

Inclusion on the City of Toronto's Heritage Register – 2 Carlton Street

Date: June 5, 2018
To: Toronto Preservation Board
Toronto and East York Community Council
From: Director, Urban Design, City Planning Division
Wards: Ward 27 - Toronto Centre - Rosedale

SUMMARY

This report recommends that City Council include the property at 2 Carlton Street (including the entry addresses known as 451- 471 Yonge Street) on the City of Toronto's Heritage Register. The property is located at the north-east corner of Yonge and Carlton streets within the proposed Historic Yonge Street Heritage Conservation District (HYHCD).

The property contains, Carlton Tower, an eighteen-storey tower-on-podium complex combining ground floor retail space, a mezzanine and parking on the upper three floors of the podium, with offices in the tower. Designed by the architect Edward I. Richmond, in collaboration with A. R. Moody, architect and W. R. Sefton, engineer, construction was complete by 1959.

In May 2017, the property was nominated for designation under Part IV, Section 29 of the Ontario Heritage Act.

Following research and evaluation, staff have determined that the property at 2 Carlton Street meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, which the City applies when considering properties for inclusion on its Heritage Register.

The property at 2 Carlton Street is the subject of a zoning amendment application which would result in the demolition of Carlton Tower.

The inclusion of 2 Carlton Street on the City's Heritage Register would identify the property's cultural heritage values and heritage attributes. Properties on the Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies.

RECOMMENDATIONS

The Director, Urban Design, City Planning, recommends that:

1. City Council include the property at 2 Carlton Street (Carlton Tower) on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion), attached as Attachment 3 to the report (June 5, 2018) from the Director, Urban Design, City Planning.

FINANCIAL IMPACT

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

DECISION HISTORY

At its meeting of March 10, 2016, City Council in accordance with Section 41 of the Ontario Heritage Act, designated under By-law No. 235-2016 the Historic Yonge Street Heritage Conservation District (HYHCD). The HCD Plan is not yet in effect because it is subject to several appeals to the Ontario Municipal Board. The HYHCD District Plan, Section 9.3.3 states: "Within HYHCD there is one property that is not consistent with the cultural heritage value of the HYHCD but may warrant individual designation under Part IV of the Ontario Heritage Act. It is recommended that the City consider designating 451-471 Yonge Street (entry addresses for 2 Carlton Street) at the corner of Yonge Street and Carlton Street, in particular for its design value."

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE14.4>

At its meeting of February 21, 2018, Toronto and East York Community Council directed that staff schedule a community consultation for the lands pertaining to 2 Carlton Street. This direction was in response to the staff report which determined that a zoning amendment application to redevelop the site was not acceptable in its current form.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE30.47>

COMMENTS

A location map (Attachment 1) and photographs (Attachment 2) are attached. Staff have completed the attached Research and Evaluation Summary (Attachment 4) for the property at 2 Carlton Street and determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act that the City also applies when considering properties for inclusion on the City of Toronto's Heritage Register under all three categories of design, associative and contextual values.

Carlton Tower, completed in 1959, is an early representative of the tower-on-podium building type which has design value and technological merit as a representative of the 1950s Toronto School of 'picturesque modernism" in its expressive use of concrete seen in the cantilevered canopy and decorative piercings of the concrete screen for the above-ground parking, in the 'egg-crate' elevations designed to reduce solar gain, and in the predominant white aesthetic of glazed white brick and concrete surfaces. It has historic value for its association with the building boom that was part of the post-war "coming of age" of the City of Toronto and the impact of changes in transportation, including the car and the new Yonge subway line which is particularly expressed in the design of the Carlton Tower. It is also valued for its association with the progressive modernist architect, Edward I. Richmond. A landmark building at the historically important intersection of Yonge and Carlton/College streets which marks the southern boundary of the HYHCD it contributes to the diversity of architectural heritage at this intersection.

The Statement of Significance (Attachment 3) for 2 Carlton Street comprises the Reasons for Inclusion.

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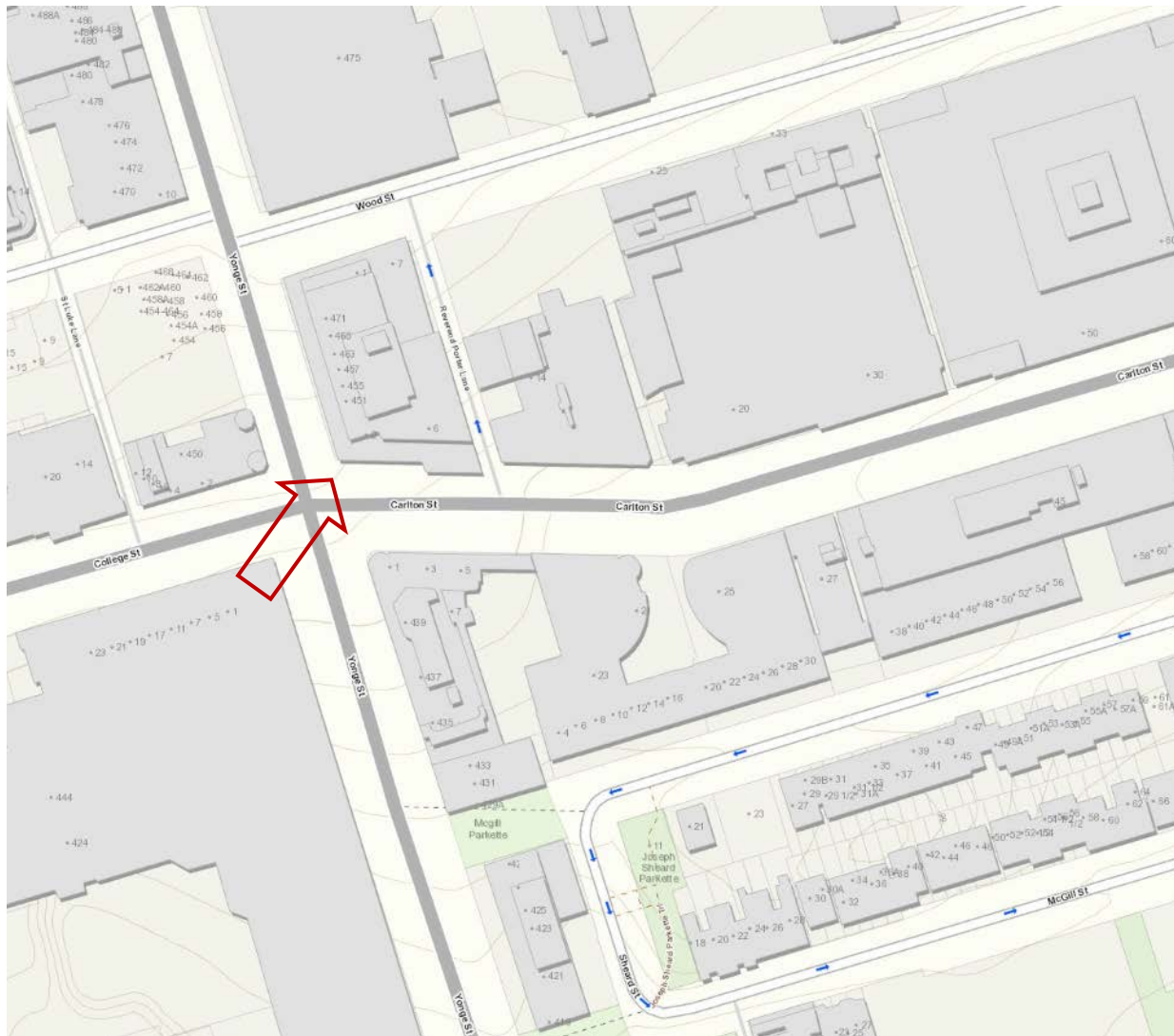
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ATTACHMENTS

Attachment 1 – Location Map
Attachment 2 – Photographs
Attachment 3 – Statement of Significance (Reasons for Inclusion) - 2 Carlton Street
Attachment 4 – Heritage Property Research and Summary Report



The subject property has a confirmed municipal address at 2 Carlton Street and entrance addresses at 6 Carlton Street, 451, 457, 463, 465, 471 Yonge Street and 1, 7 Wood Street

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

The arrow marks the site



City of Toronto Archives, Fonds 1257, f1257_s1057_it0727

Carlton Tower, 2 Carlton Street, south and west elevations at the north-east corner of Yonge and Carlton Street, c 1960. (CTA)



2 Carlton Street, south and west elevations at the north-east corner of Yonge and Carlton Streets (above) and the north and east elevations facing Wood Street (below) (HPS, 2018)

STATEMENT OF SIGNIFICANCE
2 CARLTON STREET
REASONS FOR INCLUSION

ATTACHMENT 3

The property at 2 Carlton Street (Carlton Tower) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, which the City applies when considering properties for inclusion on the Register, under all three categories of design, associative and contextual value.

Description

The property at 2 Carlton Street is located at the north-east corner of the intersection of Carlton and Yonge street, and contains Carlton Tower, a landmark building comprising an eighteen-storey commercial tower-on-podium building with the podium containing retail space at grade, a mezzanine and parking on the upper three floors with office space in the tower. Designed by the architect Edward I. Richmond construction was complete by 1959. The property is located within the proposed Historic Yonge Street Heritage Conservation District.

Statement of Cultural Heritage Value

Carlton Tower has design value as an early example of the tower-on-podium building type and as a representative of the 1950s Toronto school of "picturesque modernism" displaying a high degree of craftsmanship and artistic merit in its massing and elevation design which are expressive of function and structure and in the use of concrete, glazed brick and exposed structural frame. Technical achievement is evident in the innovative approaches to the elevations of the parking levels and the office tower which provided light and ventilation, minimized solar gain and impact on air-conditioning systems. The resolution of these technical factors contributed to the innovative aesthetic of the building, particularly seen in the punctures and incised diamond pattern of the concrete parking garage screen.

The property has associative value as it relates to the post-war growth and "coming of age" of the City of Toronto which included the Yonge Subway line with a stop at College (Carlton). The building's integration of numerous functions, retail and offices along with above ground parking with the proximity to the subway is a reflection of the transformation of the city in terms of population, and the importance of the downtown and the impact of the car and commuting on everyday life. Carlton Tower is also valued for its association with numerous important institutions including the Canadian Automobile Association, Ontario Press Council, Toronto International Film Festival Group (TIFF), Pink Triangle Press, all of whom were/are tenants, as well as Edward I. Richmond, the progressive modern architect whose body of work from the Pringle Photo Studio of 1941 to the Palace Pier Tower of 1974-7 was part of the vanguard of the city's modernization.

Situated at the intersection of Yonge and Carlton/College streets, Carlton Tower has contextual value as it contributes to the diverse periods of the city's history which

characterize this intersection with the Victorian Oddfellows Hall on the north-west corner, and the Art Deco Eaton's College Street on the south-west. With the 1930s Hydro building and Maple Leaf Gardens to the east on Carlton and the Westbury Hotel and City Park apartments to the north and east on Yonge, this block contains significant monuments of Toronto's mid-twentieth century history. Located at the north-east corner of Yonge and Carlton it is a prominent landmark viewed from all four directions.

The heritage attributes of the property at 2 Carlton Street are:

- The setback, placement and orientation of the building at the north-east corner of Yonge and Carlton streets.
- The scale, form and massing of the eighteen-storey complex which includes a podium comprising a ground floor, cantilevered concrete canopy, mezzanine and three storeys of parking above which is an L-shaped tower with a stepped and canted diagonal south elevation and projecting 10-storey bay on the north elevation.
- The materials featured on the exterior elevations which include glazed white brick, glazed black brick, buff brick and concrete
- The cladding on the south and west elevations of the parking levels including concrete screens with rectangular punctured openings set in an alternating pattern of vertical rows with six and three openings connected by incised diagonal lines creating a diamond pattern across the elevations
- The cladding on the north and east elevations of the parking levels including the concrete frame with buff brick and concrete wall infill at the lower two levels and on the east elevation and the relief in the surface to express the parking ramp structure
- The cladding on the east elevation adjacent to the laneway from the ground level to the top of the tower including buff brick cladding infill between the exposed concrete frame and ramps of the podium and concrete wall of the office tower above
- The design and arrangement of the tower elevations which includes unrelieved wall planes clad in concrete or glazed white brick with projecting bays containing "egg-crate glazed sections with projecting vertical fins and horizontal fins to either side of the windows and projecting brick bases beneath the windows, as well as on the upper north elevation and the east elevation concrete walls with punctured windows square window openings
- The two types of windows on the tower elevation which are either "ribbon windows" filling each bay or punctured windows. Both types feature the same metal glazing bar divisions combining wider fixed bays with narrower bays with opening square sections in their upper levels.



City of Toronto Archives, Fonds 1257, f1257_s1057_it0727

Photograph showing Carlton Tower, 2 Carlton Street, at the north-east corner of Yonge Street and Carlton Street - detail (CTA)

i. HISTORICAL CHRONOLOGY

Key Date	Historical Event
1796	Park Lot 8 (currently bound by Queen, Bloor, Yonge and Church streets) is granted to Captain George Playter
1796	Park Lot 8, 40 acres (south of Gerrard Street) sold to John McGill
1822	Park Lot 8, 60 acres (north of Gerrard Street) sold to Captain John Elmsley
1858	By this date most of Lot 8 had been subdivided and the current street pattern surrounding the subject property (Carlton, Wood Street) had been established

1931	Carlton is re-aligned to meet College Street at Yonge Street on for the streetcar, creating the new north-east corner site occupied by the subject property
1954	The Toronto Transit Commission completes the first subway line running from Union Station to Eglinton opening a station at College and Carlton
1958	Permit drawings for a new commercial complex, Carlton Tower, at 2 Carlton Street by Edward I. Richmond, Architect are approved
1959	Construction of Carlton Tower is complete
1960	City Directories indicate the building is complete and partially let. Previous pre-construction tenants, Laura Secord, United Cigar, Evangeline, Honey Dew and the Woman's Bakery have returned to the property to re-open their businesses
1989	Minor cosmetic renovations and alterations are undertaken and by this date the clock had been removed
2016	The property is identified in the Historic Yonge Street Heritage Conservation District as being worthy of further evaluation for designation under Part IV, Section 29 of the Ontario Heritage Act
2017	A heritage nomination for designation under Part IV of the Ontario Heritage Act is submitted by a member of the public
2017	A zoning amendment application is submitted to demolish Carlton Tower and replace it with a 73-storey residential tower

ii. HISTORICAL BACKGROUND

The Historic Yonge Neighbourhood

The property at 2 Carlton Street with entry addresses at 451, 457, 463, 465, 471 Yonge St, is in the Historic Yonge neighbourhood, now also identified within the Historic Yonge Street Heritage Conservation District (HYHCD) designated under Part V, Section 41 of the Ontario Heritage Act by Toronto City Council in 2016 under By-Law No. 235-2016. The HCD is currently under appeal. (Image 1)

The property is part of the former Park Lot 8, one of the 100-acre Park Lots and Farm Lots issued to those loyal to the British government and to increase settlement in and around the Town of York after its founding as the Capital of Upper Canada by Lieutenant Governor John Graves Simcoe in 1792. Park Lot 8 stretched between Lot Street, the base concession line for the lots, now known as Queen Street, and the second concession line, Bloor Street. Its western boundary was Yonge Street, established with the town as one of the first significant routes to provide military access, communication and trade between the York Harbour and Lake Simcoe and the Upper Great Lakes, which has remained a primary commercial main street throughout the city's developing history. (Image 2)

Lot 8 was originally granted to Captain George Playter in 1796. The southern 40 acres was sold by Playter in the same year to Captain John McGill. In 1822 the remaining 60

acres to the north were sold to Captain John Elmsley who lived on his estate on the west side of Yonge Street on the north-west corner of Yonge and College streets. While McGill's' 40 acres underwent intense urban development with properties fronting on to Yonge Street, Emsley's lands retained the more rural quality until the building boom occurring between 1870 and 1900 which transformed Yonge Street into the city's major commercial thoroughfare with residential neighbourhoods in the adjacent side streets. (Image 3) A fine example of late Victorian commercial building is seen on the north-west corner of Yonge and College, opposite the subject site, in the Oddfellows building which dates from 1892. The construction of the impressive Eaton's College Street in 1928-30 was a testimony to the evolving character of the street, changes in shopping patterns and the significance of Yonge Street within the City. (Images 4-5)

College Street and Carlton were two major east-west routes through the city that terminated at Yonge. Their misalignment as an intersection at Yonge reflects the historic influence of the original Park Lots and their independent development and subdivision throughout the 19th century contributes to the sometimes apparently random Toronto street patterns that have persisted to the present day. (Images 6-7) However in 1931 a determination to build a new street car route resulted in the cranking of Carlton Street north to meet College, resulting in the non-orthogonal corner block at 2 Carlton Street at the north-east corner of Yonge and Carlton streets.

Following the realignment of Carlton in 1931, the block was occupied by a two-storey commercial block built along Carlton as well as buildings to the north. The businesses on the block included several well-known Toronto retailers, Laura Secord, United Cigar Company, Evangeline, the Honey-Dew restaurant, and the Woman's Bakery as well as Clean-it-eria Ltd, a lawyer and insurance company, a hairdresser, a barber, a fruiterer and a shoe-repair business. The upper floors were rental residential accommodation. In 1933, the Hydro Electrical Systems headquarters building was constructed at 14 Carlton Street and the Odeon Theatre at 20-30 Carlton followed. (Image 8) On the opposite side of Carlton, at the south-east corner of Yonge and Carlton, opposite Eaton's College Street, the S. S. Kresge Company built a new two-storey complex. (Image 9)

The opening of the College Street station with the 1954 completion of the Yonge Street subway line, the first of city's subways, is a further indication of the importance of the intersection of Yonge and Carlton/College streets as a transportation node in the city. Several important building developments followed to the north and east of the intersection of Carlton and Yonge including the Westbury Hotel, 1956, designed by Peter Dickinson, also on the east side of Yonge, at the north east corner with Wood Street and to the east on Wood, the City Park Apartments, 1954 by Peter Caspari, the first multiple-building apartment complex. (Image 10)

Situated at the prominent, cranked, north-east corner of Carlton and Yonge, Carlton Tower anchored this Modernist collection of 1950s buildings which were characterized by reinforced concrete frame and pale cladding materials creating an elegant, aesthetically light, post-war modernism. In 1956, the properties at the north-east corner of Yonge and Carlton, bound to the north by Wood Street and to the east by a laneway was purchased by a company known as Two Carlton Street Ltd., a subsidiary of the Atlantic Development and Investment Corporation which was located at 51 Yonge Street.

By September 1957 the block had been cleared and was recorded as "vacant land" in the assessment roll taken at that time. The architect E. I. Richmond, "in consultation with the architect A. R. Moody and the engineer W. Sefton"¹ began preparing drawings as early as October 1957 for a new commercial complex including retail at grade with a large department store, three floors of above ground parking, and a 14-storey office tower which were approved for a building permit in July 1958. The assessment rolls of September 1958 indicate an unfinished building on the property. By June 1959, the building was complete and several of the previous retailers, Laura Secord, United Cigar, Evangeline, Honey Dew and the Woman's Bakery had returned to the site. The department store F. W. Woolworth Co occupied the majority of the ground floor retail space facing Yonge Street, and along with Eaton's College Street and Kresge's increased the importance of the intersection as a shopping node. The architect's drawings indicate that the ground floor featured one of its famous extensive lunch counters which curved into a series of U-shapes. (Images 11-12) Offices were rented to the Ontario Motor League, the provincial branch of the Canadian Automobile Association as well as Ontario Press Council, Toronto International Film Festival Group (TIFF), and the Pink Triangle Press.

Since being completed, alterations have been minor and have included alterations of the shopfronts, the change of the glazing at the mezzanine level, the addition of glass block to the canopy and the alteration of the main entrance primarily during the 1989 project undertaken by the architect Peter Hamilton.² The clock on the south elevation was also removed.

iii ARCHITECTURAL DESCRIPTION

Carlton Tower

In reviewing the Carlton Tower, the Canadian Builder referenced the design team and declared "that the building now stands as a significant landmark among Canadian building is a credit to their overall versatility."³ Carlton Tower was designed to occupy the entire block bound by Yonge and Carlton and Wood streets on the west, south and north edges and by the laneway on the east. Ingenuity was required to maximize floor area and efficient use of space, provide parking on a site adjacent to the TTC subway and be energy efficient with a south and west exposure. Its massing and elevations are designed not only to respond to these pragmatic challenges but create an aesthetic and innovative architectural work that expresses function and structure and in this represents the best of Toronto's 1950s school of architecture. (Images 13-21)

The five storey podium is a trapezoidal volume filling the footprint of the site which contains retail at grade, a mezzanine and three floors of parking.⁴ Above, the 14-storey office tower has an L-shaped plan which is notched on its southern edge to shift from a right angled form parallel to Yonge Street to one including a diagonal parallel to Carlton

1 O'Keefe, p.36.

2. Hamilton, Peter, Drawings at the CTA

3. O'Keefe, p. 36.

4. Underground parking was not practical as the site was adjacent to the subway.

Street. A similar notch occurs on the north leg of the L where a projecting bay extends up 10 storeys. A further volume containing the mechanical equipment sits above the L at its junction.

The variety of the massing is further articulated by the elevations which feature two distinct faces. Those facing south to Carlton, west to Yonge and a portion of the north elevation on Wood looking up Yonge respond to the relationship with this important Toronto intersection of Yonge and Carlton including the views of the complex and the pedestrian access. These elevations are also responsive to south and west orientation and were designed to reduce solar gain and the impact on air conditioning systems.⁵

The ground floor contained a series of glazed shop fronts with a cantilevered concrete canopy, interrupted for the double-height, main entrance on to the office tower on Carlton. Above the glazed first floor and mezzanine, the parking garage levels are enclosed by an 8" concrete wall with no columns.⁶ "In order to satisfy the city bylaw that there had to be free air in the garage, rectangular openings were punched in the wall on each floor; one at exhaust pipe level off the floor, another near the ceiling level for easier air distribution and one in the middle of two sets of ventilating outlets at eye level. Grooves between the openings give the façade an artistic finish"⁷ creating a distinctive diamond pattern on the concrete surface. The concrete screen provides minimal light and ventilation on the south and west side of the parking garage contrasting with the continuous glazing of the shopfronts and mezzanine below.

Above the podium, the tower's south, west and north elevations are unified with an "egg-crate" design for the window openings. Intended to protect the windows from solar gain, it combined projecting vertical fins between each window bay, a thinner horizontal fin above and a panel of dark glazed brick below. The recessed "ribbon" window, extending the whole width of each bay, contains the original metal glazing sections of narrow and wider bays with square opening sections.⁸ "The inset of the window panels is 2' 4 1/2", an ideal dimension according to architect Moody, because it is the exact mean between the maximum area of rental space and the minimum requirements of air conditioning and sun control."⁹

On the south elevation, the sculptural effect and mix of materials is contrasted with the adjacent planes of unrelieved white glazed brick on either side of the egg crates. Originally the wall plane nearest the corner of the intersection featured a large clock which was "illuminated at night, setting off the white wall."¹⁰ Its design replaced numbers with minimalist bars demonstrated the modern landmark quality of the building.

The north façade of the L has the smaller, ten-storey, projecting bay of an egg-crate set against the unrelieved glazed-brick wall which is punctured to effect with a single line of

5. O'Keefe, op. cit.

6. Op. cit, p. 37.

7 Ibid.

8 The original glazing survives on the tower but that on the mezzanine was replaced with new glazing with horizontal mullions in the 1989 renovation/alteration undertaken the architect, Peter W. Hamilton.

9 O'Keefe, p. 37.

10 Ibid.

windows above with a squarer proportion than the ribbon window types of the egg-crates, but unified with the same standard window glazing bar pattern.

On the east and remaining north sides which face the service lane and Wood Street, the elevations of the podium indicate the provision and access point for parking. The structural concrete frame including the ramps for the parking garage is expressed on the east and north elevations. At the lower levels, space between the structural frame was filled in with a buff brick and left open for the parking floors above. The concrete surface continues up above the podium onto the east elevation which terminates the eastern end of the L-shaped tower and like that of the north end of the L, features a series of punctured window openings. On the inner angle of the L, the east elevation repeats the egg-crates of the west and south elevations but with less depth to the recess, while the elevation facing north has the buff-coloured brick.

In its massing, structure, materials and details, Carlton Tower is a fine representative of the 1950s Toronto modernist school of architecture characterized by the work of leading practitioners such as Peter Dickinson and John B. Parkin and influenced by a "picturesque modernism of the Festival of Britain held in 1951."¹¹ Its picturesqueness is evident in its structural and functional expression, the variety of materials to complement this and the contrast of the relief of the egg-crate window bays, with unrelieved glazed brick or concrete surfaces. While revitalizing the Modernist "form follows function" dictum which originated in the 19th century along with Ruskin's concurrent call for truth to materials, the architect uses these devices for aesthetic ends. The particular details of the cantilevered canopy and the punctured screen were featured in contemporary works by Dickinson (the Juvenile and Family Court, 1957 on Jarvis Street) and Parkin (the Salvation Army Headquarters, 1955, on Albert Street, demolished). The overall light colour palette of materials, concrete, white glazed or buff brick and white painted window frames are another feature of work of this Toronto school of architecture.

Architect: Edward I. Richmond

Edward Isaac Richmond (1908-1982) was born in Oshak, Radom, Russia and immigrated to Canada with his family in 1920. He undertook his architectural education and training in Toronto and practiced in partnership with Benjamin Kaminker from 1933-1937. From 1941, his work is noted for its "progressive modernist style."¹²

While he was primarily known for his residential apartment buildings, ending his career with the Palace Pier (1974-77) which at the time of construction was one of the tallest residential towers in the city, he also, designed photographers' studios, theatres, bowling alleys, automobile showrooms and single family homes.¹³ Ontario Association of Architects records indicate that the firm E. I. Richmond Architects Ltd. continued until 2012.

CONTEXT

¹¹ Armstrong, p. 197.

¹² Hill, entry for E. I. Richmond.

¹³ To date, no information has been found for the architect A. R. Moody

Carlton Tower sits at the historically significant intersection of Yonge and College/Carlton streets in downtown Toronto with a selection of buildings representing the late 19th century, the interwar years and the post war years of Toronto's expansion. (Images 1, 22-23) Yonge Street is historically rooted in the late 18th century Town of York, a settlers' road ensuring military and later commercial connections between the Town of York and its harbour with the northern Great Lakes and lake Simcoe and Georgian Bay. In the 1950s the construction of the Yonge Subway reinforced the importance of transit along this central route in the city. The redirection of Carlton Street to meet College was a 1930s strategy to facilitate public transit via streetcar. By 1958, Yonge Street was primarily characterized by commercial buildings with the recent Eaton's College Street and S. S. Kresge situated on the west and east sides of Yonge at College-Carlton. Carlton-College was significant as a cultural route linking University Avenue with the university, hospitals and others institutions to the West with Maple Leaf Gardens and the Odeon Theatre and Ryerson University to the east.

These 1930s and 1940s buildings were typically low-rise and transitional in style favouring a reduced classicism with elements of the Art Deco, but by the mid-1950s the north-east quadrant of the intersection was filled with new projects, including the Westbury Hotel, 1956, designed by Toronto's leading modernist, Peter Dickinson and Peter Gaspari's City Park Apartments, 1954, the city's first multi-residential tower project. They were characterized by a post-war modernism, with a light structural quality enhanced by the expression of the structural frame, the use of light-coloured materials, pale stone, concrete and glazed white brick, extensive glazing with thin white-coated metal glazing bars and compositional patterning in the elevations that originated in functional requirements that achieved an aesthetic quality.

With its dramatic contrasts of glazed brick planes versus the sculptural quality of the egg-crate elevations and the punctured concrete wall of the parking garage, Carlton Tower achieves landmark status at the intersection of Yonge with the unusual diagonal of College-Carlton streets. The inclusion of the clock, a dramatic graphic element in the day, and intended to be a beacon in the city at night,¹⁴ on the elevation facing south down Yonge Street indicates its significance as a new landmark in the neighbourhood in the late 1950s.

3. EVALUATION CHECKLIST

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or X if it is applicable, with explanatory text below.

Design or Physical Value	
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¹⁴ O'Keefe, p. 37.

i. rare, unique, representative or early example of a style, type, expression, material or construction method	X
ii. displays high degree of craftsmanship or artistic merit	X
iii. demonstrates high degree of scientific or technical achievement	X

Carlton Tower has design value as an early example of the tower-on-podium building type and a representative of the 1950s Toronto school of "picturesque modernism" displaying a high degree of craftsmanship and artistic merit in its massing and elevation design which are expressive of function and structure and in the use of concrete, glazed brick and exposed structural frame. Technical achievement is evident in the innovative approaches to the elevations of the parking levels and the office tower which provided light and ventilation, minimized solar gain and impact on air-conditioning systems. The resolution of these technical factors contributed to the innovative aesthetic of the building, particularly seen in the punctures and incised diamond pattern of the concrete parking garage screen.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	n/a
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	X
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	X

The property has associative value as it relates to the post-war growth and "coming of age" of the City of Toronto which included the Yonge Subway line with a stop at College (Carlton). The building's integration of numerous functions, retail and offices along with above ground parking with the proximity to the subway is a reflection of the transformation of the city in terms of population, and the importance of the downtown and the impact of the car and commuting on everyday life. Carlton Tower is also valued for its association with numerous important institutions including the Canadian Automobile Association, Ontario Press Council, Toronto International Film Festival Group (TIFF), Pink Triangle Press, all of whom were/are tenants, as well as Edward I. Richmond, the progressive modern architect whose body of work from the Pringle Photo Studio of 1941 to the Palace Pier Tower of 1974-7 was part of the vanguard of the city's modernization.

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	X
ii. physically, functionally, visually or historically linked to its surroundings	X
iii. landmark	X

Situated at the intersection of Yonge and Carlton/College streets, Carlton Tower has contextual value as it contributes to the diverse periods of the city's history which characterize this intersection with the Victorian Oddfellows Hall on the north-west corner, and the Art Deco Eaton's College Street on the south-west. With the 1930s Hydro building and Maple Leaf Gardens to the east on Carlton and the Westbury Hotel and City Park apartments to the north and east on Yonge, this block contains significant

monuments of Toronto's mid-twentieth century history. Located at the north-east corner of Yonge and Carlton, it is a prominent landmark viewed from all four directions.

SUMMARY

The property has been evaluated according to Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act that the City also applies when considering properties for inclusion on the City of Toronto's Heritage Register.

Carlton Tower, completed in 1959 is an early representative of the podium and tower building type which has design value and technological merit as a representative of the 1950s Toronto School of 'picturesque modernism" in its expressive use of concrete seen in the cantilevered canopy and decorative piercings of the concrete screen for the above-ground parking, in the 'egg-crate' elevations designed to reduce solar gain, and in the predominant white aesthetic of glazed white brick and concrete surfaces. It has historic value for its association with the building boom that was part of the post-war transformation of the City of Toronto and the impact of changes in transportation, including the car and the new Yonge subway line which is particularly expressed in the design of the Carlton Tower. It is also valued for its association with the progressive modernist architect, Edward I. Richmond. A landmark building at the historically important intersection of Yonge and Carlton/College streets, which marks the southern boundary of the HYHCD, it contributes to the diversity of architectural heritage at this intersection.

SOURCES

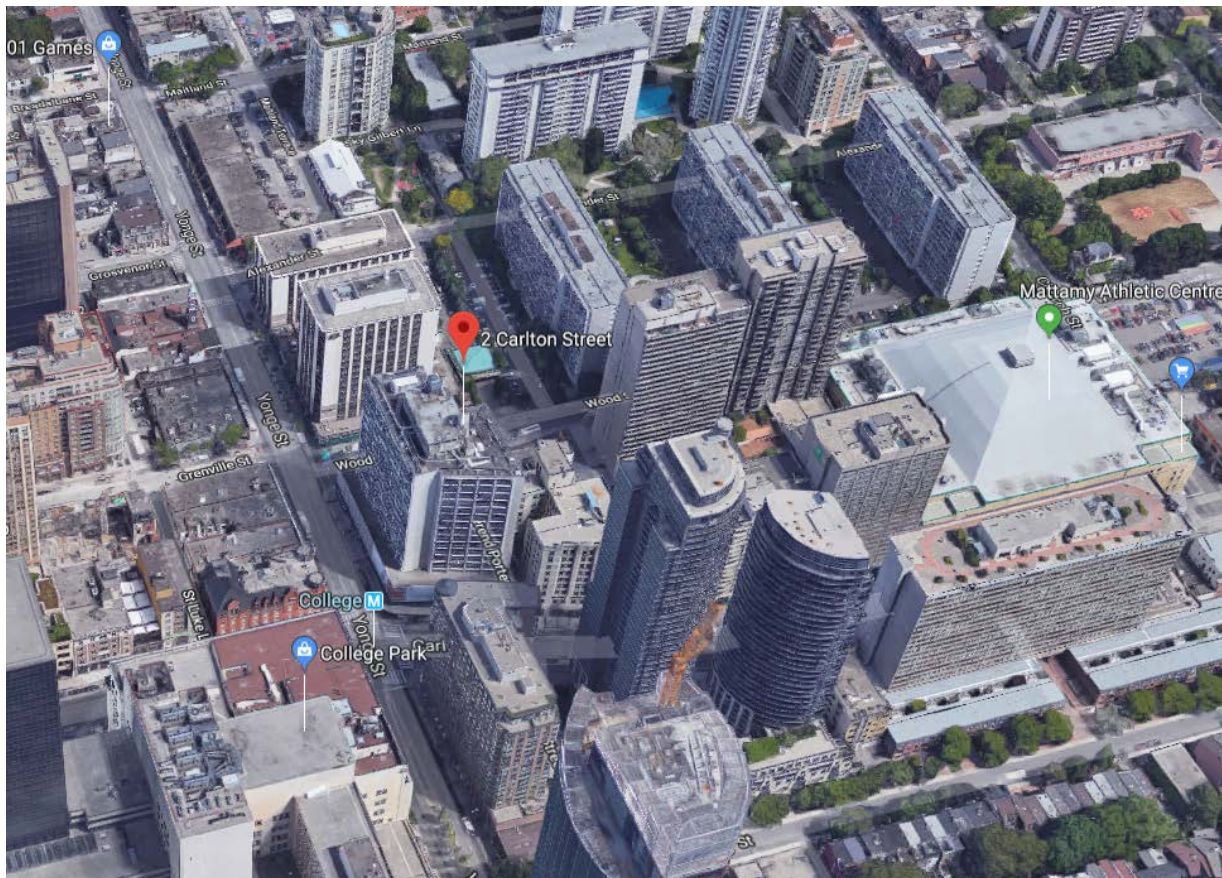
Archival Sources

- Assessment Rolls, 1955-1959, City of Toronto, Ward 3, Division 7 (City of Toronto Archives [CTA]).
- City of Toronto Directories. (CTA)
- Building Records, City of Toronto - Building Permits 45064 (E. I. Richmond drawings for 2 Carlton Street, 1958)
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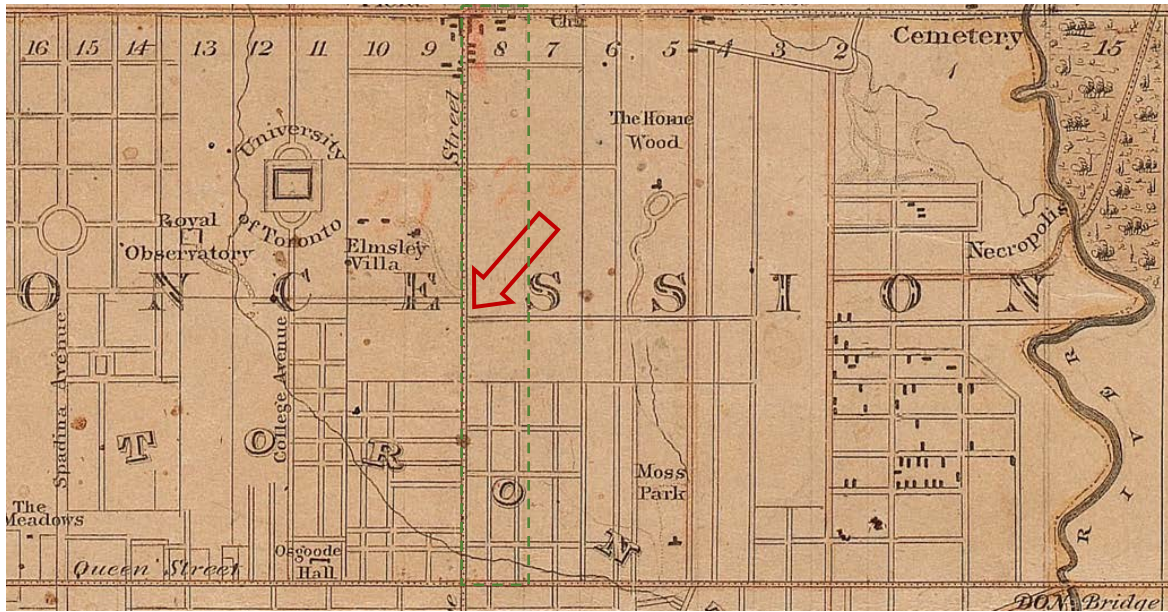
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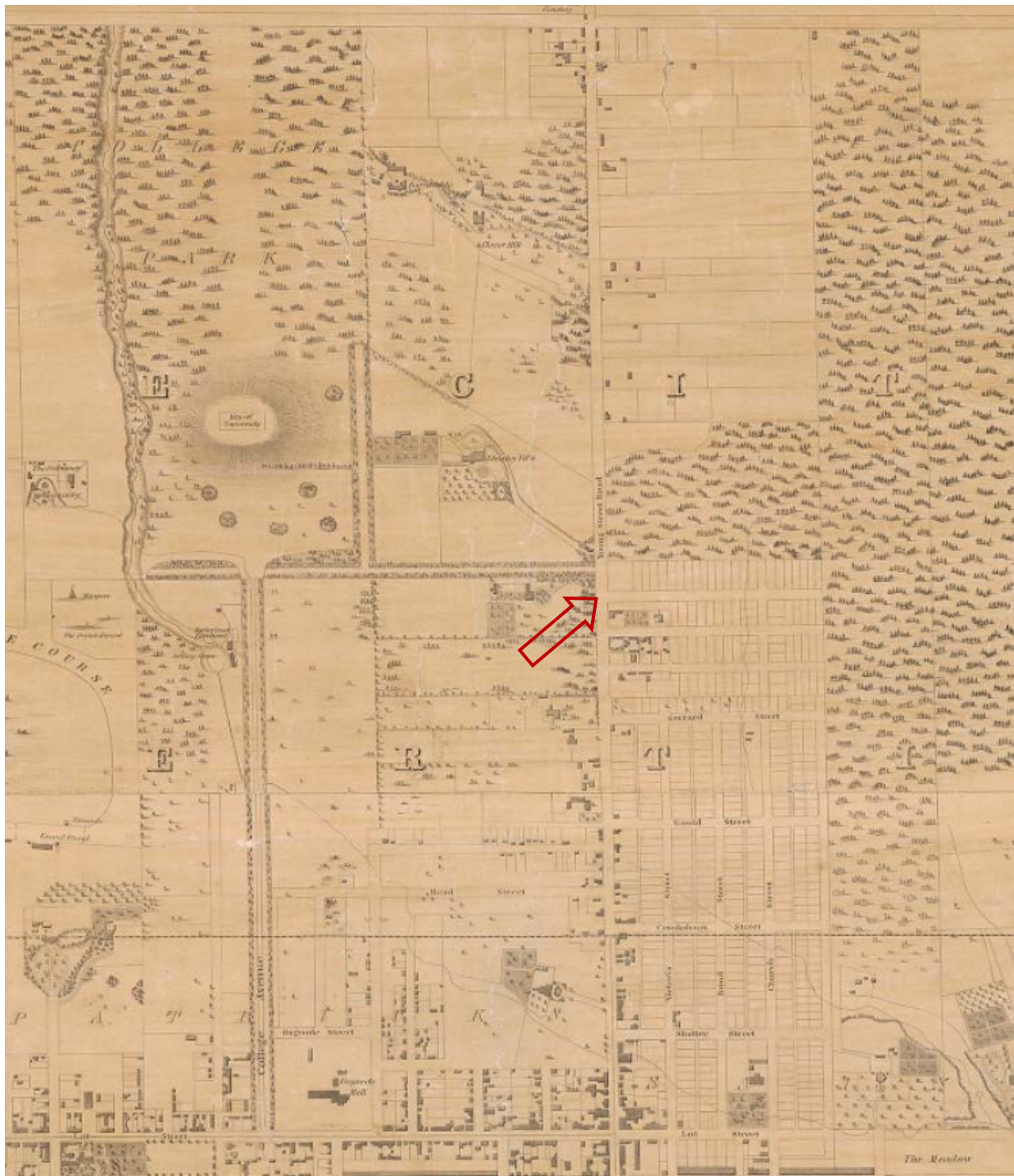
IMAGES: The arrows mark the location of the property at 2 Carlton Street. Please note: all maps are oriented with north at the top, unless otherwise indicated



1. Aerial View of the property at 2 Carlton Street, on the north-east corner of Yonge and Carlton streets. The Hydro Electrical Systems building can be seen to the east and further east the large roof of Maple Leaf Gardens. The Westbury Hotel (now Marriot) can be seen just to the north and the three blocks of the City Park apartments with their green space can be seen to the north and east. Eaton's College Street is located on the south-west corner (red roof) (Google Chrome)



2. J. O. Browne. *Map of the Township of York in the County of York, Upper Canada, 1851*, showing the location of the subject property at 2 Carlton Street at the intersection with Yonge Street on Park Lot 8. Note the mis-alignment of Carlton and College Streets at the intersection with Yonge. The southern 40 acres of Lot 8 purchased by John McGill have already been subdivided at the line indicating Gerrard Street. On the west side of Yonge, opposite the 60 acres north of Gerrard and purchased by Captain John Elmsley in 1822, is Elmsley Villa, and the captain's estate. (Ng)



3. Miles & Co., *Illustrated Historical Atlas of the County of York*, (detail) 1878, showing the more intense urban development on the east side of Yonge Street south of Carlton versus that north of Yonge which retained a more rural character at this time (Ng)



4. Oddfellows Building, 1892, north-west corner of College and Yonge streets (HPS, 2018)



5. Eaton's College Street, 1929-1930, south-east corner of College and Yonge streets (HPS, 2018)



City of Toronto Archives, Fonds 1244, Item 7187

6. 1930 view looking east from College Street of Yonge Street at the north-east corner with Carlton prior to the re-alignment of College and Carlton. Note Eaton's College Street Store on the right hand side of the photo (CTA)



City of Toronto Archives, Fonds 16, Series 71, Item 8656

7. 1931 view looking west from Carlton Street to Yonge, with the Eaton's College store and College Street during the re-alignment and laying of the new street car tracks (CTA)



City of Toronto Archives, Fonds 1231, f1231_it1662

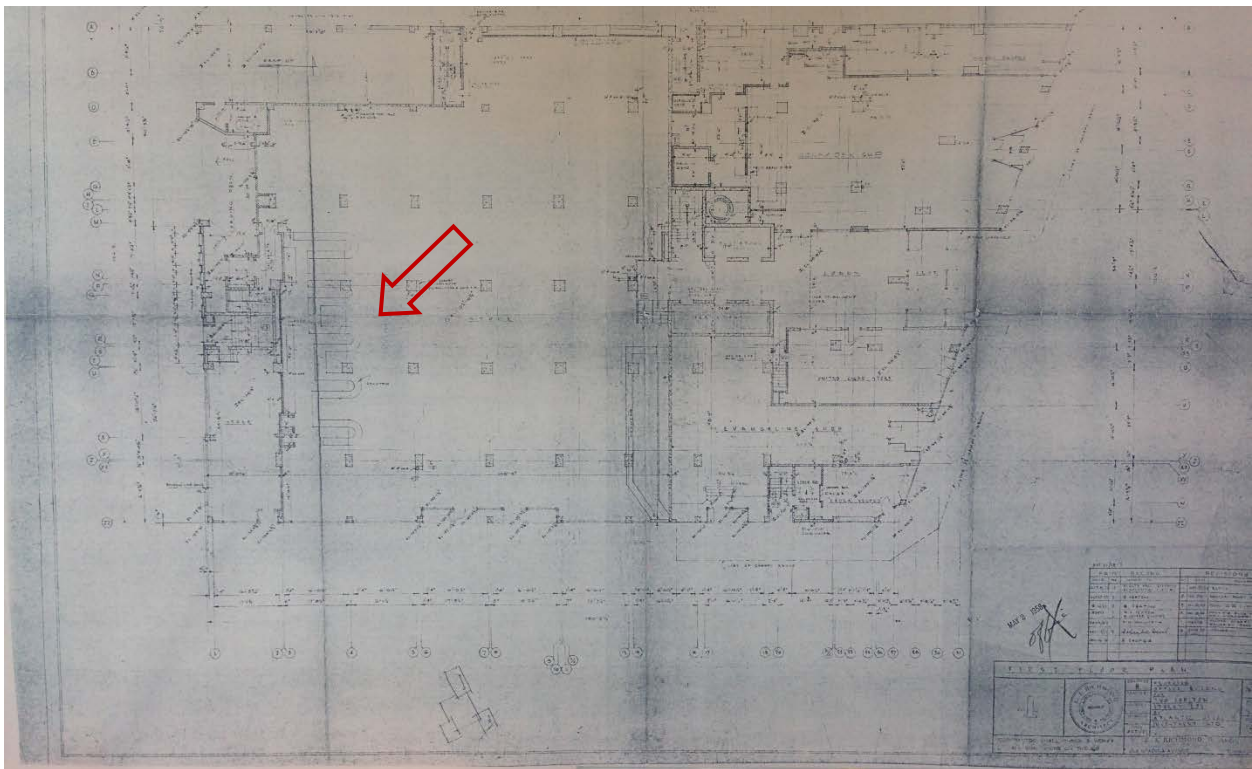
8. Toronto Hydro-Electric System head office building, 14 Carlton Street under construction, May 8, 1933. Note the two storey complex to the left of the building which occupied the subject site (later known as 2 Carlton Street) and to the far right Maple Leaf Gardens (James Salmon photographer, CTA)



9. Yonge Street looking north, south of College/Carlton streets (detail), showing the new Kresge's building on the south-east corner of Yonge and Carlton and the two-storey complex on the 2 Carlton site on the north-east corner with a clock at the corner, c 1950 (photographer, Alexandra Studio, CTA, fonds 1257, Series 1057, Items 8936)



10. Aerial view of Carlton Tower to show the massing with the podium, L-shaped tower with its south façade angled to follow Carlton Street. To the north are the Westbury Hotel, 1956 and the City Park Apartments, 1954 (Google Chrome)



11. E. I. Richmond, First Floor Plan, Carlton Tower, 1958, showing the space allocation for Woolworths centre and left facing on to Yonge Street and the main entrance from Carlton Street flanked by smaller shops. Note the Woolworth's lunch bar along the north wall (arrow indicates the location). (CTA and City of Toronto Building Records)



12. Typical Woolworth's lunch counter with a series of u-shaped counters like that at the Carlton Tower.



City of Toronto Archives, Series 648, s0648_f0045_id0002

13. Carlton Tower, completed building with the distinctively patterned parking podium, and the clock set against the sleek unrelieved glazed brick plane. Note the Woolworth's sign and the retractable awnings on the west elevation and the other stores including Laura Secord, Evangeline, United Cigar, Honey Dew Coffee Shop and the Woman's Bakery. The Westbury Hotel can be viewed to the north on Yonge and Kresge's to the south with the adjacent Hydro building (CTA, 1959)



14. Detail of a 1960 photograph showing the podium with the original mullion patterns of the mezzanine glazing, the recessed double-height entrance with original artwork on the perpendicular wall and the entrance to the TTC subway just in front. CAA and the Ontario Motor League sign is prominently displayed. Note the original mezzanine window glazing pattern and that there are no skylights in the canopy. These were both altered in the 1989 renovations (CTA, Fonds 1257, F1257_s1057_it0727)



City of Toronto Archives, Series 1465, File 520, Item 6

15. Carlton Tower following the 1989 renovations with the car garage painted blue and the new mullion pattern for the windows at the mezzanine level. Traces of the missing clock can be detected in the lighter colour of the glazed brick. (CTA 1990-1994)



16. Carlton Tower, South and West elevations, viewed from the south on Yonge Street (HPS, 2018)



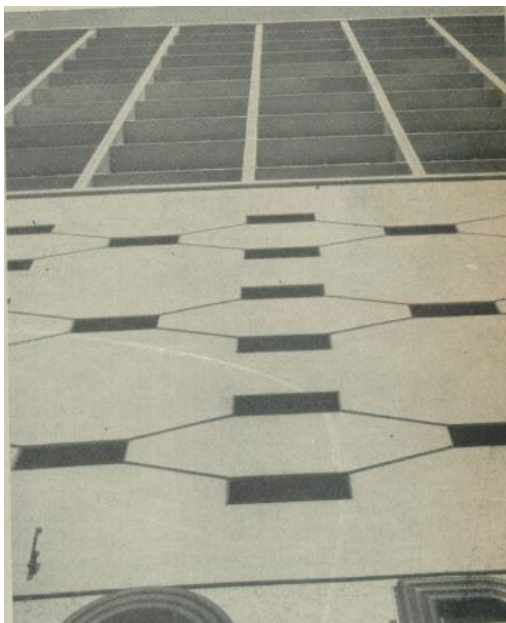
17. Carlton Tower, north and west elevations viewed from north on Yonge Street (HPS, 2018)



18. Carlton Tower, North and East elevations, 2018 (HPS, 2018)



19. Carlton Tower, East elevation, showing the expressed concrete structure with the buff brick infill panels at grade and the continuation of the concrete wall surface on this east elevation of the office tower, and the post 1989 mezzanine level glazing patterns (HPS, 2018)



20. Photograph from the September 1960 issue of *Canadian Builder* showing a detail of the parking garage elevation with the punched out holes for light and ventilation with the

incised lines creating the decorative diamond pattern. Above the garage is the main office tower showing the depth of the recesses in the egg-crate façade (O'Keefe)



Above, a close-up of egg crate facade shows effectiveness of shading in mid-afternoon. Garage area (photo below is behind three storey with punched out window pattern. Main tower rises above.

21. Photo of a detail of the office tower with the egg-crate façade. Caption from the Canadian Builder reads: "Above, a close-up of egg crate façade shows the effectiveness of shading in the mid-afternoon." (O'Keefe)



City of Toronto Archives, Fonds 1526, File 8, Item 2

22. 1971 view looking west along Carlton Street showing the Hydro Electric System building (1933), right, Carlton Tower and the Oddfellows building (1892), left (CTA)



20. Context: College Street looking east towards the intersection of Carlton and Yonge showing the Oddfellows building (1892), Carlton Tower (1959), and the Hydro Electric Systems building (1933) on the left and Eaton's College and the condominium tower (c1980) that replaced the Kresge building on the right. (HPS, 2018)