

North York Community Preservation Panel
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September 14, 2016

RE: PB17.11 Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 844 Don Mills Road and 1150 Eglinton Avenue East (Ward 26)

Dear Chair Jennifer Rieger,

The North York Community Preservation Panel (NYCPP) strongly supports the Staff Report recommending that City Council state its intention to designate 844 Don Mills Road and 1150 Eglinton Avenue East.

On August 6, 2014, in a letter to the Planning and Growth Management Committee, I requested that "urgent attention be given to evaluation and protection of the heritage values of each property". The current intention to designate is most welcome.

844 Don Mills Road

The Wall Street Journal reported in March 1953 that IBM (now Celestica) after building Phase I (see photo pages) for \$1.5 million two years ahead of the target, has followed up with Phase II (see photo pages) for \$2.0 million, providing for 250 permanent jobs. This makes 844 Don Mills Road the first post-modern building to locate in the new business park and IBM the first employer in Don Mills.

IBM's strong conviction of the future of the business park was emphasized through the planting of a large row of alternately spaced maple trees which will hopefully remain part of the public realm in the future.

1150 Eglinton Ave. East

Designed by John B. Parkin Associates, one of Toronto's most prominent architectural firms of its era, this building complex is not only modernist in form, but also was nominated for a Governor General's Medal for its outstanding adaptation of a building into the landscaped natural setting. It should be noted that the forecourt/treed space containing the access driveway originally constituted part of the valley of the West Don River. This was separated by the construction of the Canadian Pacific Railway tracks in 1882. As such, the treed space, along with the building complex, should not be permitted to be demolished as was the Inn on the Park, its counterpart on the west side of the tracks.

It should also be noted that it is entirely possible to perpetuate the life of the buildings as heritage structures: The Phase I & II building, along Don Mills Road, could house hockey rinks plus a leisure rink, as well as a full community centre, ideally located next to 2 major public transit lines.

After a major interior renovation, the 1150 Eglinton Ave. East complex could provide highly desirable residential accommodations, again within the reach of a major public transit line.

In light of the heritage value of both buildings and the adjacent partial Heritage Landscape Corridor, the NYCPP strongly supports the intention to designate both properties.

Thank you for the attention to this matter.

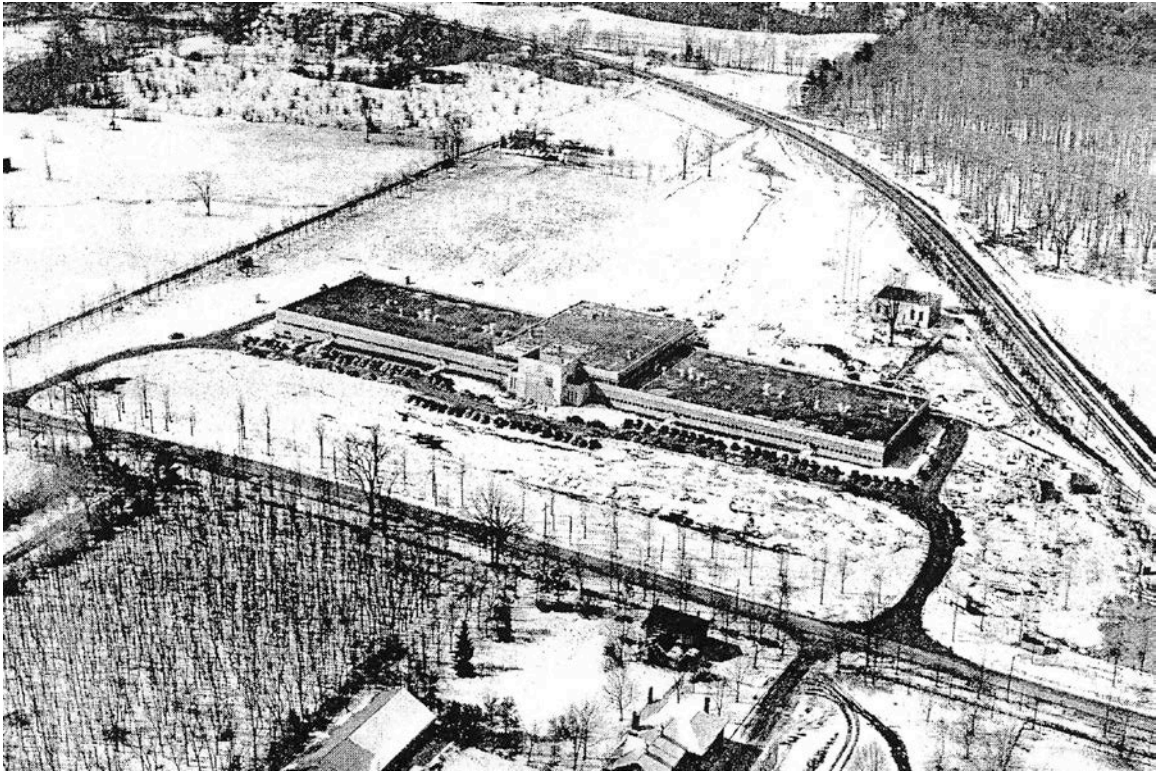
Sincerely,

Geoff Kettel
Chair, NYCPP

Photo pages below

844 Don Mills Road, Celestica (IBM Canada Ltd)
Bldg: 180m l x 45m w, 2 fl.

Phase I , 1951



Winter 1951

IBM phase I , II & III, spring 1972

Phase 1+2 bldg 360m l x 45m w



Spring 1972
1972

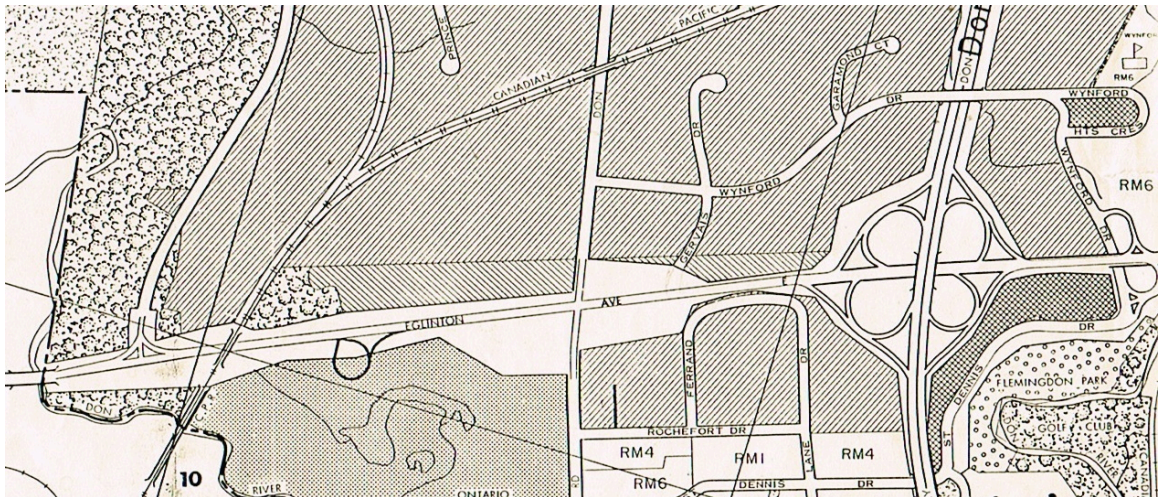
Photo Credit The Mirror, Jubilee Edition June

1150 Eglinton Ave E, Celestica Office bldg.



Photo Credit City of Toronto 2002, P&R, NY Civic Centre

Note : East of tracks, the wooded area containing the access driveway formed the ideal setting for the near perfect integration of the building with the natural landscape. Prior to the construction of the CPR railway berm in 1882 the wooded area was part of the Don River West Valley and was zoned by North York until recently as "Open space" and as part of the public realm.



Source : North York Official Plan