

**North York Community Preservation Panel**

c/o Geoff Kettel  
[REDACTED]  
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April 30, 2014

Lorna Day  
Manager  
Eglinton Connects Planning Study  
City Planning Division

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**RE: Eglinton Connects Planning Study – Final Directions Report**

Dear Ms. Day:

This is to provide comments specifically on the heritage component of the above noted report. We are pleased that at least one of the 21 recommendations deals with "Local Character areas and Heritage".

**Study Recommendations**

**(Page 28) 21- Implement Additional Performance Standards to Support Local Character Areas and Heritage:** Performance standards for new buildings in Character Areas and adjacent to heritage resources should guide a complementary built form that reflects the diversity found along Eglinton Avenue.

Panel: We support this in principle, although the application of performance standards in this context is not totally clear. We presume it would be the same use of the term as in the City's High-Rise and Mid-Rise guidelines.

In paragraph 2 the report notes that: "character areas have been grouped within two types – Main Street areas and Apartment Corridor areas".

Panel: We would suggest that a third type exists – Modernist Office Clusters - which are found in the Don Mills/Flemingdon Park section of Eglinton Avenue. In this area some notable buildings have already been lost (such as the Bata Building, the Inn on the Park, Imperial Oil Headquarters, and Oxford University Press (61 Wynford Drive); some are listed (such as the Ontario Science Centre, and Celestica Headquarters (844 Don Mills Road)) while several other potential heritage buildings are not currently listed. The Panel previously submitted five such buildings (including 1150 Eglinton Avenue East, which we understand may be the subject of a development application) for consideration for listing (see Attachment 1) which have still not been brought forward for decision-making.

In paragraph 3 the report states that "designated or listed heritage buildings should be protected and neighbouring developments should respect these important resources".

Panel: We agree, but note that the language needs to be strengthened to reflect the language in the Official Plan: "Heritage resources...will (interpreted as "shall") be conserved".

"Potential heritage resources identified through the study should be further investigated and considered for listing or designation by Heritage Preservation Services..."

Panel: We strongly agree.

### **Building Eglinton - Implementation**

#### Phase 2 Measures

(Page 30) 2. "Undertake development of Secondary Plans for the Don Mills and Golden Mile Focus Areas..."

Panel: We suggest Heritage should be added to the list of supporting studies and plans.

(Page 31) 6. "Put forward recommendation for properties with sufficient heritage attributes to be added to the Inventory of Heritage Properties."

Panel: We agree.

Finally, we appreciate the high quality of work that the Eglinton Planning Study represents, and would congratulate staff.

Yours very truly,

*Geoff Kettel*

Geoff Kettel

Chair, North York Community Preservation Panel

#### **Attachment**

c.c. Mary Macdonald, Heritage Preservation Services  
Tim Laspa, Director, Transportation Planning  
Leo deSorcy, Manager, Urban Design, North York Planning  
Chairs, Community Preservation Panels  
Edith Geduld, North York Historical Society  
Lynda Moon, North Toronto Historical Society  
Paul Litt, Toronto Historical Association  
Catherine Naismith, Toronto Architectural Conservancy

## Attachment 1

### Summary of 5 Modernist Office Buildings in Don Mills/Flemingdon area on or near Eglinton

#### 789 Don Mills Road (Foresters Building) and 797 Don Mills Road (Tribeca) (formerly called Olympia Square)

- Designed by Bregman and Hamann in 1964
- Included in North York's Modernist Architecture 1997
- Both were originally built for office space, but 797 Don Mills Road was converted into condominiums in the late 1990's.

#### 1150 Eglinton Avenue East (Celestica West)

- Designed by John B. Parkin and Associates 1965
- The eastern portion of this building was constructed in 1967, and the western addition was added in 1971. It was renovated in 1986-1989 and again in 2001-2002.
- Finalist for a Massey Medal for Architecture in 1970.
- Included in North York's Modernist Architecture 1997
- Architecture is described in "A hilltop fortress for IBM" Toronto Modern (blog) November 2010  
[http://robertmoffatt115.wordpress.com/2010/11/\(Appendix 2\)](http://robertmoffatt115.wordpress.com/2010/11/(Appendix%202))

#### 39 Wynford Drive (Brookfield Building - former Nielsen Building)

- Designed by Webb and Menkes 1963
- Included in North York's Modernist Architecture 1997
- Recommended by HPS but not approved for inclusion in the City of Toronto Inventory in 2006

#### 90 Wynford Drive (Imperial Oil Building)

- Designed by John B. Parkin and Associates 1963
- Included in North York's Modernist Architecture 1997

#### 100 Wynford Drive (Bell Data Centre)

- Designed by Webb, Zerafa, Menkes 1969
- Finalist for a Massey Medal for Architecture in 1970.
- Included in North York's Modernist Architecture 1997
- Recommended by HPS but not approved for inclusion in the City of Toronto Inventory in 2006.

April 2011