a heritage easement agreement on a previously designated property to amend the designating by-law in accordance with the amendments to the Ontario Heritage Act in 2005. As a result, the Reasons for Designation have been revised to describe the property's cultural heritage value and attributes.

## **COMMENTS**

The property at 150 College Street (also known as 170 College Street) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the categories of design, associative and contextual value. Anchoring the northeast corner of College Street and King's College Road where it also terminates the vista looking north along McCaul Street to College Street, the Mining Building (1905) is a significant component of the University of Toronto, an institution of importance in the City of Toronto and beyond. The Mining Building, which was designed by the notable Toronto architectural firm of Darling and Pearson in association with Francis R. Heakes, Chief Architect for the Ontario Department of Public Works, is a well-crafted institutional building designed with the hallmarks of Beaux Arts Classicism and Edwardian Classicism.

A location map (Attachment No. 1) and photograph (Attachment No. 2) are attached. The Revised Reasons for Designation (Statement of Significance) are found in Attachment No. 3. The Revised Reasons for Designation, which is the public Notice of Intention to Designate, will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the owner of 150 College Street and on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

## **CONTACT**

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## **SIGNATURE**

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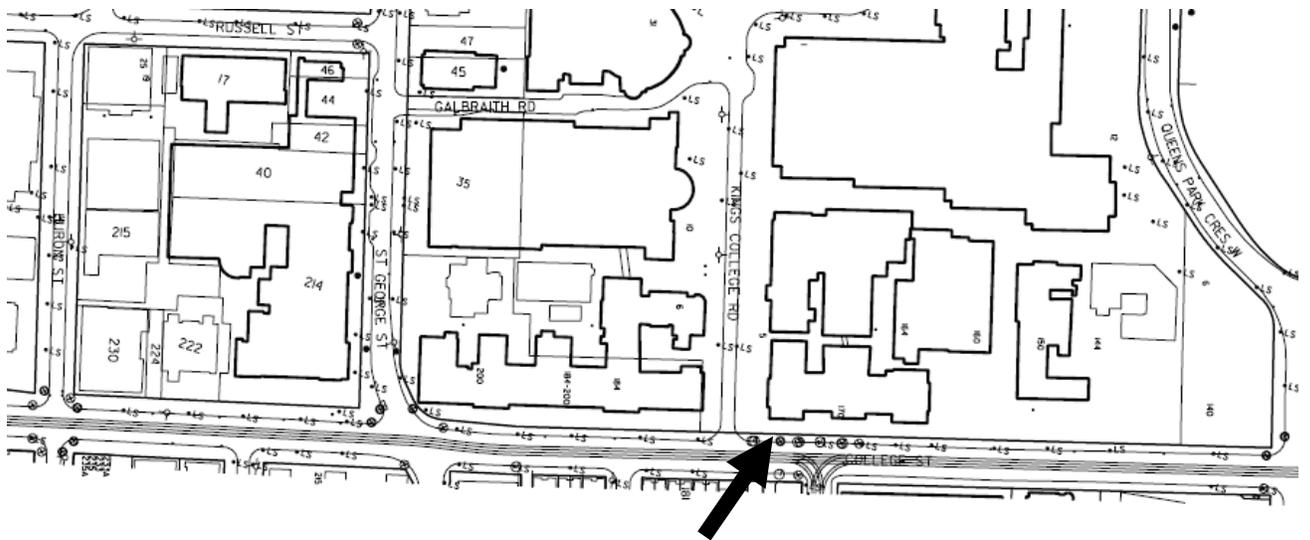
Kerri A. Voumvakis, Acting Director  
Policy and Research  
City Planning Division

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## **ATTACHMENTS**

Attachment No. 1 – Location Map  
Attachment No. 2 – Photograph  
Attachment No. 3 – Revised Reasons for Designation (Statement of Significance)

LOCATION MAP: 150 COLLEGE STREET (170 COLLEGE STREET) ATTACHMENT NO. 1



The **arrow** marks the location of the property.

This location map is for information purposes only;  
The exact boundaries of the site are not shown.



Mining Building, showing the principal (south) façade on the right facing College Street and the west elevation on the left facing King's College Road

## **Mining Building, University of Toronto**

### Description

The property at 150 College Street (also known as 170 College Street) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the categories of design, associative and contextual value. The Mining Building (1905) is a 3½-storey institutional building on the University of Toronto's St. George Campus. The property was listed on the inaugural City of Toronto Inventory of Heritage Properties in June 1973, and designated under Part IV, Section 29 of the Ontario Heritage Act in March 1976 by By-law No. 88-76. The designating by-law is being amended to revise the Reasons for Designation to describe the site's cultural heritage values and attributes as set out in the 2005 amendments to the Ontario Heritage Act.

### Statement of Cultural Heritage Value

The Mining Building is associated with an institution of significance to the City of Toronto. Canada's largest post-secondary institution was founded as King's College (1827) and reconstituted as the non-denominational University of Toronto (1849) on a campus west of Queen's Park. In 1873, the School of Practical Science was established to offer education in engineering and mining. In 1905, with the expansion of the faculty and the growth of Ontario's mining industry, the Provincial government contributed to the construction of the Mining Building (originally known as the Chemistry and Mining Building). The complex was among the first edifices constructed on campus after the turn of the 20<sup>th</sup> century where, unlike earlier university buildings, it was placed on a major city street.

Historically, the Mining Building is associated with the notable Toronto architectural firm of Darling and Pearson, which prepared the plans in association with Francis Riley Heakes. Headed by Frank Darling, who served as the architect for Trinity College for nearly half a century, the partnership produced many of the city's landmark buildings, including the University of Toronto's Convocation Hall (1906-07) and Simcoe Hall (1922-23). For the Mining Building and the affiliated Mill Building (completed in 1903, and later rebuilt as the Haultain Building, 1930-31), Darling and Pearson collaborated with Heakes in his capacity as Chief Architect of the Ontario Department of Public Works. During his thirty year career at the Province, Heakes oversaw the design of courthouses, registry offices, jails, asylums and training schools throughout Ontario, including the agricultural college that was the forerunner to the University of Guelph.

From a design standpoint, the Mining Building is a well-crafted example of an institutional building that blends the classical motifs, scale and plan of Beaux Arts styling with the symmetry and formality of early 20<sup>th</sup> century Edwardian Classicism. Its design is distinguished by the organization of the College Street facade into sections marked by pedimented pavilions that are embellished with Classical details. With its application of red brick, the Mining Building stands out among the predominant stone and buff brick buildings at the south end of the campus.

Contextually, the Mining Building defines, supports and maintains the historical character of the University of Toronto campus, where it anchors the northeast corner of College Street and King's College Road. It is an integral part of the series of university buildings that line the north side of College Street between Queen's Park and Huron Street, and terminates the vista looking north along McCaul Street to College Street.

#### Heritage Attributes

The heritage attributes of the property at 150 College Street (also known as 170 College Street) are:

- The institutional building known as the Mining Building
- The scale, form and massing of the three-storey plan above a raised base with window openings
- The materials, with the combination of rough and smooth stone, and the red brick cladding that is rusticated in the first storey
- The hipped roof with grey slate and an extended cornice with a frieze and brackets
- The principal (south) façade on College Street, which is organized into five sections with projecting pavilions in the centre and outer bays
- In the centre pavilion, the main (south) entrance that is accessed by a wide stone staircase
- The detailing of the south entry, which is set in a round-arched Gibbs surround and contains paired wood doors with glazing, sidelights and a fanlight
- Above the entry, the treatment of the upper floors where engaged Ionic columns organize the window openings
- The end pavilions (east and west) that contain matching fenestration that is organized by brick pilasters and highlighted with Classical stone embellishments
- In the recessed walls between the pavilions, the brick pilasters that organize the flat-headed window openings in the lower stories and form the base for the arches that highlight the round-arched openings in the third floor
- The continuation of the design on the end walls (east and west) with pedimented pavilions, including the original secondary entrance at the west end

- On the interior, the main (south) lobby with its staircase and other wood detailing and, in the hallways, the brick masonry walls with polychrome bases, dado detailing, and glazed wood doors and transoms
- The placement of the building at the northeast corner of College Street and King's College Road, where its setback and scale create the dominant street wall on College Street