

Alterations to a Designated Heritage Property, Amendment of a Designating By-Law, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act, and Authority to Enter into a Heritage Easement Agreement – 199 Bay Street, 25 King Street West and 56 Yonge Street

Date: May 7, 2019

To: Toronto Preservation Board
Toronto and East York Community Council

From: Senior Manager, Heritage Preservation Services, Urban Design, City Planning

Wards: Ward 13 - Toronto Centre

SUMMARY

This report recommends that City Council approve the alterations proposed for the heritage properties located at 199 Bay Street, 25 King Street West and 56 Yonge Street in connection with a proposed development of the subject properties, that Council grant authority to enter into a Heritage Easement Agreement for the subject properties and that Council state its intention to designate the property at 56 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act, and state its intention to amend former City of Toronto By-law 539-91 to reflect the proposed alterations.

RECOMMENDATIONS

The Senior Manager, Heritage Preservation Services, Urban Design, City Planning recommends that:

1. City Council state its intention to designate the property at 56 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 56 Yonge Street (Reasons for Designation) attached as Attachment No. 6 to this report from the Senior Manager, Heritage Preservation Services.
2. If there are no objections to the designations in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

3. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.

4. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designation of the property.

5. City Council approve the alterations to the heritage properties at 199 Bay Street, 25 King Street West, and 56 Yonge Street, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a new commercial office building on the lands known municipally in the year 2019 as 199 Bay Street, 25 King Street West, and 56 Yonge Street (including the entrance addresses of 21 Melinda Street, 187 Bay Street and, 18-30 Wellington Street West), with such alterations substantially in accordance with plans and drawings last revised on April 29, 2019, prepared by Adamson Associates Architects, and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc. dated December 18, 2017 and revised March 13, 2019, and on file with the Senior Manager, Heritage Preservation Services, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Preservation Services and subject to the following additional conditions:

a. That prior to the introduction of the bills for such Zoning By-law Amendment by City Council, the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the properties at 199 Bay Street, 25 King Street West and 56 Yonge Street in accordance with the plans and drawings last revised on April 29, 2019, prepared by Adamson Associates Architects, and on file with the Senior Manager, Heritage Preservation Services, the Heritage Impact Assessment prepared by ERA Architects Inc. dated December 18, 2017 and revised March 13, 2019, and in accordance with the Conservation Plan required in Recommendation 5.a.2 below, to the satisfaction of the Senior Manager, Heritage Preservation Services including registration of such agreement to the satisfaction of the City Solicitor;

2. Provide a detailed Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment for 199 Bay Street, 25 King Street West and 56 Yonge Street prepared by ERA Architects Inc. dated December 18, 2017 and revised March 13, 2019, to the satisfaction of the Senior Manager, Heritage Preservation Services;

3. Enter into and register on the property at 199 Bay Street, 25 King Street West and 56 Yonge Street one or more agreements with the City pursuant to Section 37 of the Planning Act to the satisfaction of the City Solicitor, the Chief Planner and Executive Director, City Planning, and the Senior Manager, Heritage Preservation Services with such facilities, services and

matters to be set forth in the related site specific Zoning By-law Amendment giving rise to the proposed alterations.

b. That prior to final Site Plan approval for the proposed Zoning By-law Amendment by City Council, for the property located at 199 Bay Street, 25 King Street West and 56 Yonge Street:

1. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 5.a.2 above to the satisfaction of the Senior Manager, Heritage Preservation Services;
2. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect;
3. Provide a detailed landscape plan for the subject property, satisfactory to the Senior Manager, Heritage Preservation Services;
4. Provide a Heritage Lighting Plan that describes how the exterior of the heritage properties will be sensitively illuminated to enhance their heritage character to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager Heritage Preservation Services;
5. Submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Preservation Services;

c. That prior to the issuance of any permit for all or any part of the property at 199 Bay Street, 25 King Street West and 56 Yonge Street, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Preservation Services, the owner shall:

1. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect;
2. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 5.a.2 above including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services;
3. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Preservation Services to secure all work included in the approved Conservation Plan Lighting and Interpretation Plan;

4. Provide full documentation of the Commerce Court South and Commerce Court East buildings, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a CD in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans and original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Preservation Services;

d. That prior to the release of the Letter of Credit required in Recommendation 5.c.3 above, the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work and the required interpretive work has been completed in accordance with the Conservation Plan and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Preservation Services;

2. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Preservation Services;

6. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 199 Bay Street, 25 King Street West and 56 Yonge Street in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning;

7. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into a Heritage Easement Agreement for the property at 199 Bay Street, 25 King Street West, and 56 Yonge Street.

FINANCIAL IMPACT

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

DECISION HISTORY

On February 21, 2018, the Toronto and East York Community Council considered a report from the Acting Director of Community Planning, Toronto and East York District, 56 Yonge Street, 21 Melinda Street, 18 to 30 Wellington Street West, 187 to 199 Bay Street and 25 King Street West - Zoning Amendment Application - Preliminary Report.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE30.49>

BACKGROUND

Proposal

The development site is comprised of the Commerce Court complex and the adjacent Hotel Mossop (known today as the Hotel Victoria) building. The proposal is to construct a new 64-storey Class A office building on the southeast corner of the Commerce Court complex. The 6-storey Commerce Court South building is proposed to be demolished and to be replaced with a new glass pavilion that will address Bay Street and serve as the Bay Street entrance into the proposed office building. The 13-storey Commerce Court East building is proposed to be dismantled with the exception of a portion of the first storey on the Wellington Street West elevation. The north and south elevations are proposed to be reconstructed and incorporated into the new office building. The courtyard is proposed to be altered in order to accommodate the footprints of both the proposed office building and the pavilion. The Hotel Mossop will be altered to allow pedestrian access from Yonge Street through the ground floor of the building, across the existing laneway, and into the new office building. A physical connection is not proposed between the two buildings.

Heritage Properties

199 Bay Street and 25 King Street West

The property at 199 Bay Street, and 25 King Street West was listed on the City's inaugural Inventory of Heritage Properties (now the Heritage Register) on June 20, 1973. It was designated under Part IV of the Ontario Heritage Act by By-law 539-91 on August 12, 1991.

Canadian Bank of Commerce Building (Also known as Commerce Court North)

Commerce Court North was constructed in 1929-31 and designed by John Pearson with American firm York and Sawyer. The design for the Canadian Bank of Commerce, with a wide podium supporting a tower rising in tiers, was indicative of New York City

skyscrapers built in the late 1920s onward, such as the Empire State Building (Sheve, Lamb and Harmon, 1929-31). The distinctive profile was not merely aesthetic, but obligatory following the passage of a New York City zoning by-law in 1916 (repealed in 1961), whereby setbacks were encouraged as a means of preserving natural light in the urban core. The form appeared in Toronto in other projects such as the Canada Life Assurance Building (1929-31, but never fully executed as intended) and the second Hydro-Electric Power Commission of Ontario Building (1935), both designed by Pearson's former associate, Henry Sproatt, in association with Ernest Rolph.

Commerce Court

Commerce Court in its existing configuration was completed in 1973. The complex was designed by internationally renowned architect I.M. Pei and Partners and incorporated the Canadian Bank of Commerce Building.

Commerce Court exhibits the individual components, geometrical forms, and lightly textured, near colourless surfaces typifying the minimalist and sculptural approach of the architect. The principal tower, known as Commerce Court West, features curtain wall construction covered by ionized chrome glass and 1/8-inch stainless steel panels with a special sandblasted pebbled finish to produce a silver sheen. The tall rectangular slab, twice the height of its base, runs two bays on King Street and four bays on Bay Street. The podium, rising the equivalent of three stories, has a single continuous horizontal band of windows at ground level, interrupted by banks of revolving doors with name bands, and double-height rectangular panes above. The remaining floors contain vertical strips of rectangular windows. The transparent base reveals the ground level with its granite core and four banks of elevators. The interior displays a granite floor and stainless steel and glass finishes. The open void inside the north facade was originally pierced by a circular well with escalators descending to the below-grade rotunda with the banking hall. This well was covered through an alteration in the early 1990s.

Commerce Court South and East

Commerce Court South, a five-storey rectangular block oriented along Wellington Street West, and Commerce Court East, a fourteen-storey building set at right angles to Wellington Street West, are constructed of steel and concrete and faced with massive modular limestone units to blend with the cladding on the Canadian Bank of Commerce Building. Portions of the courtyard and street elevations are articulated by heavy piers.

Commerce Court West

Commerce Court West is recessed from King Street West to allow an unrestricted view of the east elevation of the Canadian Bank of Commerce Building from the intersection of King and Bay Streets to the west. In addition, the simple shape and transparent surface of Commerce Court West enables the complicated outline and exuberant detailing of the Canadian Bank of Commerce Building to be viewed through and reflected against it. The subsidiary office buildings provide a visual link between the two bank towers, and share their neutral tones and vertical fenestration.

The properties at 25 King Street West and 199 Bay Street form a complex bounded by King Street West, Bay Street, Wellington Street West and portions of Jordan and Melinda Streets in the symbolic centre of the financial district of Toronto. The Canadian Bank of Commerce Building and Commerce Court share this important intersection at King and Bay Streets with Scotia Plaza and the Bank of Nova Scotia (built in 1949-51 to 1929 designs) on the northeast, the Bank of Montreal's First Canadian Place on the northwest, and the Toronto Dominion Centre on the southwest. With their varied heights, materials, and construction dates, the array of bank towers reflects the evolution of the area as the financial nucleus of Toronto.

The properties at 25 King Street West and 199 Bay Street are identified for architectural reasons. The Canadian Bank of Commerce Building is an excellent example of a late 1920s skyscraper, distinguished by its three-dimensional outline and Romanesque Revival detailing. The structure, designed as the tallest edifice in the British Empire upon completion, endured as the highest building in Toronto for over thirty years. The Canadian Bank of Commerce Building contains one of the finest banking halls in the city, and was preserved as an integral component of the Commerce Court complex. The latter project, the only example of the work of the internationally known architect I. M. Pei in Toronto, demonstrates the successful blending of old and new through the sensitive handling of materials, forms and site. The Canadian Bank of Commerce and Commerce Court are significant examples of period skyscrapers in Toronto, as well as important landmarks in the financial core of the city.

Hotel Mossop

The property at 56 Yonge Street contains the building originally known as the Hotel Mossop (1908) that was renamed in the 1920s as the Hotel Victoria. It was listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1983. Its designation under Part IV, Section 29 of the Ontario Heritage Act is recommended in this report. The assessment of the property at 56 Yonge Street under Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, is found in the Heritage Property Research and Evaluation Report (Attachment 7). Attachment 6 contains the Statement of Significance (Reasons for Designation).

Adjacent Heritage Properties

The following heritage properties are located north of the development site:

44 King Street West:

The property at 44 King Street West contains the Bank of Nova Scotia building (1946-1951). It is designated under Part IV of the Ontario Heritage Act by City of Toronto by-law 1036-2007 and is subject to a Heritage Easement Agreement.

40 King Street West:

The property at 40 King Street West includes the façade of the Wood Gundy building located (also known as 11 Adelaide Street West). The property is designated under Part IV of the Ontario Heritage Act by City of Toronto by-law 1035-2007 and is subject to a Heritage Easement Agreement.

2 King Street West:

The property at 2 King Street West contains the Prudential Building (1960). This property was listed by the City of Toronto on the Inventory of Heritage Properties (now the Heritage Register) on September 10 and 11, 1990.

1 King Street West:

The property at 1 King Street West contains the Dominion Bank Building (1913-14). This property is designated under Part IV of the Ontario Heritage Act by City of Toronto by-law 278-90 and subject to a Heritage Easement Agreement.

The following heritage properties are located east of the development site:

51 Yonge Street:

The property at 51 Yonge Street includes the AV Brown Building (1847, altered between 1872 and 1881). This property was listed on the City's Inventory of Heritage Properties (now the Heritage Register) on September 24, 1986.

49 Yonge Street:

The property at 49 Yonge Street includes the Bank of North America, now the Canadian Imperial Bank of Commerce (1872-73). This property is designated under Part IV of the Ontario Heritage Act by City of Toronto By-law 53-80.

The following heritage property is located south of the development site:

181 Bay Street:

The property at 181 Bay Street contains the office complex known as Brookfield Place. A number of heritage buildings have been incorporated into this complex including the Gowans Kent Building (1923), the William Cawthra Building and the Bank of Montreal Building. The property is designated under Part IV of the Ontario Heritage Act by City of Toronto By-laws 524-76 and 256-76. It is also designated under Part V of the Ontario Heritage Act by City of Toronto By-law 634-2006 and located within the Union Station Heritage Conservation District. The property is also subject to a Heritage Easement Agreement.

The following heritage properties are located west of the development site:

200 Bay Street:

The property at 200 Bay Street contains the Royal Bank Plaza (1976). It is designated under Part V of the Ontario Heritage Act by City of Toronto By-law 634-2006 and is located within the Union Station Heritage Conservation District.

55 King Street West:

The property at 55 King Street West contains the Toronto Dominion Centre (1967). This property is designated under Part IV of the Ontario Heritage Act by City of Toronto By-law 871-2003. The property also contains the former Toronto Stock Exchange. This property is designated by City of Toronto By-law 570-78 and is subject to a Heritage Easement Agreement.

Policy Framework

The Planning Act and the associated Provincial Policy Statement guide development in the Province. The Act states that municipalities must have regard for matters of provincial interest. Section 2(d) specifically refers to “the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.”

The Provincial Policy Statement (PPS) issued under the authority of Section 3 of the Planning Act provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. Key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. The Planning Act requires that City Council’s decisions affecting land use planning matters be consistent with” the Provincial Policy Statement.

Policy 2.6.1 of the PPS directs that “Significant built heritage resources and significant cultural heritage landscapes shall be conserved.” Properties included on the City’s Heritage Register are considered to be significant in this context. “Conserved” is defined in the PPS as “the identification, protection, use and/or management of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act.”

Policy 2.6.3 states that "Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved."

The Growth Plan for the Greater Golden Horseshoe, 2017 (the "Growth Plan") provides a strategic framework for managing growth in the Greater Golden Horseshoe region. Like other provincial plans, the Growth Plan builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the Greater Golden Horseshoe region.

The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. All decisions by Council affecting land use planning matters are required by the Planning Act, to conform, or not conflict, as the case may be, with the Growth Plan.

Policy 4.2.7.1 of the Growth Plan states that “Cultural Heritage Resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas."

The City of Toronto's Official Plan provides the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposed alterations:

3.1.5.4:"Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

3.1.5.5:"Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City."

3.1.5.6:"The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the "Standards and Guidelines for the Conservation of Historic Places in Canada."

3.1.5.16:"Properties on the Heritage Register and publicly known archaeological sites and artifacts will be promoted through educational programs, museums, local celebrations and other programming opportunities."

3.1.5.26:"New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it."

3.1.5.27:"Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of faces alone is discouraged."

The Standards and Guidelines

The Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) is the official document guiding planning, stewardship and the conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9), the Standards for Rehabilitation (10-12), and the Standards for Restoration (13-14) apply to this project.

<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

St. Lawrence Neighbourhood Heritage Conservation District

The development site is located approximately two blocks west of the St. Lawrence Neighbourhood Heritage Conservation District (HCD) and is not considered adjacent under the definition of adjacent in the City's Official Plan. The HCD Plan area extends as far west as Yonge Street, as far south as The Esplanade, east to just beyond Parliament Street, and as far north as Richmond Street East. City Council adopted the HCD Plan on December 9, 2015, but it is not yet in effect because it is subject to several appeals to the Local Planning Appeals Tribunal (LPAT). Despite the HCD Plan not yet being in effect, the policies and guidelines provided in the Plan are the outcome of a thorough planning analysis for the area, with an emphasis on heritage conservation, and as such they are relevant to the evaluation of the development proposal.

The overall objective of the HCD Plan is to protect and conserve the heritage value of the St. Lawrence neighbourhood. The Plan seeks to guide change within the neighbourhood while maintaining its heritage attributes. The policies and guidelines

contained within the Plan have been formulated to assist property owners in ensuring that proposed alterations conform to the district objectives and respect the overall neighbourhood context.

COMMENTS

Proposed Conservation Strategy

Heritage Preservation Services has reviewed the Heritage Impact Assessment (HIA) submitted in support of the application. The HIA finds that the proposed alterations and associated mitigation measures retain the integrity of the cultural heritage value, attributes and character of the site, as described in the designation by-law, the additional description of Commerce Court's Heritage Features identified in the HIA, and the draft statement of significance prepared by the applicant for 56 Yonge Street. The report also finds that the proposed development will have no impact on established visual connections to Union Station, or on the cultural heritage value, attributes, and character of adjacent listed or designated heritage properties. The HIA has further finds that the tower has been designed and located to limit new shadows on shadow sensitive areas within the proposed St. Lawrence Neighbourhood Heritage Conservation District and is in keeping with the intent of the City's tall building guidelines. Overall staff concur with this assessment and are supportive of the proposal.

Commerce Court North

The Commerce Court North building will be retained in its entirety within the development. The existing glazed vestibule constructed in the 1990s that links Commerce North to Commerce Court West will be removed and replaced with a new simplified glazed vestibule. The interior of the ground floor is identified in the designating by-law. Its grand banking hall, elevator, lobby, and vestibule will remain partially accessible to the public during open hours. As part of the development the observation gallery on the 32nd floor that closed in the early 1970s will be reopened and a complimentary use associated with the observation deck will be instated in the 31st floor. The observation gallery has significant cultural heritage value and like the ground floor is also identified in the designating by-law. The applicant has committed to allowing public access to this observation gallery at least once a year.

As part of the mitigation strategy for the overall development, the applicant has proposed a lighting plan for Commerce Court North that will illuminate the top of this building during night time hours. While contemporary in its design, the proposal will restore the original condition of the top of this building which was historically lit following its construction.

Should Council approve the proposed development, staff will work with the applicant to secure a commitment to limited public access to the observation deck within a Heritage Easement Agreement. Staff will also work with the applicant to ensure that the cultural heritage values of Commerce Court North are appropriately interpreted through an interpretation plan.

Commerce Court West

The Commerce Court West building will be retained in its entirety and continue to function as a Class A office tower within the financial district. Minor modifications proposed to the tower include the replacement of the existing glazed connection to the Commerce Court North building as described above and a proposed glazed link to the south that will connect the building at grade to the proposed pavilion building. Should Council approve the proposed development, these interventions will be further detailed through the site plan process and in the required conservation plan.

Commerce Court South and Commerce Court East

The proposal is to remove the Commerce Court South building in its entirety. The building will be replaced with a new glazed pavilion that will serve as the entrance to the office tower on Bay Street. Should Council approve the proposed development staff are recommending that this building be fully documented prior to its demolition. Staff will also work with the applicant and ensure that the building is commemorated as a component of the required interpretation plan.

The proposal for Commerce Court East is to retain two stone lintels above the parking garage entrance on the south elevation. The remainder of the building, at grade and above, will be demolished in order to accommodate the construction of the new office building. The north and south elevations, along with return walls on both the east and west elevations will be reconstructed with new stone to match the building's existing condition. The east wall is proposed to be reconstructed as a glass curtain wall. The proposed interior floor to ceiling heights will not match the existing floor to ceiling heights. This will create some conflicts between the new floor slabs and the exterior windows. The applicant has proposed a strategy to mitigate the visual impact of these conflicts that includes the use of double height atriums within the office floor plates.

Staff have worked extensively with the applicant in an effort to explore options to retain additional heritage building fabric from Commerce Court East in-situ within the development. Through these explorations the applicant has determined that additional in-situ retention is not feasible for a number of reasons. These reasons include that:

- the Commerce Court complex, including its existing below grade parking, will continue to operate during the construction of the new office building;
- the cladding material on the north and south facades is a thin limestone veneer that is extremely brittle; and that
- the height of the façades is 70 metres and a full façade retention program would require a nine meter deep support structure that would be exceedingly difficult to accommodate within the development site or within the City right-of-way.

Staff encouraged the applicant to evaluate options of salvaging original building cladding for use in the proposed reconstruction. The applicant has demonstrated that they have fully explored this option and has concluded that the reuse of the existing cladding is not practicable because the existing stone is thin and brittle and is adhered to the concrete structure. Given these factors, salvaging the existing stone has a high probability of significant stone loss. Finally, it will be difficult to source new stone that will be an exact match for the existing stone and recladding with a mix of salvaged and

new panels would result in a building with a patchwork appearance. Details on the rationale for the proposed retention and reconstruction plans documented by the applicant are found in correspondence appended to this report as Attachment 4.

Staff have considered the proposal for Commerce Court South and Commerce Court East within the overall context of the cultural heritage value of the Commerce Court complex and the proposed mitigation strategy for the entire development site. Staff do not consider the proposed demolition of Commerce Court South and the reconstruction strategy for the Commerce East to be conservation within our existing policy framework. Staff are supportive of the proposal within the other conservation objectives and the mitigation strategies proposed for the site including but not limited to:

- the accurate reconstruction of the north and south elevations of the Commerce Court East building as proposed in the Heritage Impact Assessment, to be further detailed and refined in the conservation plan;
- the proposed mitigation strategy (to be further detailed through the site plan process and a conservation plan) that will demonstrate how the visual impact of the interior floor to ceiling heights on the reconstructed window heights will be mitigated;
- the reconstruction of the east elevation of the Commerce Court East building in a manner that ensures the reconstructed north and south elevation has three dimensional integrity as viewed from the street (to be addressed through the site plan process);
- the whole building retention of Commerce Court North, Commerce Court West, and the Hotel Mossop with their long-term protection secured in the Heritage Easement Agreement;
- the restoration and lighting plan proposed for Commerce Court North including the reopening of the observation gallery; and
- the retention of the square (with alterations as described below) including the relocation and reconstruction of the fountain using some original material as will be further detailed in the conservation plan.

Commerce Court Landscape Treatment

The footprints of the proposed office tower and proposed pavilion will reduce the size of the existing courtyard. This reduction in size will be partially mitigated through the removal of glazed interventions added to the courtyard in the 1990s. The construction of the new buildings necessitates the relocation of the existing fountain. The fountain will be relocated northwest of its current position in order to maintain its alignment and proportionality to the surrounding buildings comprising the Commerce Court complex. It will be reconstructed with a combination of new and existing material and will be made accessible as part of the relocation. Should Council approve the proposal the details of the reconstruction will form part of the required conservation plan.

The pinwheel circulation system is one of the fundamental organizing concepts of the Commerce Court complex, employed by architect I.M. Pei employed on this site and on other large international development projects. In the original Pei design, pedestrian access into the courtyard was through open air pass-throughs between the buildings. In the 1990s, in part to mitigate at-grade wind conditions, glazed enclosures were added between the buildings on the north and south sides of the property. As described above, in the current proposal, the 1990s glazed connections will be replaced with new, simplified glazed enclosures and a new enclosure will be added between the proposed pavilion and Commerce Court West building. These simplified enclosures will allow through access into the courtyard while maintaining the pinwheel design, and will also serve to link the buildings at grade.

Other landscape interventions proposed as part of the development include the relocation of public art, alterations to the stairs along Bay Street, and new tree planting on Wellington Street and Bay Street. Existing trees in the north end of the courtyard will be maintained. Should Council approve the proposal staff recommend that at the site plan stage a detailed landscape plan be submitted to the satisfaction of the Senior Manager, Heritage Preservation Services.

Hotel Mossop (also known as the Hotel Victoria)

The proposal is to retain the Hotel Mossop in its entirety and incorporate it into the proposed development. The ground floor of the hotel, including its west wall, will be altered in order to provide pedestrian access into the development site from Yonge Street. Staff have reviewed the ground floor of the building with the applicant's heritage architect, and while the ground floor contains fragments of material that may be original, it has been extensively altered over time and does not retain heritage integrity. Staff are not recommending that any of the interiors of this building be included as heritage attributes in the designating by-law. Should Council approve the proposal, the possibility of using some original fabric should be explored through an interpretation plan.

The proposed new opening at the rear elevation of the hotel on the laneway should not have a significant impact on the cultural heritage value of the property. The rear elevation has not been identified by staff as a heritage attribute. This area of the building is in a service area, has limited visibility from King Street East, and will not be physically connected across the laneway to the proposed new building. Should Council approve the proposed development, staff will work with the applicant to detail this intervention through the site plan process and through the required conservation plan.

St. Lawrence Neighbourhood Heritage Conservation District

One of the objectives of the St. Lawrence Neighbourhood Heritage Conservation District Plan is to protect shadow-sensitive heritage features from new shadows. The Plan identifies St. James Cathedral as an important defining landmark of the District and includes policies for contributing and non-contributing properties within the district to ensure new development limits new shadows on the Cathedral.

While the subject site is not located within the Heritage Conservation District, the proposed office tower will shadow St. James Cathedral on the spring and summer equinox between the hours of 4:00 p.m. and 5:00 p.m. The shadow will move incrementally up the walls of the cathedral and across its spire. Given the brevity of the period in which these features will be shadowed, the development does not have a significant impact on the cultural heritage value of the HCD.

Adjacent Heritage Properties

The Heritage Impact Statement asserts that the proposed development will not have an impact on the cultural heritage value, attributes, and character of the adjacent listed or designated heritage properties. Staff concur with this assessment.

Conservation Plan

Should Council approve the proposed conservation strategy prior the passing of zoning by-laws for the related rezoning application, the owner should be required to submit a conservation plan for the work described in the Heritage Impact Assessment prepared by a qualified heritage professional to the satisfaction of the Senior Manager, Heritage Preservation Services. The conservation plan should detail all of the recommended interventions and conservation work proposed for the Commerce Court Complex and for the Hotel Mossop including: any recommended restoration work; required repair work to the exterior walls; the commemoration strategy for Commerce Court East; a detailed plan describing how the heritage buildings will be protected during construction; a schedule of short and long-term maintenance requirements; and, estimated costs for all conservation work.

Heritage Interpretation and Heritage Lighting

Should Council approve the proposed conservation strategy, prior to the issuance of site plan approval for the proposed development the applicant should be required to submit a heritage lighting plan and an interpretation plan to the satisfaction of the Senior Manager of Heritage Preservation Services. This lighting plan should include details of how the upper levels of Commerce Court North and the Hotel Mossop will be lit such that its unique heritage character is highlighted. The interpretation plan should serve to communicate the cultural heritage values of both the Commerce Court complex and the Hotel Mossop to users and visitors of the properties. It should include a commemoration strategy for the Commerce Court South and Commerce Court East buildings.

Heritage Easement Agreement

Should Council approve the proposed conservation strategy, staff are recommending that the owner enter into a Heritage Easement Agreements to secure the long-term protection of both Commerce Court and the Hotel Mossop.

CONCLUSION

Staff are supportive of the proposal to alter Commerce Court and the Hotel Mossop to allow for the construction of a new Class A office building. The proposal to commemorate the Commerce Court East building through partial reconstruction is not conservation within our existing policy framework. Staff are supportive of the approach within the framework of the other conservation objectives of the development site and in the context of the mitigation strategies proposed for the site and are of the opinion that the proposal has been designed to conserve the cultural heritage values, attributes and character of both the on-site and the adjacent heritage properties.

Following research and evaluation according to Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, it has been determined that the property at 56 Yonge Street has cultural heritage value for its design, historical associations and context. Located on the west side of the street between Wellington and Melinda streets, the Hotel Mossop (1907, and later known as the Victoria Hotel) is a well-designed example of a purpose-built hotel by the noted Toronto architect J. P. Hynes that contributes contextually to the character of lower Yonge Street as it developed in the late-19th and early-20th century where it is historically, visually and physically linked to its setting.

The Statement of Significance (Attachment 6) for 56 Yonge Street comprises the Reasons for Designation, which is the Public Notice of Intention to Designate and will be advertised on the City of Toronto's web-site in accordance with the City of Toronto Act provision and served on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

CONTACT

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SIGNATURE

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Mary.MacDonald@toronto.ca

ATTACHMENTS

Attachment No. 1 - Location Plan - 199 Bay St, 25 King Street and 56 Yonge St

Attachment No. 2 - Photographs

Attachment No. 3 - Proposal

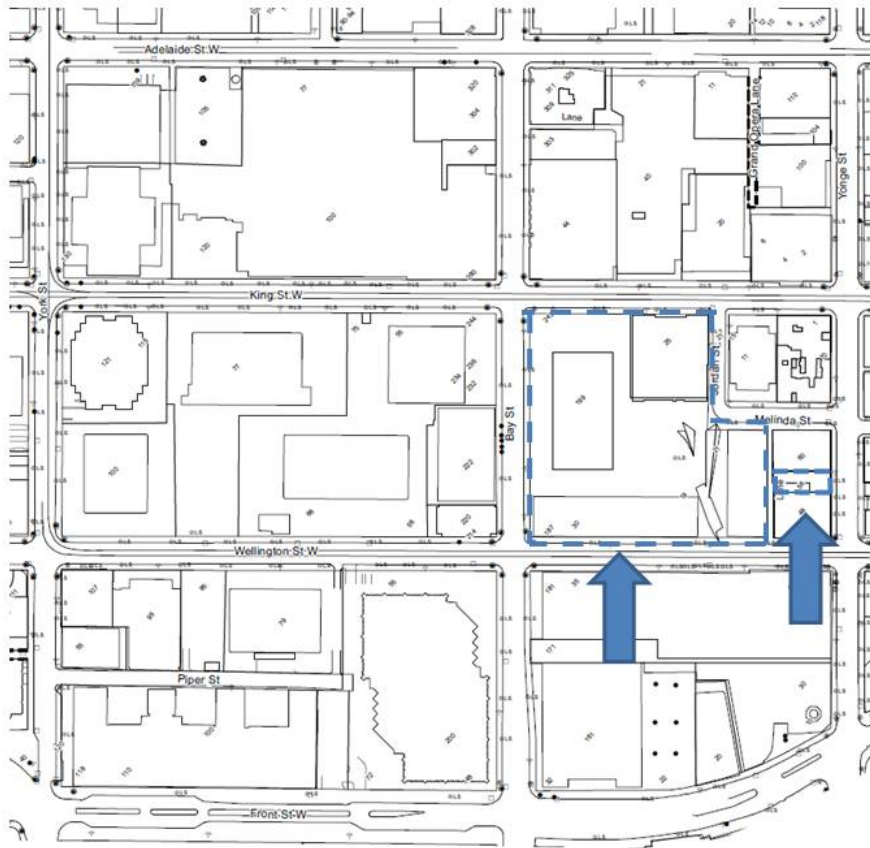
Attachment No. 4 - Letter from Applicant - Commerce Court East

Attachment No. 5 - Statement of Significance (Reasons for Designation, 1991) - 199 Bay Street

Attachment No. 6 - Statement of Significance (Reasons for Designation, 2019) - 56 Yonge Street

Attachment No. 7 - Research and Evaluation Report - 56 Yonge Street

LOCATION PLAN - 199 Bay St, 25 King St E, and 56 Yonge St



This location map is for information purposes only and is oriented with North at the top. The exact boundaries of the development site are not shown. The arrow on the left marks the southern edge of the development site that includes 199 Bay Street and 25 King Street East. The arrow on the right marks the south edge of the property at 56 Yonge Street.



Area of the site outlined in red (Bing, 2016; annotations by ERA, 2017).

The site occupies the majority of the block formed by Bay, King, Yonge and Wellington Streets. It comprises four buildings forming the Commerce Court complex, which contain retail uses below and at-grade, and office uses above, as well as the Hotel Victoria at 56 Yonge Street. The municipal addresses and names for each building are:

- 1 - 25 King Street West, Commerce Court North (“CCN”);
- 2 - 199 Bay Street, Commerce Court West (“CCW”);
- 3 - 30 Wellington Street West, Commerce Court South (“CCS”);
- 4 - 21 Melinda Street, Commerce Court East (“CCE”); and
- 5 - 56 Yonge Street, Hotel Victoria.



Southwest corner of Bay Street and King Street West facing northeast (Google Streetview)



Northwest corner of Bay Street and King Street West facing southeast (Google Streetview)



King Street West looking west from facing west Jordan Street (Google Streetview)



Jordan Street facing south (Google Streetview)



Wellington Street West of Yonge Street facing west (Google Streetview)



Commerce Court North looking north from within the courtyard (ERA Architects)



The Commerce Court North and West buildings as seen from within the courtyard (ERA Architects)



Commerce Court South (centre) and Commerce Court West (right) as seen from within the courtyard (ERA Architects)



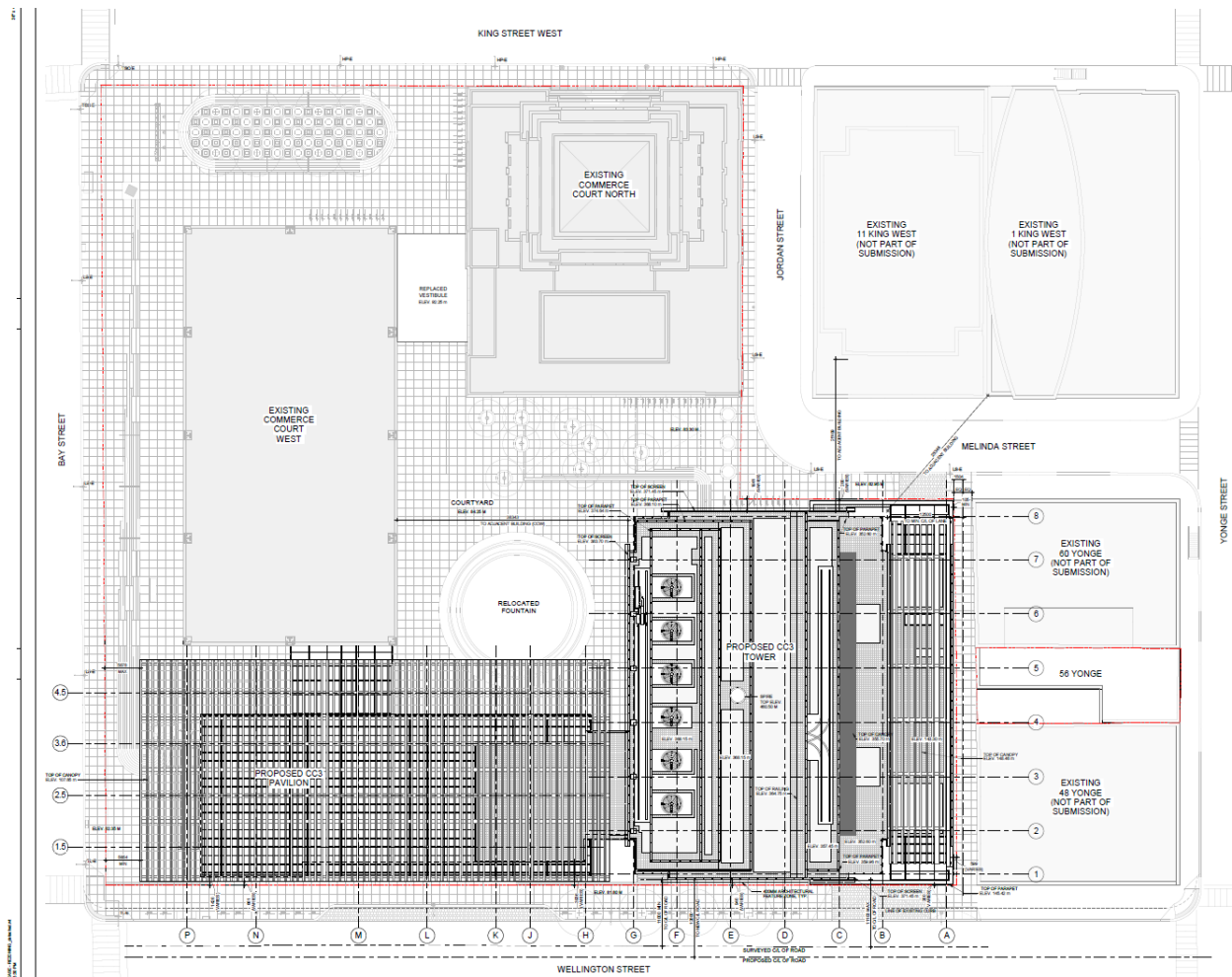
Commerce Court South (left) and Commerce Court West (right) as seen from within the courtyard (ERA Architects)



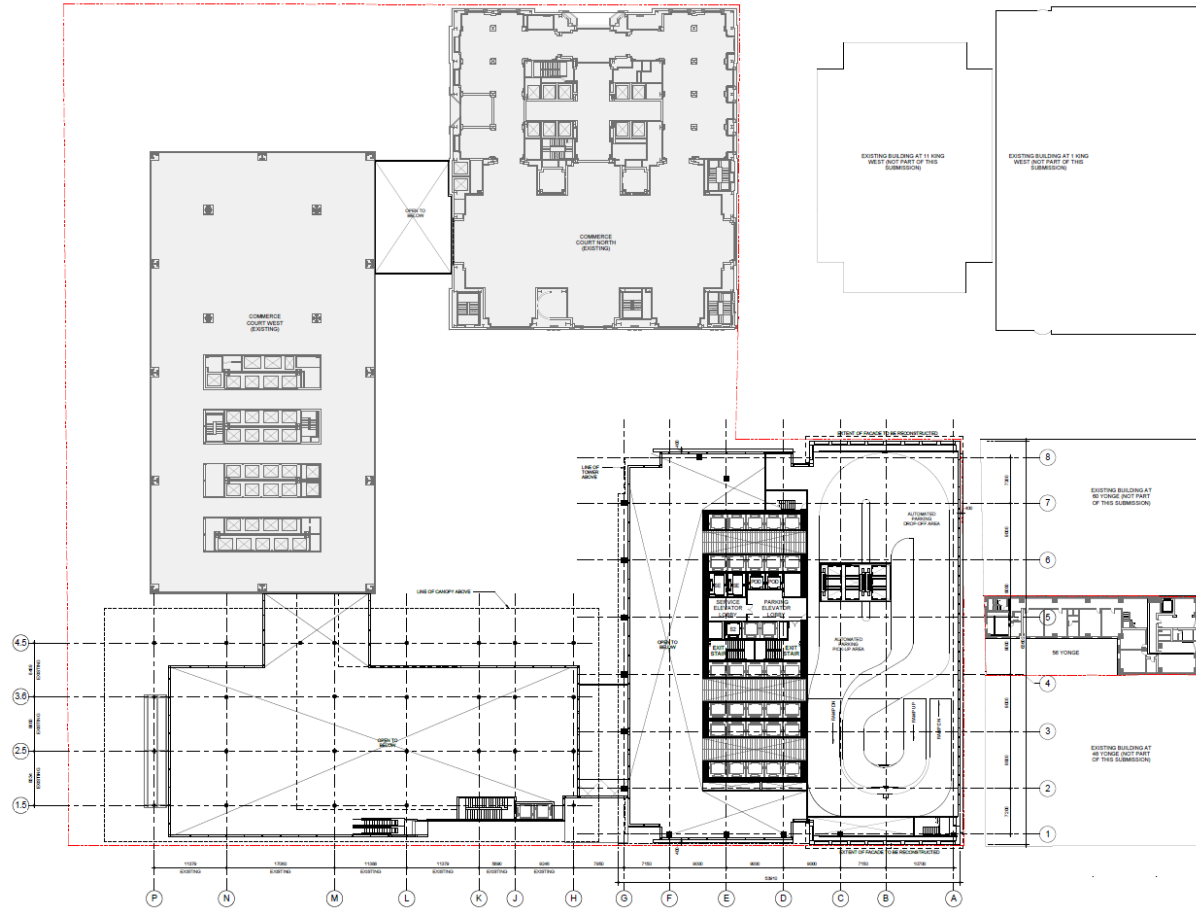
56 Yonge Street, the Hotel Mossop facing northwest (ERA Architects)



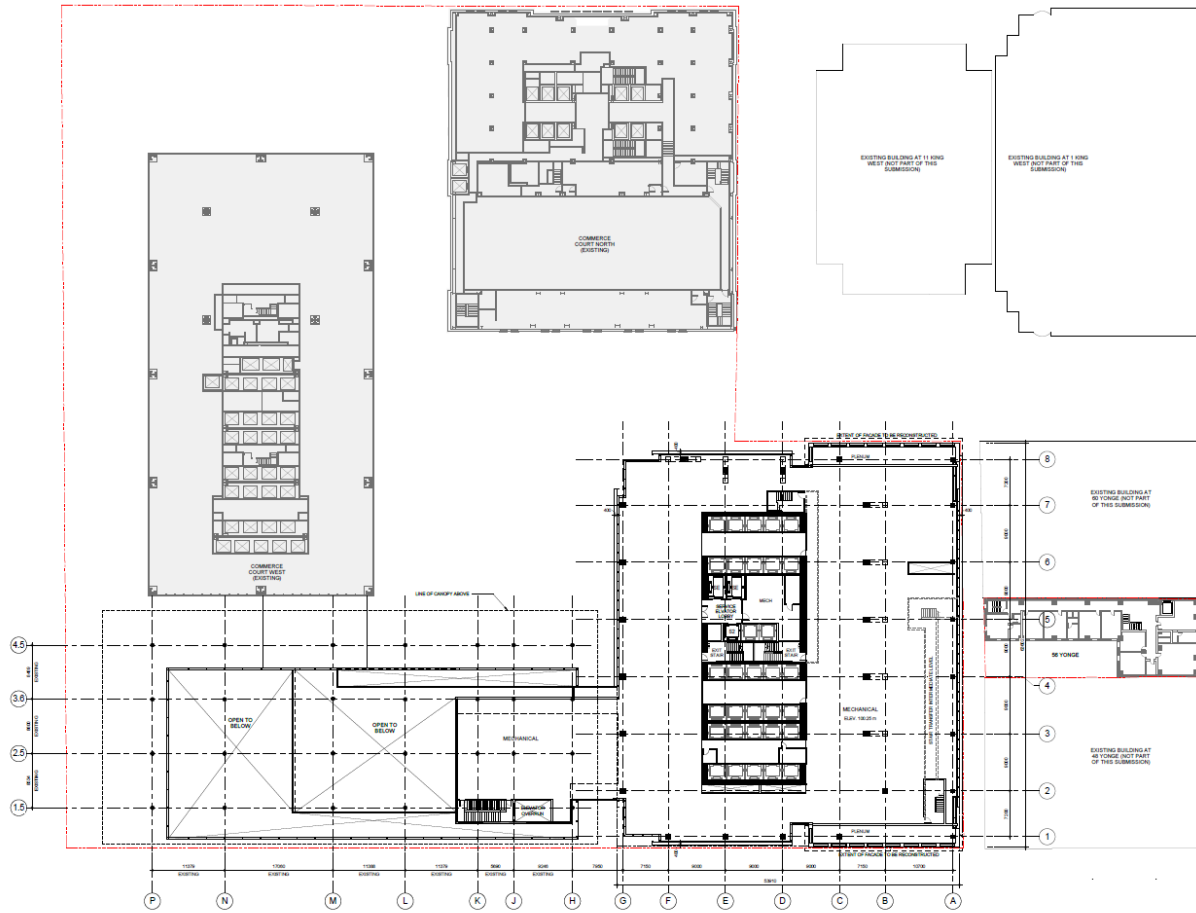
Streetfront view of the 56 Yonge Street, the Hotel Mossop facing southwest (ERA Architects)



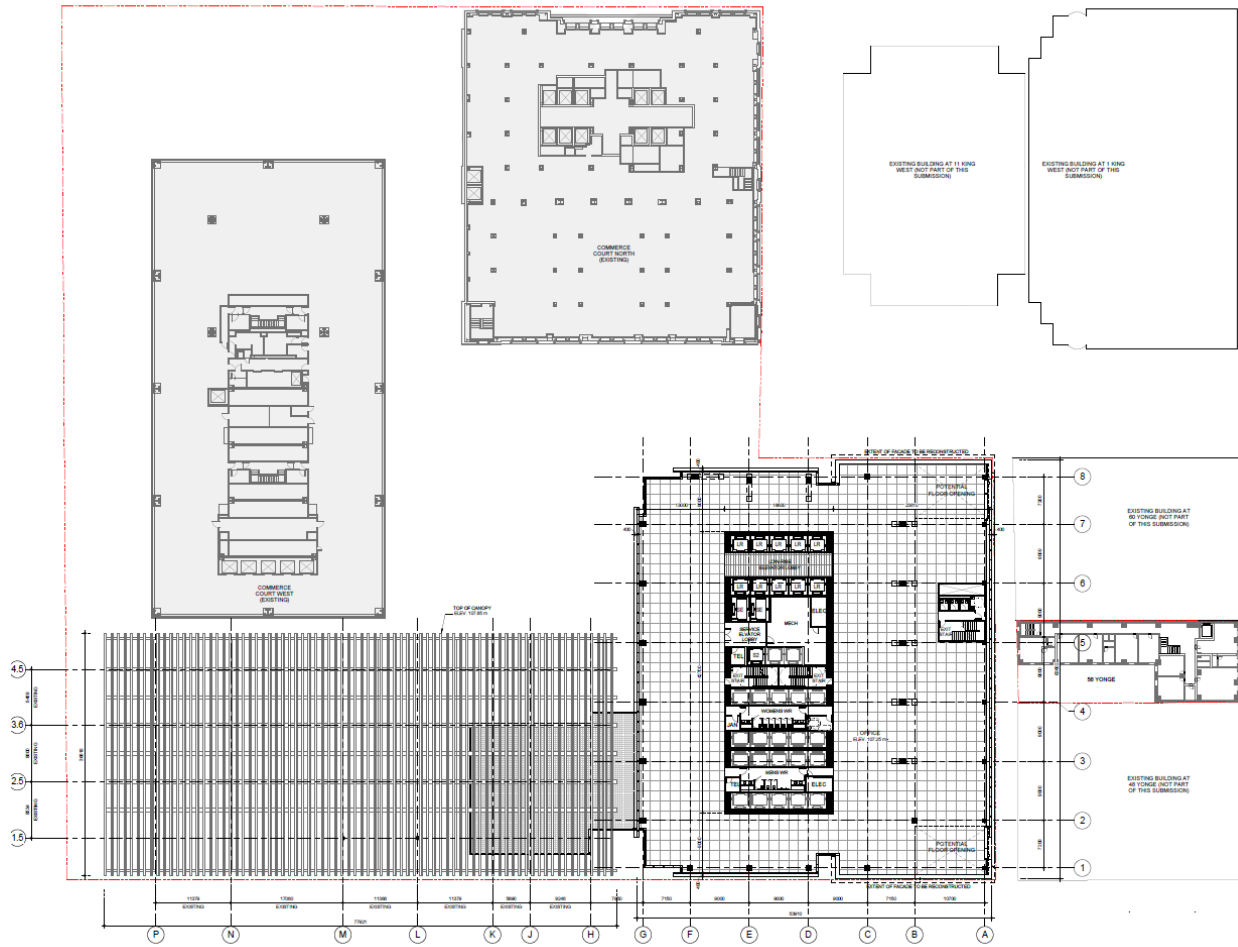
Proposed Site Plan of the development



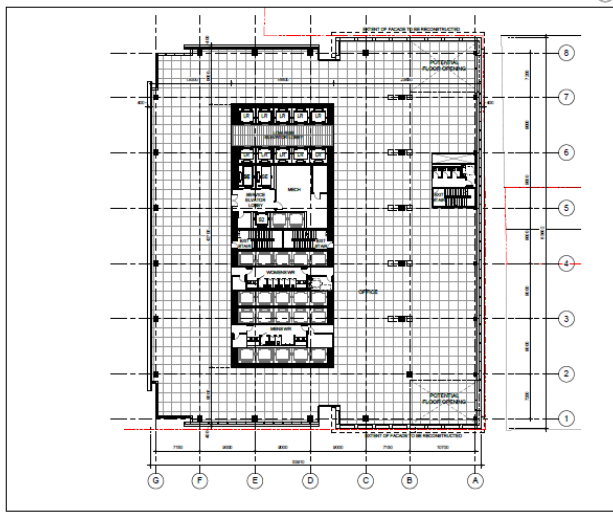
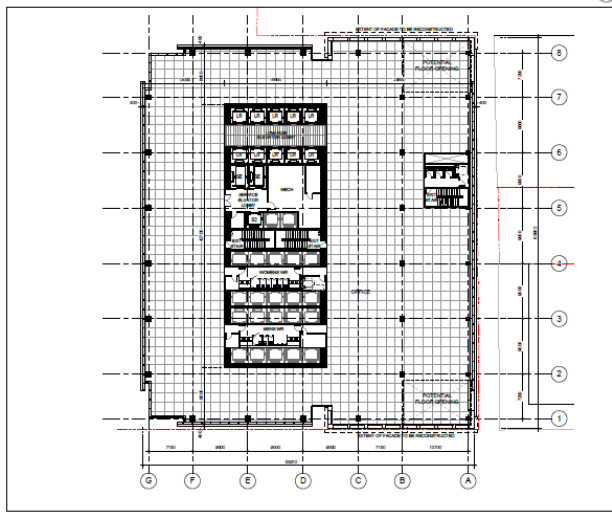
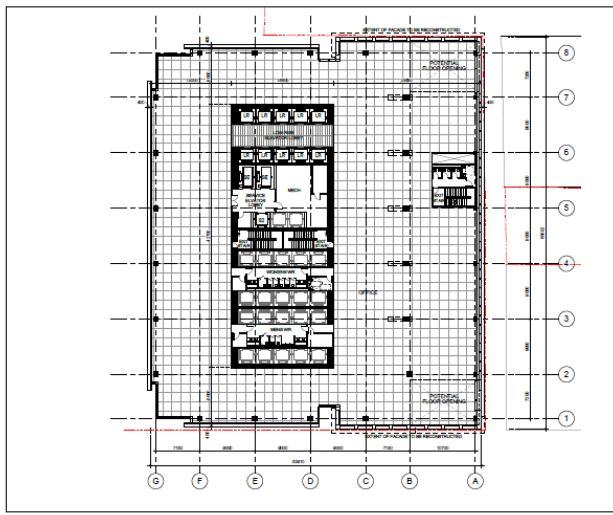
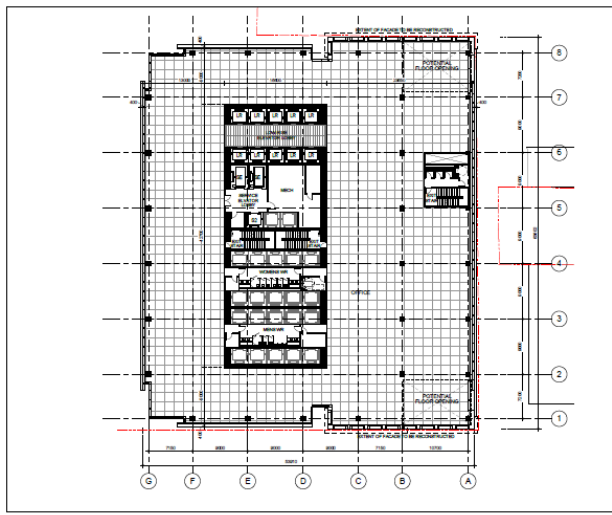
Proposed Level 2 Plan



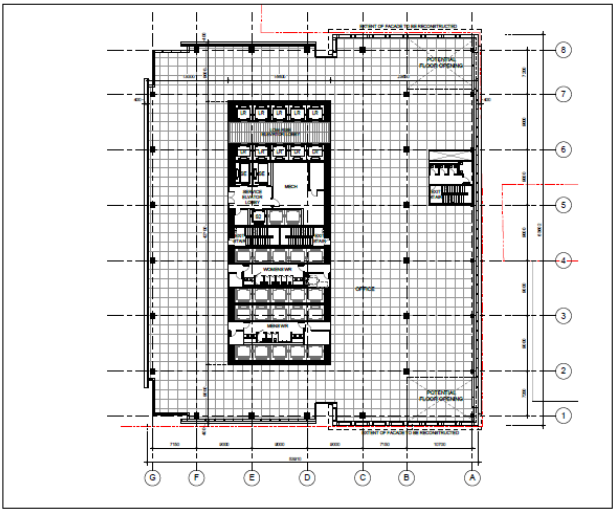
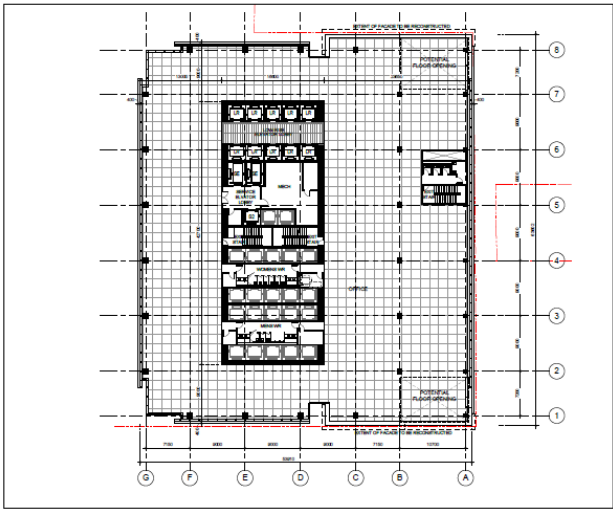
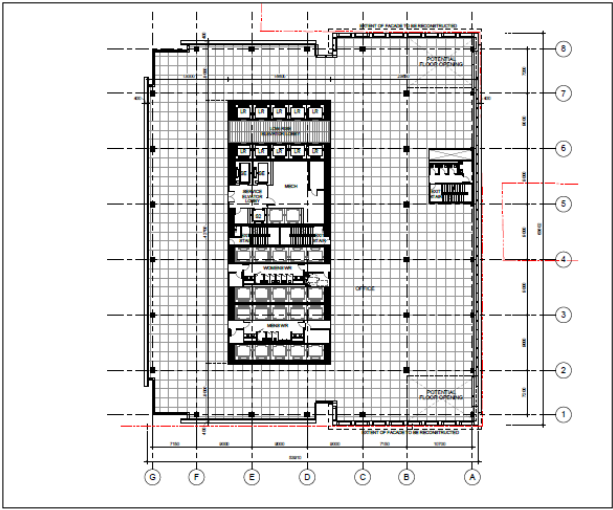
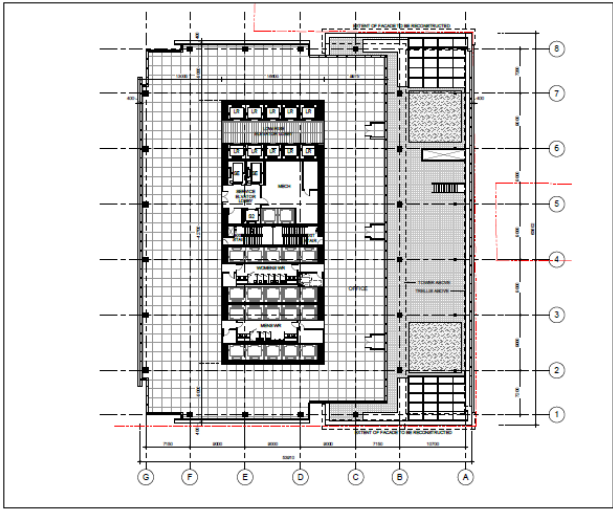
Proposed Level 4 Plan



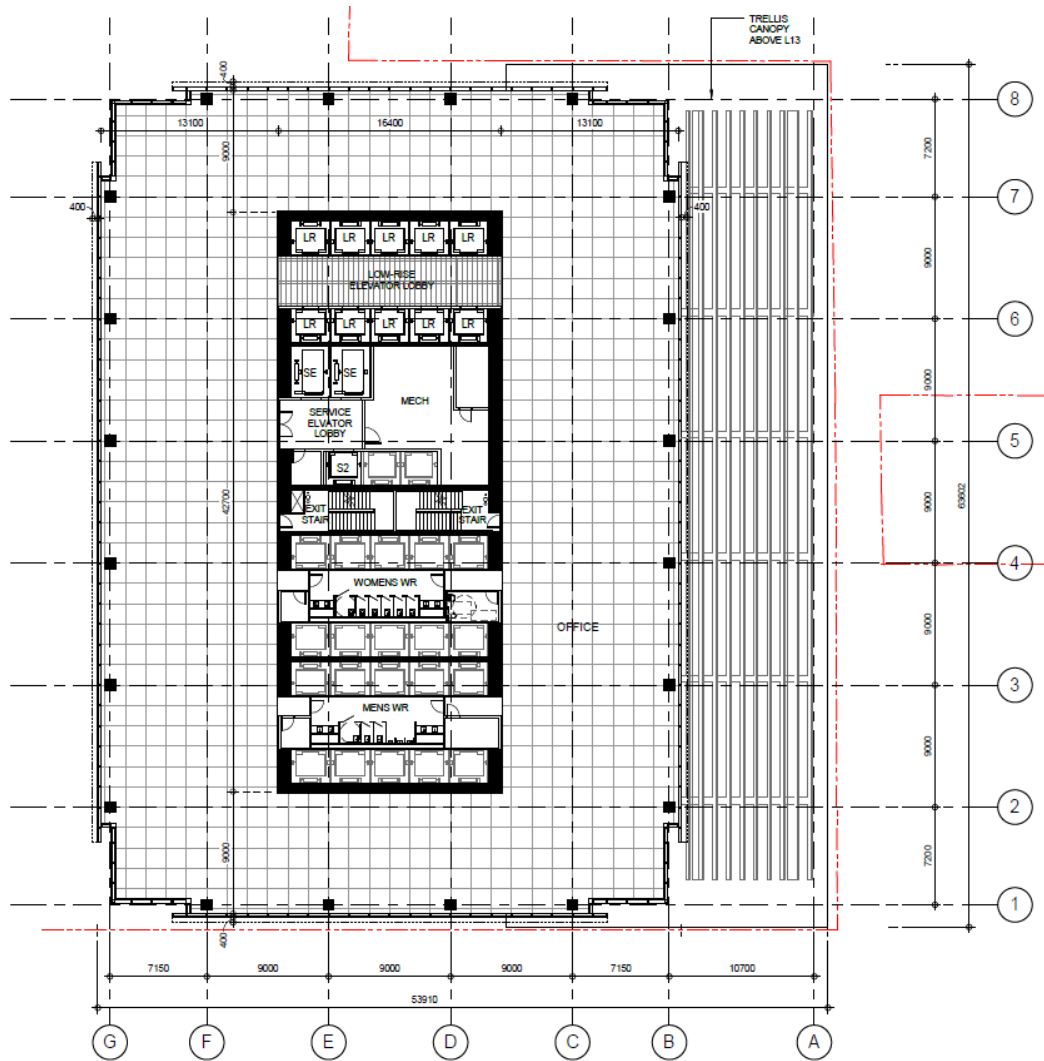
Proposed Level 5 Plan



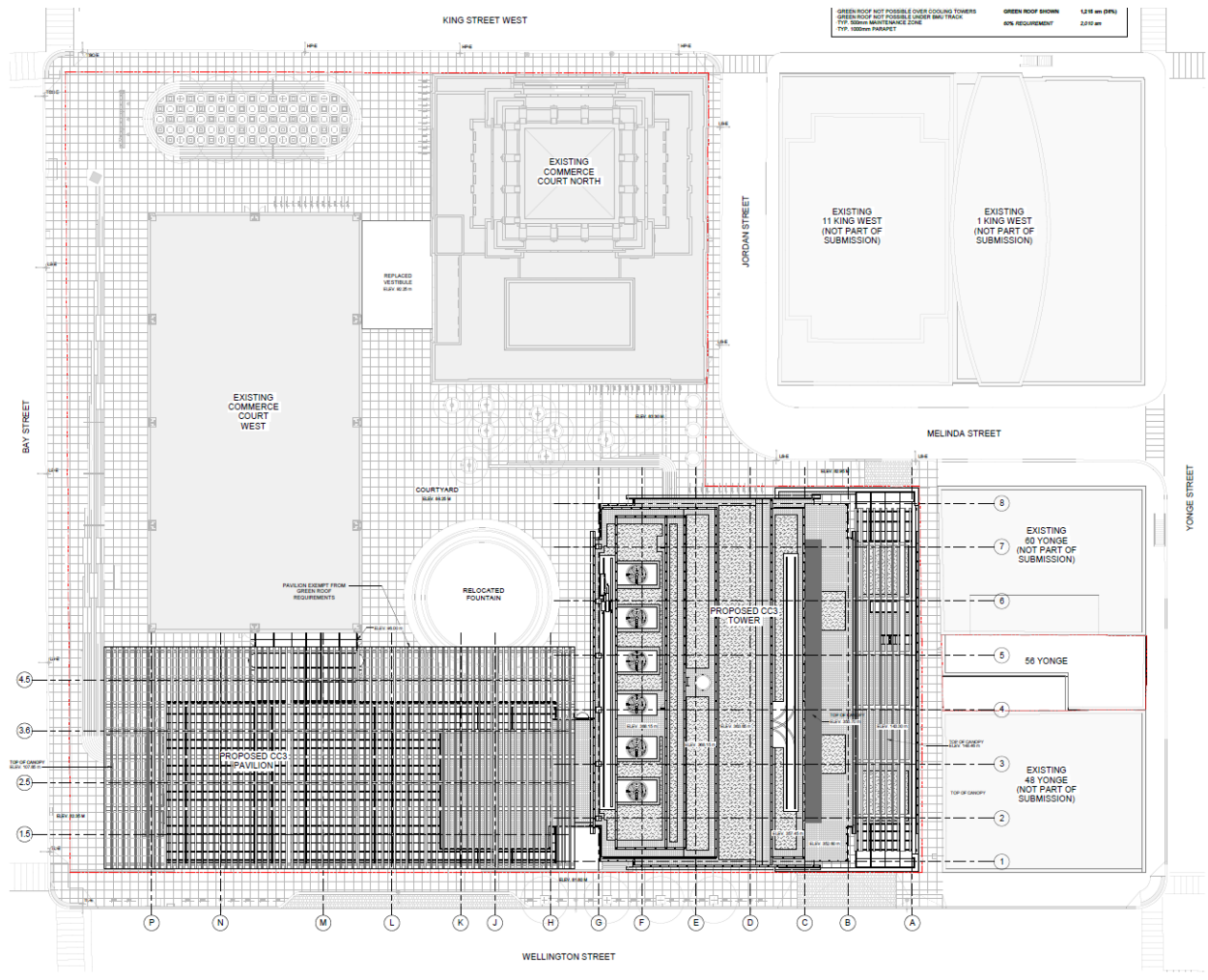
Proposed Level 6-9 Plan



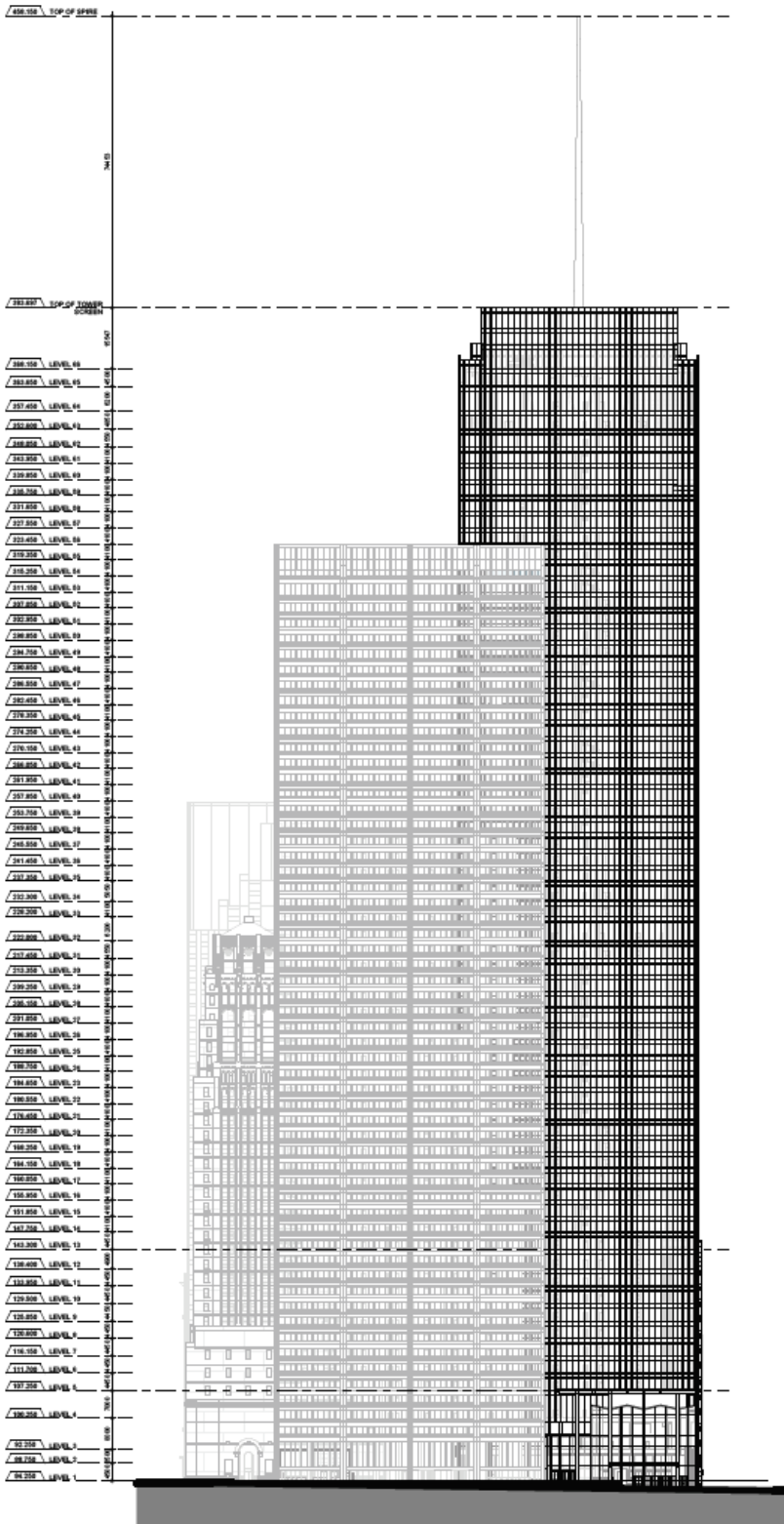
Proposed Levels 10-13 Plan



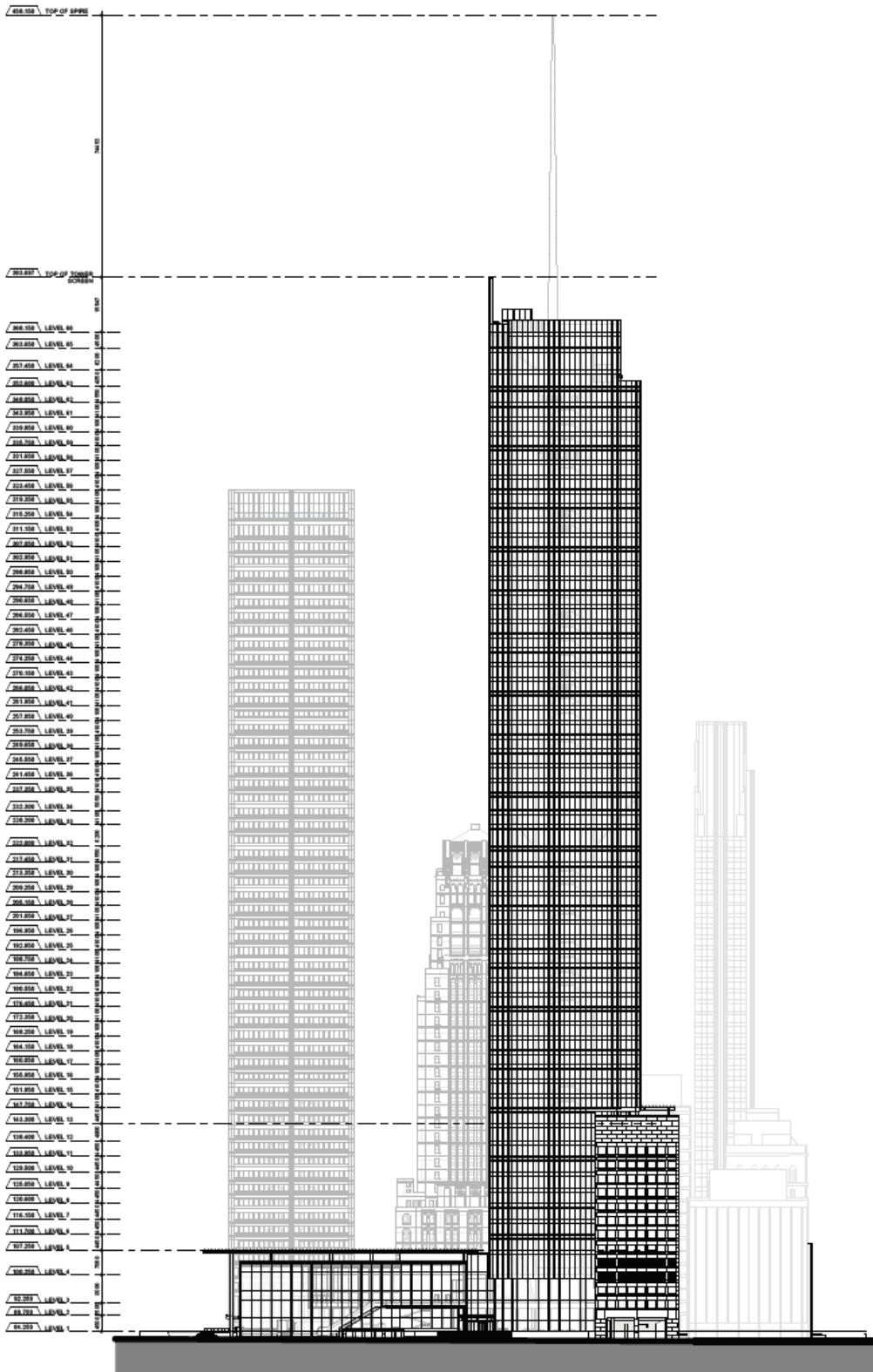
Proposed Levels 14-17 Plan



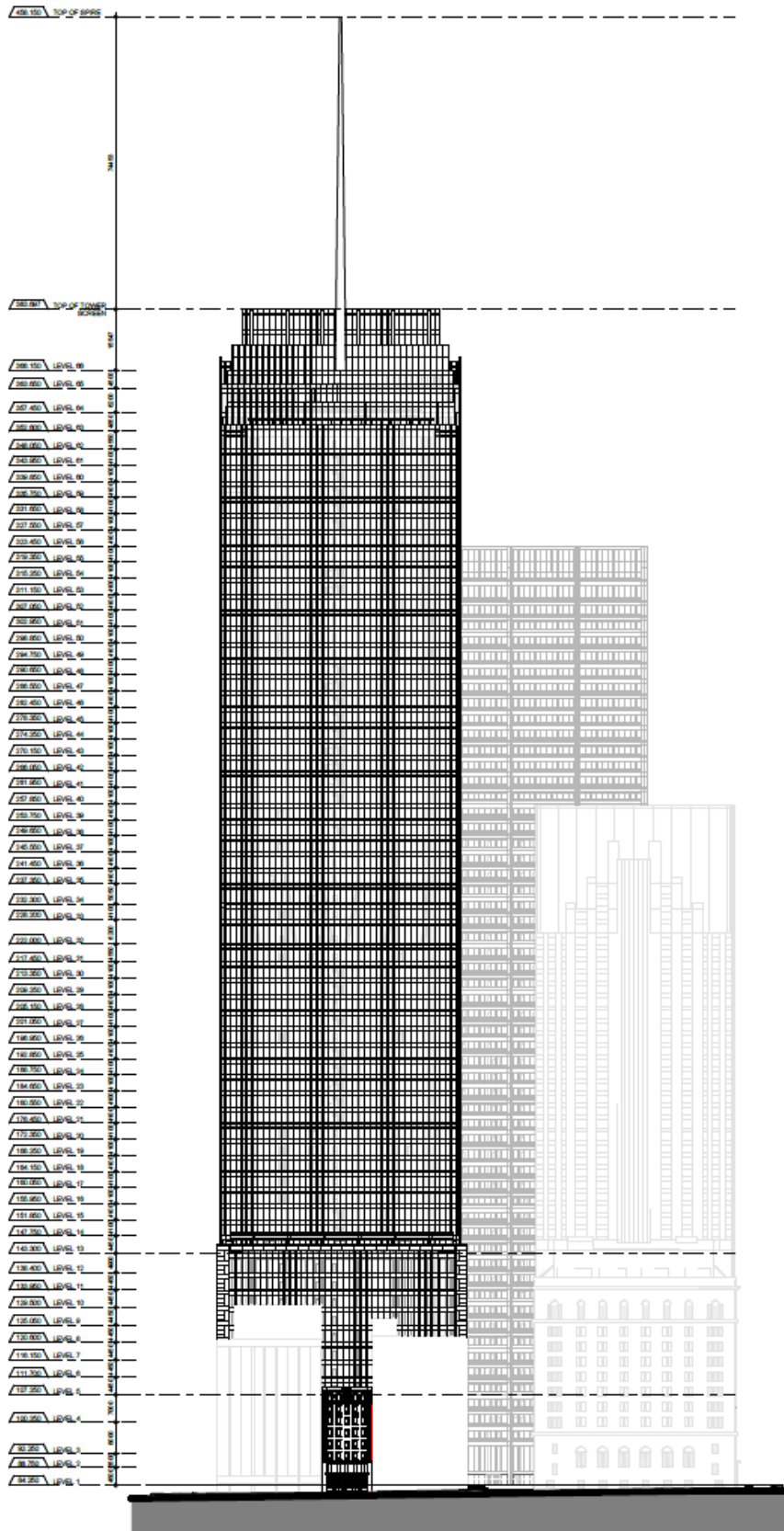
Proposed Roof Plan



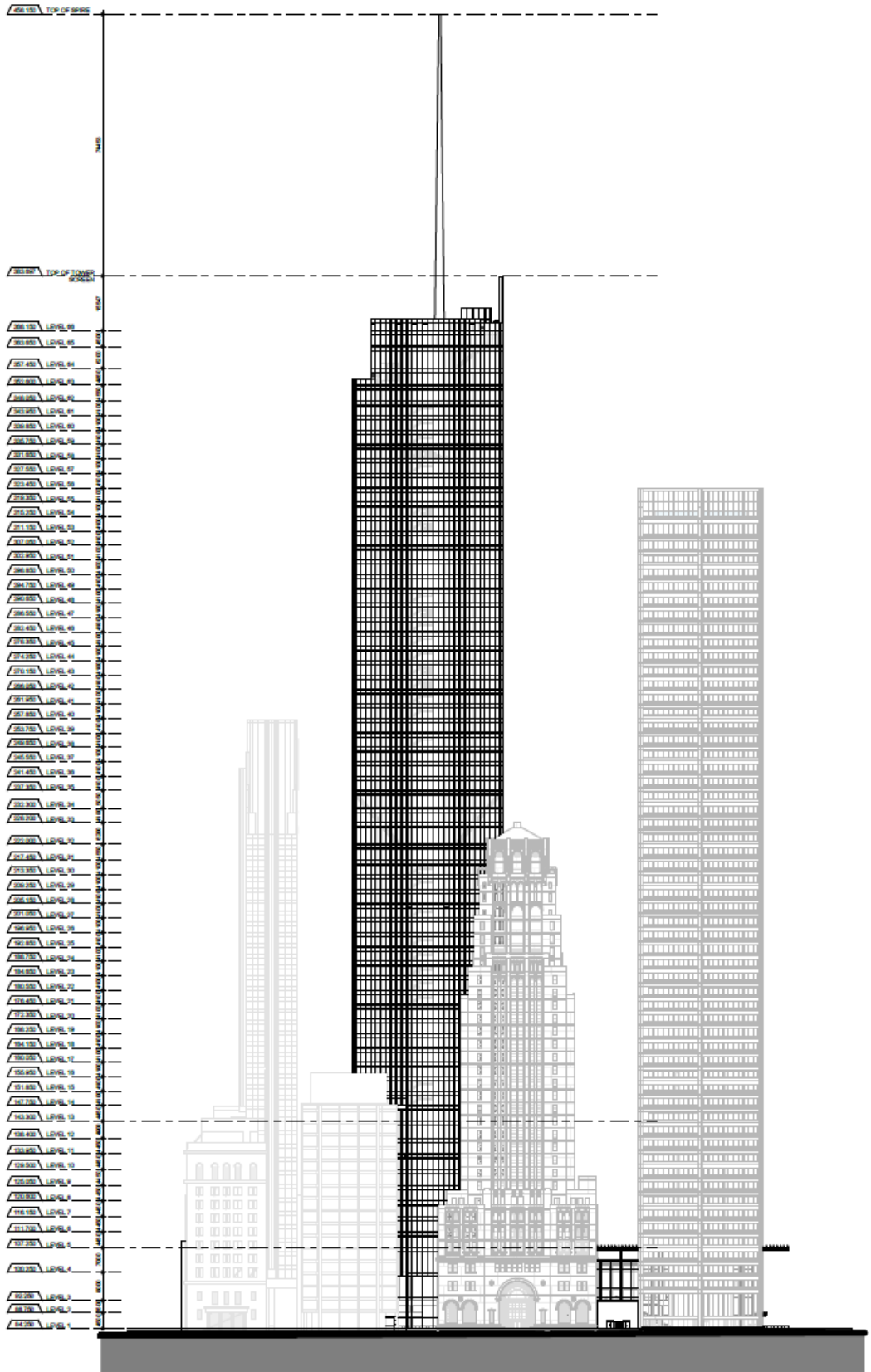
Proposed West elevation (in context)



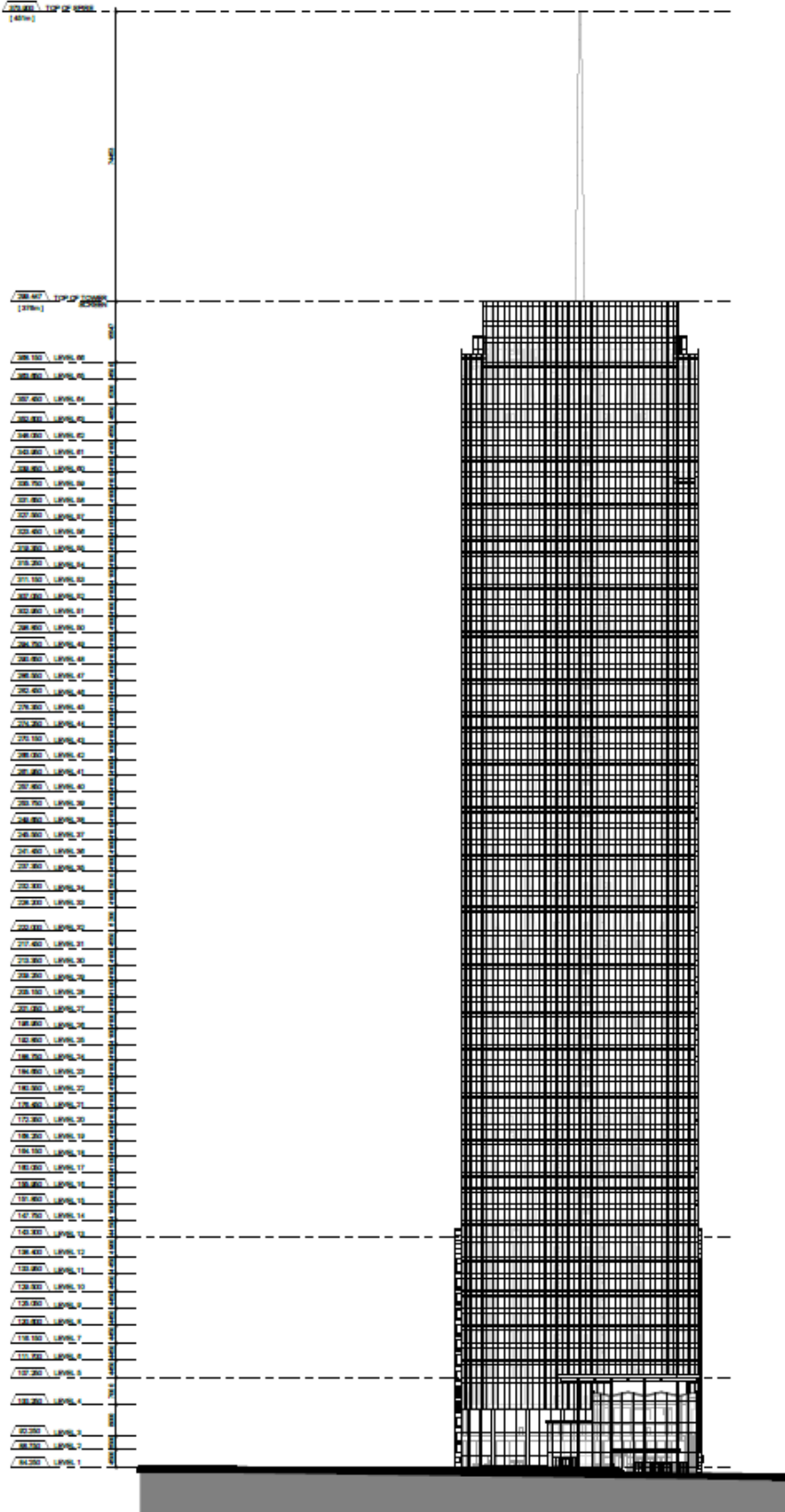
Proposed South elevation (in context)



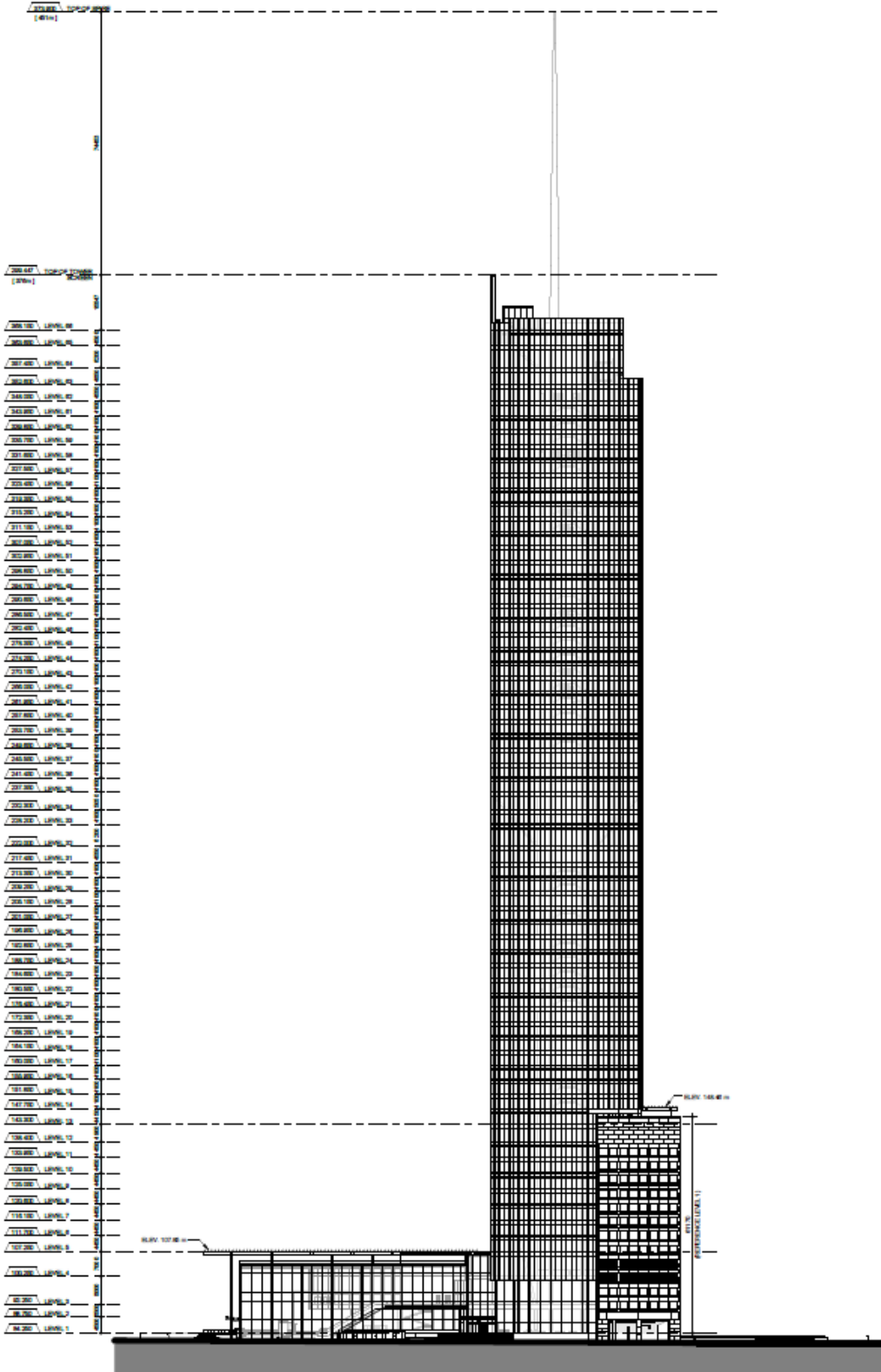
Proposed East elevation (in context)



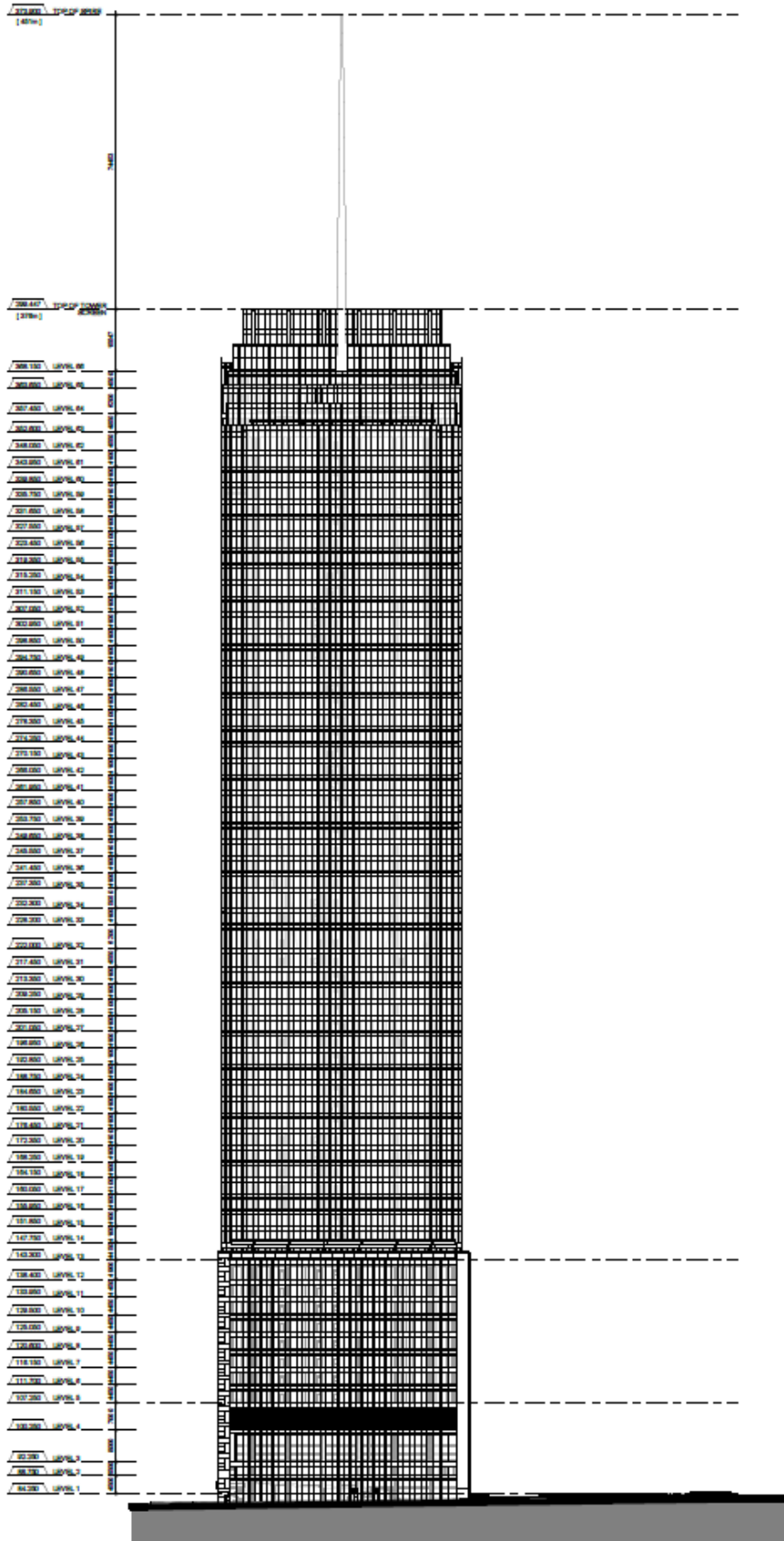
Proposed North Elevation (in context)

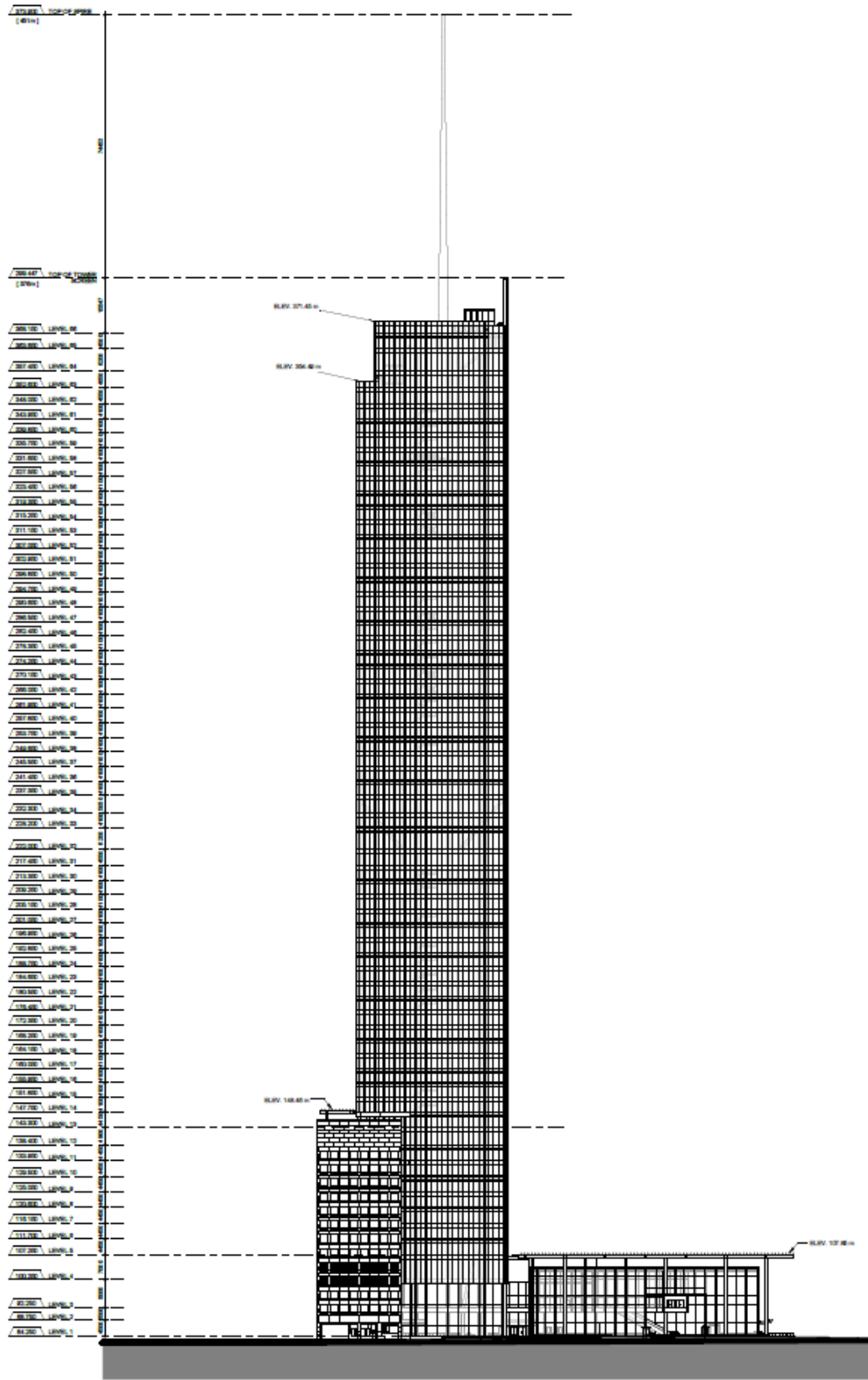


Proposed West Elevation

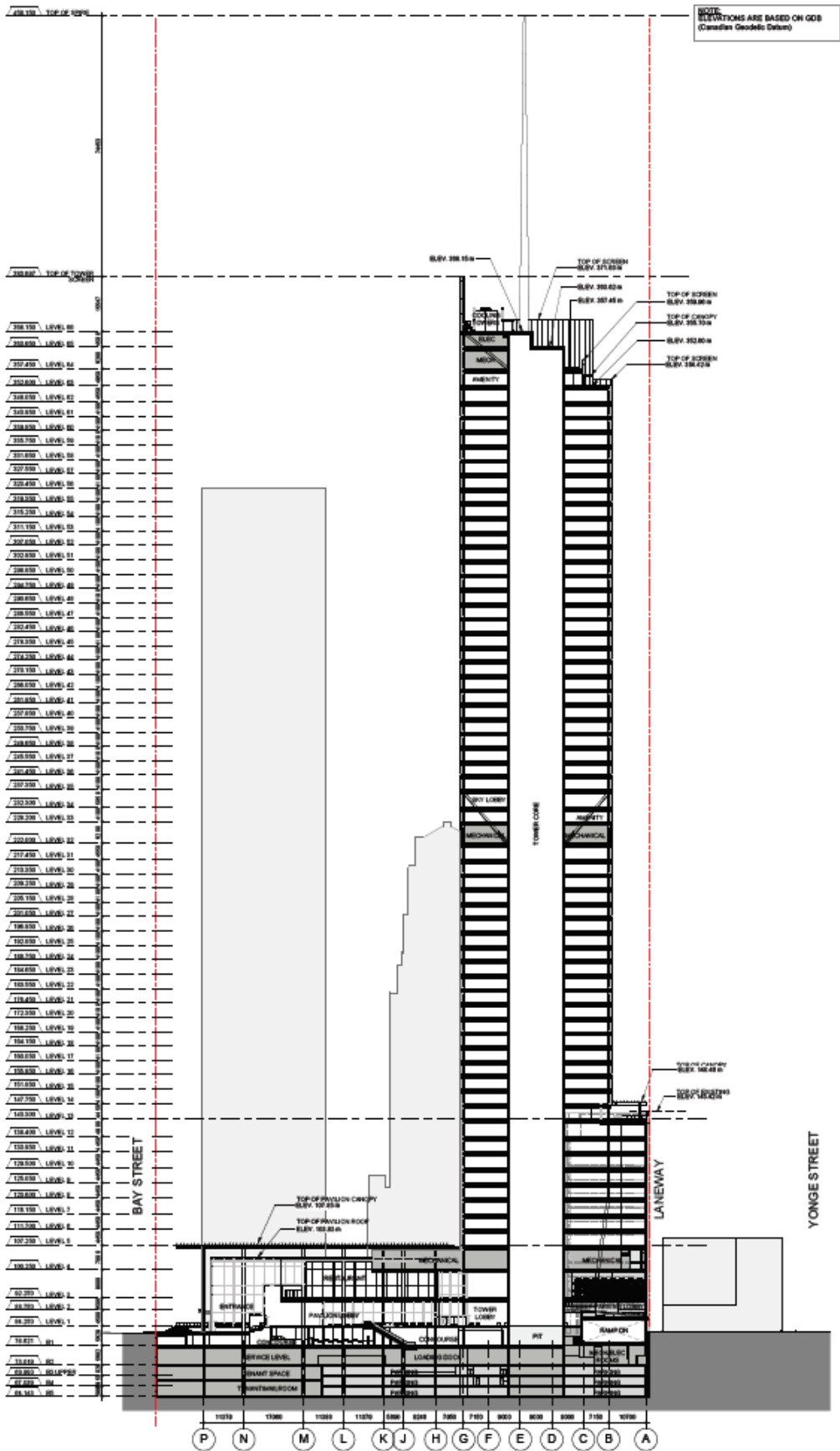


Proposed South Elevation

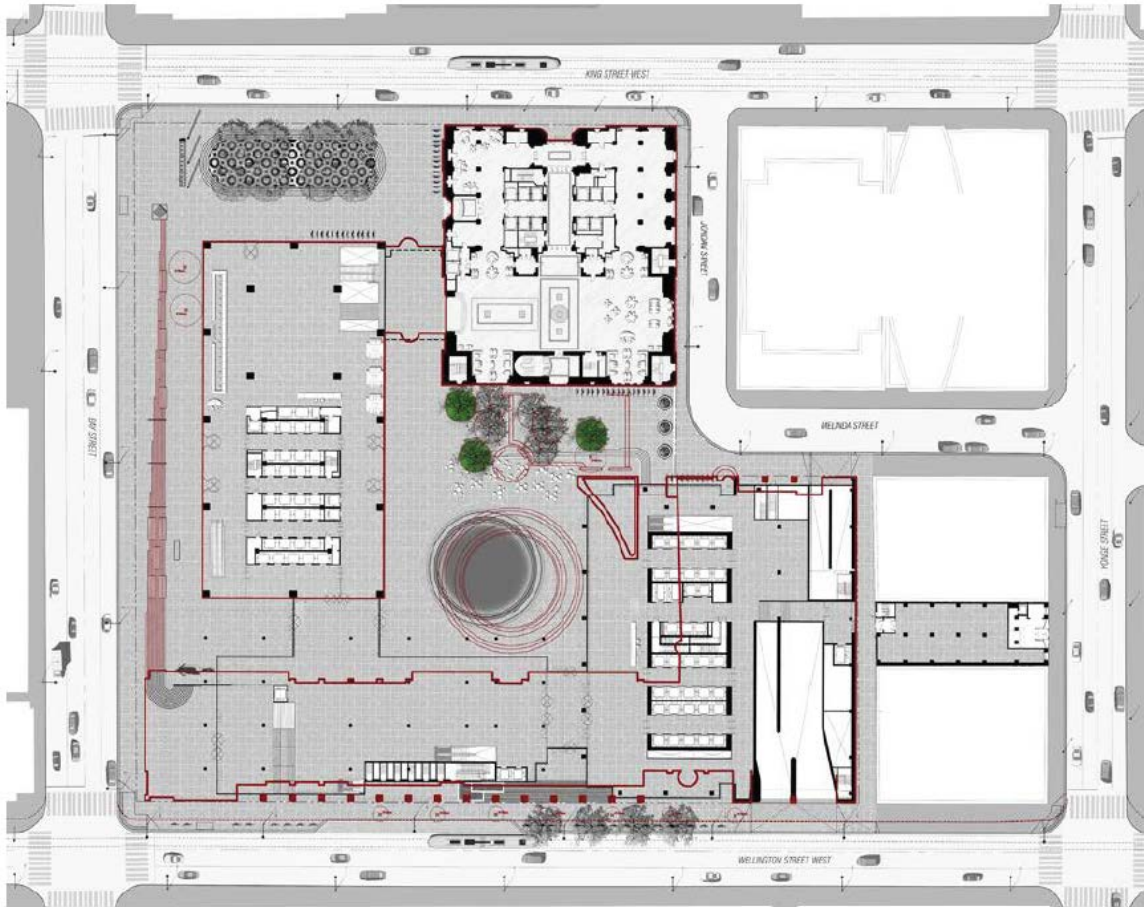




Proposed North Elevation



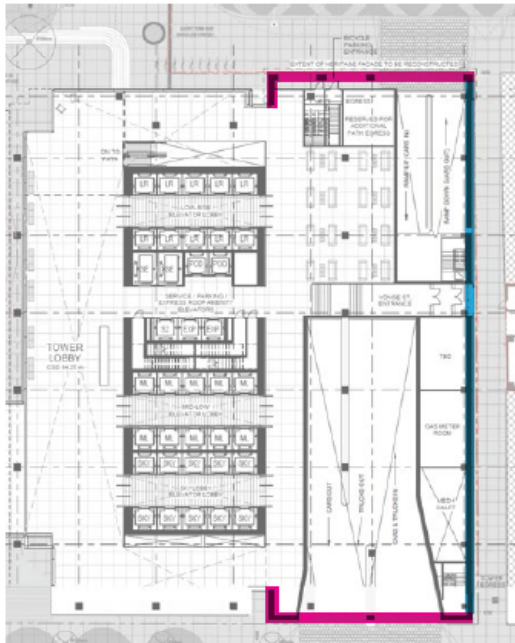
Proposed east/west section



Existing conditions overlaid with proposed development (Claude Cormier + Associés Inc., 2019).

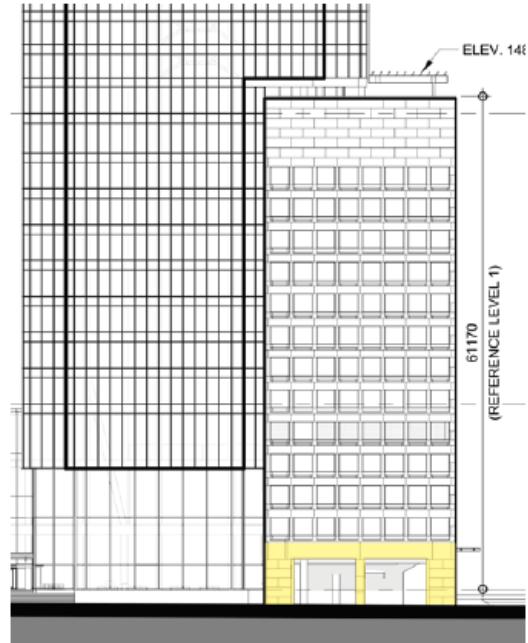
Site plan showing the existing condition with the new proposal overlaid. Note the existing location of the fountain along with its proposed location (slightly to the northwest) and within the context of the new building footprints.

Reconstruction and Retention



Detail of new tower ground floor plan (HPA&AAA, 2019).

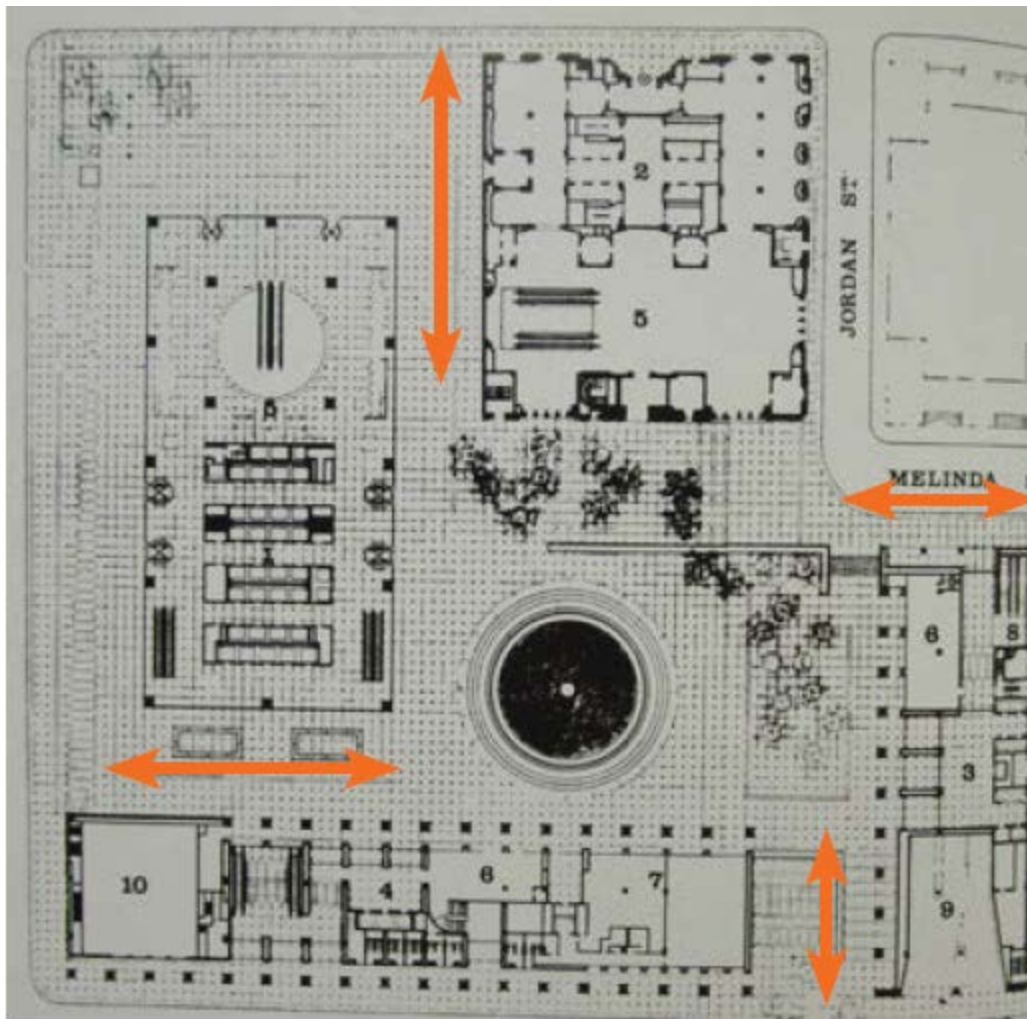
- Reconstructed north and south CCE facades, as well as partial returns on the west, will be integrated into the new tower podium.
- The east CCE wall will be removed, and a new wall built in the same location, to the same height as existing. The new wall will have a curtain wall to allow light into the office floors.



Detail of south elevation (HPA&AAA, 2019).

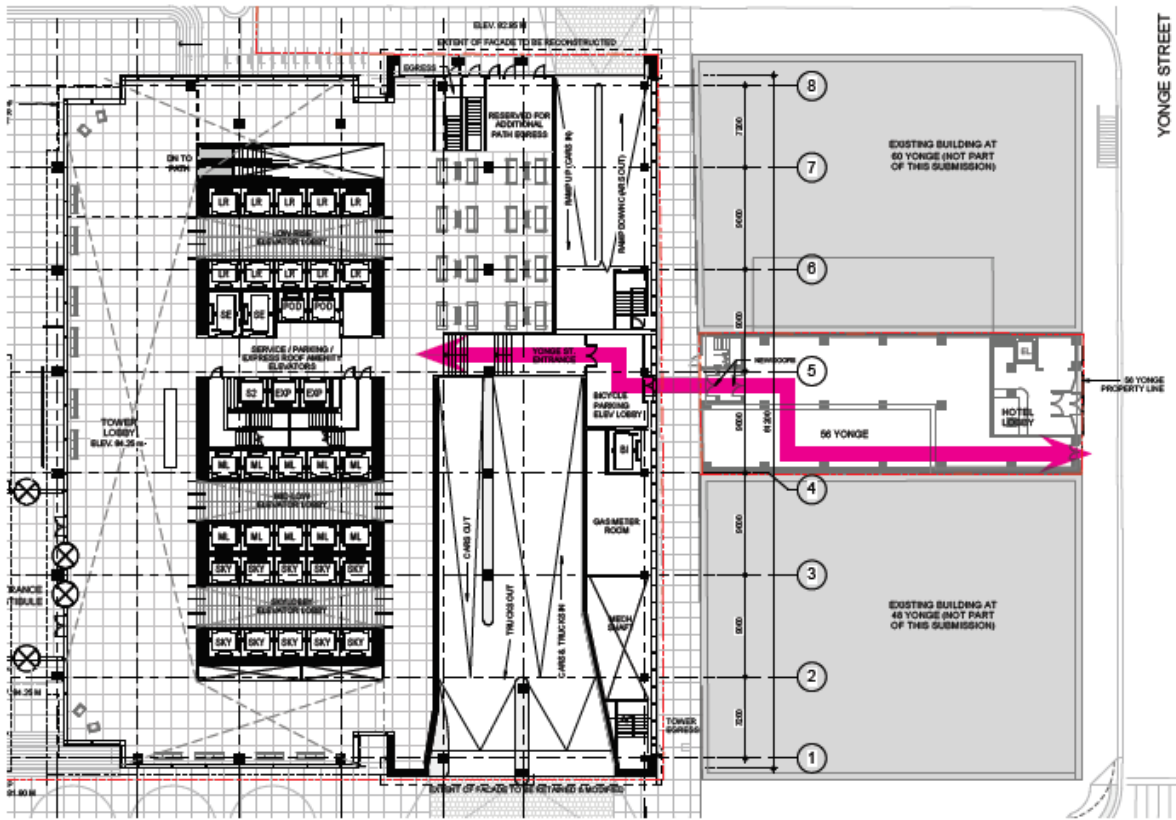
Yellow shading indicates existing structure (beyond) to be retained in situ, at the south elevation, including two stone lintels above parking and loading entry (HPA&AAA, 2019).

Proposed reconstruction strategy for the Commerce Court East building



Commerce Court (Canadian Architect, March 1973; annotations by ERA, 2016).

Original plans for the Commerce Court complex annotated by ERA Architects to illustrate the pinwheel circulation system.



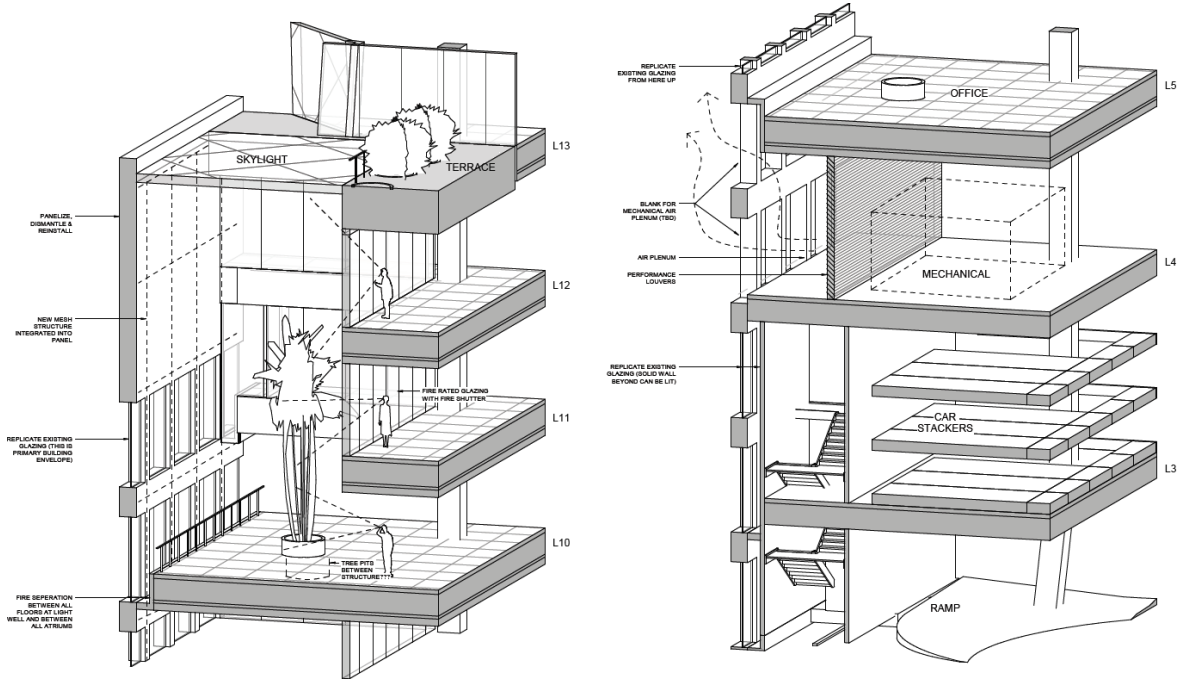
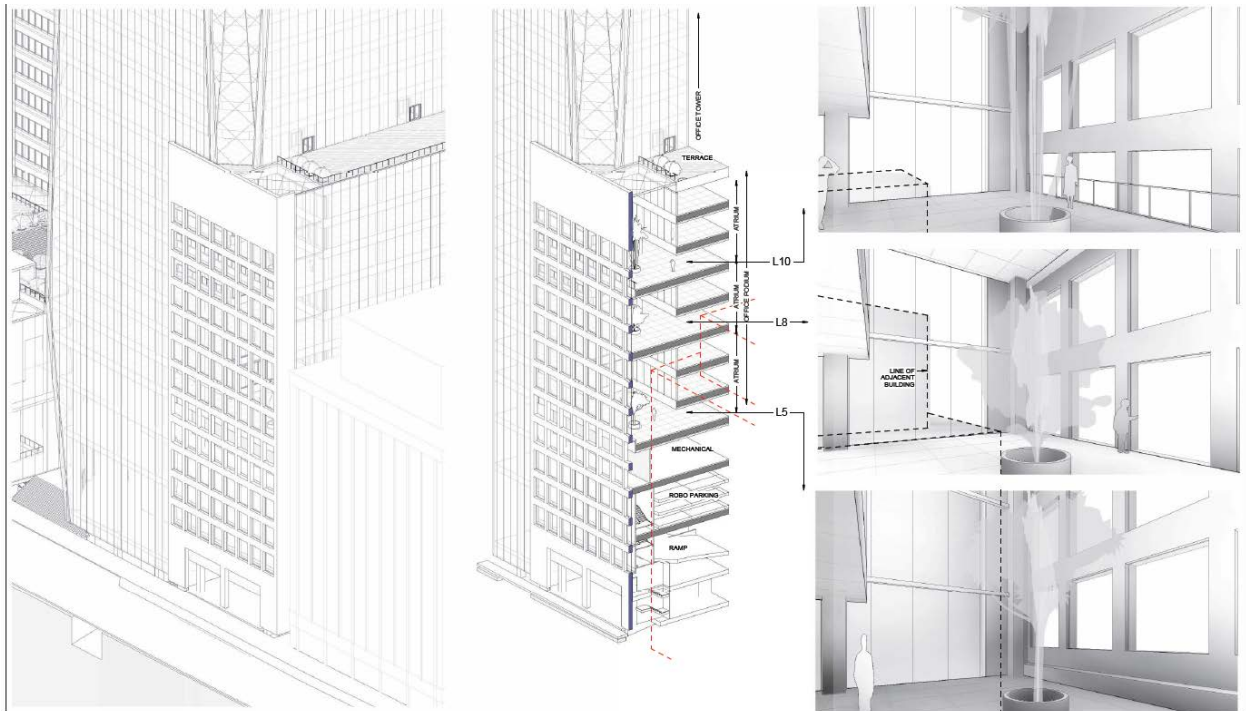
At-grade connection through 56 Yonge connecting new tower and Yonge Street (HPA&AAA, 2019; annotation by ERA).

Proposed pedestrian connection from Yonge Street through the Hotel Mossop into the proposed office building.



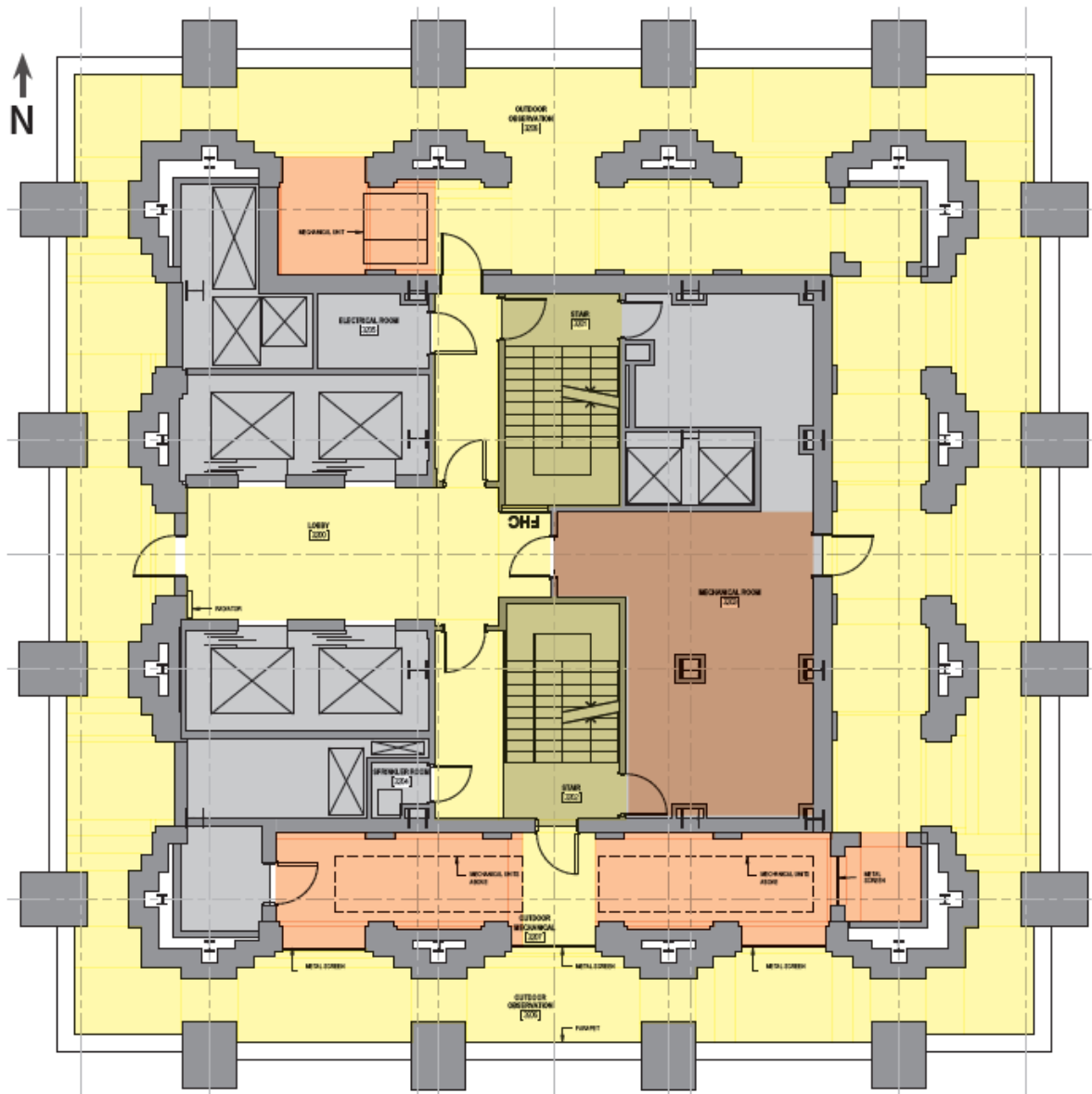
Rear (west) elevation of 56 Yonge from laneway; pink line denotes zone below concrete sill (ERA, 2019).

West elevation of the Hotel Mossop that would be altered to allow for pedestrian access into the proposed office building (facing northeast).



Details showing how the floor plates off the reconstructed office building will interface with the reconstructed elevations.

Commerce Court North 32nd Floor



32nd floor plan for CCN, yellow shading indicates proposed accessible areas, orange shading indicates potentially-accessible areas if existing mechanical equipment can be feasibly relocated (Dialog, 2017; annotation by ERA).

Proposed preliminary concept for the 32nd Floor observation gallery at Commerce Court North.



Promenade along south edge of 32nd floor (ERA, 2017).



32nd floor loggia and mechanical equipment (ERA, 2017).

32nd floor observation gallery (ERA Architects 2017)



Aerial View of Toronto from the observation gallery of the Bank of Commerce Building, 1950, Fonds 1128, Series 380, Item 190.



Proposed glazed link between the Commerce Court North and Commerce Court West Buildings (facing south)



Rendering showing the reconstructed Commerce Court East building within the proposed development (facing northwest)



Rendering showing the reconstructed Commerce Court East building within the proposed development (facing northwest from Yonge Street)



Rendering of the proposed development looking north on Bay Street facing north (the adjacent Brookfield Place complex to the south is not shown)



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April 25, 2019

David Sit
City Planning
Toronto City Hall
12th fl. E., 100 Queen St. W.
Toronto, Ontario M5H 2N2

Dear Mr. Sit:

**Re: Response to April 23, 2019 Letter
Commerce Court
17 277715 STE 28 OZ**

This letter is in response to your letter sent on April 23, 2019. We are pleased that HPS has agreed to support the Revised Proposal as a commemoration strategy in the context of the overall conservation objectives for the Commerce Court redevelopment.

Staff have requested information and a response to two items. The following letter provides the requested information.

1) Staff have requested a detailed rationale that explains why substantial in-situ retention of Commerce Court East (CCE) is not technically feasible, and why the limestone veneer cannot be salvaged and reinstated.

This rationale is provided below.

i) It is not feasible to retain the entirety of the CCE façades in situ

Entuitive, QuadReal's structural engineer has studied the feasibility of retaining the entire north and south façades of CCE in situ. Their detailed conclusions are attached in the letter dated April 16, 2019, and included as **Attachment A**. In general, it is not feasible to retain the entirety of the CCE façades for the following reasons:

- The existing CCE façades are approximately 70 metres (13-storeys) in height.
- The building is constructed with an exterior limestone veneer attached to a structural concrete building frame with clips. The limestone veneer has particularly tight joints and is extremely brittle and susceptible to movement. This type of construction is very different than a load bearing masonry wall building.
- At a height of 70 metres a stabilizing structure with a depth of approximately 9 metres would be required either on the interior (within the proposed CC3 tower) or the exterior (towards adjacent streets) to retain the entirety of the façades in situ.
- It is not feasible to accommodate an exterior or interior 9 metre structure for the CCE south façade:
 - An exterior structure along Wellington Street would obstruct access to the existing Wellington Street ramp, the sidewalk, and part of the street. The structure would

limit parking, servicing and loading access to and from the Commerce Court Complex; and

- An interior structure within the proposed CC3 tower would conflict with the location of the new tower core. This poses safety concerns, and would interfere with the constructability of the development by precluding the ability to use a jump form system (the best practice for safe construction of concrete tower cores).
- It is not feasible to accommodate an exterior or interior 9 metre structure for the CCE north façade:
 - An exterior structure along Melinda Street would encroach on the existing sidewalks and roadways impacting the existing loading and servicing operations of adjacent land owners; and
 - Again, an interior structure within the proposed CC3 tower would conflict with the location of the new tower core. This poses safety concerns, and it would interfere with the constructability of the development by precluding the ability to use a jump form system (the best practice for safe construction of concrete tower cores).

ii) A portion of the CCE south façade will be retained in situ

The design team have proposed to retain two stone lintels and the supporting concrete backup on the south elevation of CCE above the parking and loading entrance in situ. Entuitive, QuadReal's structural engineer, has studied this and have concluded that this proposal is feasible.

iii) The removed and reconstructed façades will maintain the existing scale/proportions and footprint of CCE

The Revised Proposal will reinstate the CCE façades in their existing locations, in a manner that maintains the existing dimensions and proportions of the existing CCE building. Specifically, the Revised Proposal will feature:

- A redesigned CC3 tower which sympathetically incorporates the design of the existing CCE façades as a podium element.
 - The design of the south façade will be incorporated on the basis of the existing building;
 - The design of the north façade will be incorporated with modifications to accommodate a new parking ramp along Melinda Street; and
 - The design of the east façade will be incorporated with modifications to accommodate a glass curtain wall.
- The Revised Proposal will accurately incorporate the façades without any stretching. Consequently, the dimensions and proportionality of the reinstated façades will respect the existing building.
- The use of interior atria will be used to mitigate the misalignment between the proposed office floor heights of the new CC3 tower, and the reconstructed façades of CCE. This

approach will allow the floor to floor distances of the new building not to impact the legibility of the window arrangement of CCE.

- The Revised Proposal will retain the area around the south garage entry portal, as this part of the building needs to remain in use throughout construction.

Aside from the abovementioned modifications, the reconstructed façades will respect the existing appearance, using modern construction methods. The dimensions and proportionality of the reinstated façades will match the existing building, and the pattern of joinery will be similar to the existing. No stretching of portions will be undertaken. A letter prepared by Hariri Pontarini Architects details this approach and is included as **Attachment B** to this letter.

iv) It is not feasible to salvage and reuse enough stone to fully reconstruct the CCE façades

Adamson Associates Architects, Hariri Pontarini Architects has studied the feasibility of salvaging and reusing the existing stone veneers in the reconstruction of the CCE façades. Adamson's conclusions are attached in the letter dated April 23, 2019, and included as **Attachment C** to this letter.

- The existing CCE building was constructed using thin stone veneers, adhered to the concrete structure, with a large number of steel brackets and anchors.
- The existing stone veneers are made of limestone which is a very brittle material.
- The existing stone veneers are nearly 50 years old. They are nearing the end of their projected service life.
- The existing stone is quite weathered in appearance.
- It is difficult to salvage or reuse the existing stone veneers due to the materiality and construction methodology of the building.
 - It would be difficult to remove the existing veneers without breakage. The assumption at this point is that most of the panels will incur some breakage.
 - It would also be difficult to successfully reuse any salvaged stone. A new anchoring system for a contemporary building wall would impose different stresses and the veneers would likely break.

v) New stone will be used to reconstruct the CCE façades

It is strongly recommended that new procured stone be solely used in order to reinstate the CCE façades in a visually cohesive manner.

- As a result of the materiality and construction methodology of CCE, it is inevitable that some of the existing stone will break, and new stone would need to be sourced to replace any broken stone.

- It is not possible to source a new stone material that will completely match the appearance of any stone that can be salvaged.
- If salvaged stone and new procured stone are used in combination with one another, the effect would be patchy and detract from the monolithic appearance being sought.
- The insulation properties of the existing wall (behind the stone veneer) is very poor and would not meet any current building envelope performance requirements.
- Therefore, it is strongly recommended that new procured stone be solely used in order to reinstate the CCE façades in a visually cohesive manner.

2) Staff remain concerns with the proposed east elevation. This blank wall needs to be constructed with enough solidity to give the reconstructed elevations the appearance of three-dimensional integrity. In acknowledgement of the east elevations' function as a commemoration of the existing building, staff have secured a commitment to address this issue at the site plan stage with sympathetic quoining and sufficient setback of the glass curtain wall from the northeast and south east corners of the reconstructed CCE building.

QuadReal and its design team acknowledge this comment and commit to studying how the corners of the CCE east façade can incorporate sympathetic quoining and sufficient setback of the glass curtain wall at the Site Plan approval stage.

We trust that this letter provides the information requested to your satisfaction. We look forward to continuing to work with the City to process this application and anticipate that staff will report to the Toronto Preservation board on May 29, 2019.

Yours very truly,
URBAN STRATEGIES INC.



Christine Fang-Denissov, MCIP, RPP, MRAIC



George Dark, FCSLA FASLA OALA

cc: Toby Wu, QuadReal Property Group

Attachment A: Letter Prepared by Entuitive, dated April 16, 2019

Attachment B: Letter Prepared by Hariri Pontarini Architects, dated April 23, 2019

Attachment C: Letter Prepared by Adamson Associates Architects, dated April 23, 2019

Attachment D: Letter Prepared by ERA Architects, dated April 23, 2019

No. 467-91. A BY-LAW

To designate the properties at 25 King Street West (Canadian Imperial Bank of Commerce Building) and 199 Bay Street (Commerce Court) of architectural value or interest.

(Passed August 12, 1991.)

Whereas by Clauses 14 and 15 of Neighbourhoods Committee Report No. 10, adopted by Council at its meeting held on August 12, 1991, authority was granted to designate the properties at 25 King Street West and 199 Bay Street of architectural value or interest; and

Whereas the Ontario Heritage Act authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of historic or architectural value or interest; and

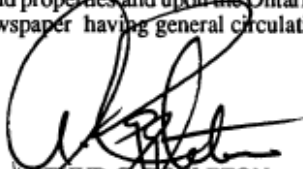
Whereas the Council of The Corporation of the City of Toronto has caused to be served upon the owners of the lands and premises known as 25 King Street West and 199 Bay Street and upon the Ontario Heritage Foundation notice of intention to so designate the aforesaid real properties and has caused such notice of intention to be published in a newspaper having a general circulation in the municipality once for each of three consecutive weeks; and

Whereas the reasons for designation are set out in Schedule "B" hereto; and

Whereas no notice of objection to the said proposed designation has been served upon the clerk of the municipality;

Therefore the Council of The Corporation of the City of Toronto enacts as follows:

1. There is designated as being of architectural value or interest the real properties more particularly described and shown on Schedules "A" and "C" hereto, known as 25 King Street West and 199 Bay Street.
2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" hereto in the proper land registry office.
3. The City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owners of the aforesaid properties and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto.

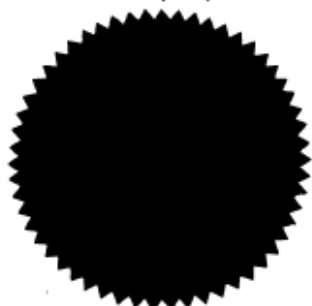


ARTHUR C. EGGLETON,
Mayor



BARBARA G. CAPLAN
City Clerk

Council Chamber,
Toronto, August 12, 1991.
(L.S.)



SCHEDULE "A"

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of Unit 1 on Plan D-106 registered in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66).

Being Parcel Plan-1 in the Register for Section D-106.

The hereinbefore described land being delineated by heavy outline on Plan SYE2513, dated August 6, 1991, as set out in Schedule "C".

SCHEDULE "B"

Reasons for the designation of the properties at 25 King Street West (Canadian Imperial Bank of Commerce Building) and 199 Bay Street (Commerce Court):

Heritage Property Report

Canadian Bank of Commerce Building and Commerce Court
25 King Street West and 199 Bay Street

March 1991

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2. Commerce Court	9
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Attachments:

- I Historical Photograph, Canadian Bank of Commerce Building
- II extract, The Caduceus, July 1930
- III extracts, The Canadian Architect, March 1973
- IV Location Map
- V Architectural Practice of Darling and Pearson

Basic Building Data: Canadian Bank of Commerce Building

Address: 25 King Street West (southwest corner of King Street West and Jordan Street)

Ward: 6

Current Name: Commerce Court North

Historical Name: Canadian Bank of Commerce Building

Construction Date: 1929-31

Architect: Darling and Pearson with York and Sawyer

Contractor/Builder: Anglin-Norcross, contractors; Harkness and Hertzberg, engineers

Additions/Alterations: west wall and interior altered in 1972

Original Owner: Canadian Bank of Commerce

Original Use: commercial (office building)

Current Use: commercial (office building)

Heritage Category: A

Recording Date: March 5, 1991

Recorder: HPD:ka

Basic Building Data: Commerce Court

Address: 199 Bay Street (southeast corner of King Street West and Bay Street)

Ward: 6

Current Name: Commerce Court (consisting of Commerce Court West, South and East)

Historical Name: not applicable

Construction Date: 1968-72

Architect: I. M. Pei and Associates with Page and Steele

Contractor/Builder:	V. K. Mason and Peter Kiewit Sons Company of Canada Limited
Additions/Alterations:	unknown
Original Owner:	Canadian Imperial Bank of Commerce
Original Use:	commercial (office building)
Current Use:	commercial (office building)
Heritage Category:	A
Recording Date:	March 5, 1991
Recorder:	HPD:ka

HISTORY

1. Canadian Bank of Commerce:

The Canadian Bank of Commerce (incorporated in 1858 as the Bank of Canada, and renamed to avoid confusion with the Bank of Upper Canada) began operations in 1866, with headquarters in premises at Yonge and Colborne Streets. William McMaster, the Senator and Baptist philanthropist who developed a fortune through wholesale dry goods, served as the first president. The Canadian Bank of Commerce absorbed five competing financial institutions between 1869 and 1911. By the 1920s, the bank had expanded from 42 Ontario branches to 791 divisions across Canada and in the United States, England, the West Indies, and the Bahamas.

In 1889-90, a head office was built on the southwest corner of King and Jordan Streets according to the designs of Richard Waite, an architect based in Buffalo, New York. The selection of the designer was indicative of a preference in Canada (particularly in financial circles) during the closing decades of the 19th century for American architectural firms known for their innovative spatial organization, early use of iron and steel, and interpretation of historical styles for contemporary purposes. In response to this situation, where foreign architects received a disproportionate share of the major contracts in Toronto, Canadian architects and designs were promoted zealously by newly formed organizations (the Architectural Guild of Toronto and the Ontario Association of Architects) and in periodicals such as *The Canadian Architect and Builder and Construction*.

In 1914, the Canadian Bank of Commerce decided to demolish the existing headquarters and replace it with a more substantial office building serving the bank and select tenants. These plans were delayed by the First World War, and afterward by post-war construction costs and uncertain labour conditions. The design for the head office is attributed to John Pearson of the established Toronto firm of Darling and Pearson, in association with York and Sawyer of New York City and James Nicholl of the Canadian Bank of Commerce. Pearson (1867-1940) was born in Chesterfield, England and educated at Wesley College (University of Sheffield) and in Europe prior to immigrating to Canada in 1888. In 1891, Pearson and Henry Sproatt became partners in the local firm of Darling and Curry. Following Curry's retirement in 1893 and Sproatt's departure in 1897, the firm was renamed Darling and Pearson, a title retained after Darling's death in 1923. While Darling and Pearson executed numerous commissions of note around the city (see Attachment V), the firm is identified foremost with projects for the University of Toronto over a twenty-year period. In recognition of this role, Pearson became the first Canadian to receive an honorary degree of Doctor of Architecture from the University in 1932. Pearson also served as president of the Ontario Association of Architects (1926), was elected as an Associate of the Royal Canadian Academy of the Arts (1929), and was made a Fellow of the Royal Institute of British Architects (1926) and of the Royal Architectural Institute of Canada (1930).

In 1902, Darling and Pearson oversaw renovations to "Long Garth," the residence of Sir Byron Edmund Walker (knighted by King George V in 1910), who served as the president of the Canadian Bank of Commerce from 1907 until 1924. Darling and Pearson received the commissions for the Royal Ontario Museum in 1910-14 and the Art Museum of Toronto (later the Art Gallery of Ontario) in 1918, institutions founded with the support of Walker. After an interval wherein Darling and Pearson designed several branches of the Canadian Bank of Commerce and supervised extensive renovations to Waite's building, the firm was engaged for the new head office.

2. Canadian Bank of Commerce Building:

Construction of the Canadian Bank of Commerce Building began in July, 1929, following the issuance of a building permit for a structure with an estimated value of four million dollars. The design introduced a 34-storey edifice, purportedly the tallest structure in the British Empire upon completion. John Pearson embarked on the project with experience designing more modest skyscrapers. The Canadian Pacific Railway Building (1913) and Dominion Bank Building (1913-14), utilizing Classical organization and stylistic features, were constructed according to his plans on opposite corners at Yonge and King Streets. The Canadian Bank of Commerce Building, however, bears the trademark of his American associates: a tower ascending in a series of setbacks with Romanesque Revival detailing. York and Sawyer were regarded as the foremost New York City bank architects of the age, counting among their works the Federal Reserve Building of 1924. Prior to receiving the Toronto commission, the firm completed the Royal Bank Building in Montreal, whose appearance and height obviously attracted the attention of the Canadian Bank of Commerce. Their role as design consultants for the Toronto project reflected the rules established by the Ontario Association of Architects, disallowing non-resident architects to undertake commissions without the involvement of an Ontario-based firm. Not surprisingly, the participation of York and Sawyer was ignored studiously in accounts of the project by the Canadian arts press.

The design for the Canadian Bank of Commerce, with a wide podium supporting a tower rising in tiers, was indicative of New York City skyscrapers built in the late 1920s onward, such as the Empire State Building (Sheve, Lamb and Harmon, 1929-31). The distinctive profile was not merely aesthetical, but obligatory following the passage of a New York City zoning by-law in 1916 (repealed in 1961), whereby setbacks were encouraged as a means of preserving natural light in the urban core. The form appeared in Toronto in other projects such as the Canada Life Assurance Building (1929-31, and never fully executed as intended) and the second Hydro-Electric Power Commission of Ontario Building (1935 ff.), both designed by Pearson's former associate, Henry Sproatt, in association with Ernest Rolph.

The Canadian Bank of Commerce Building featured a modern steel and concrete structure utilizing 9300 tons of steel, 190,000 cubic feet of stone, and 6633 square yards of marble and tile. The building rose 465 feet from a bedrock foundation with four basements (descending to a depth of 65 feet) containing reinforced concrete vaults. Mechanical services, including the works for fifteen elevators, were housed in the top two floors, above an observation platform at the 32nd storey. The Montreal company of William Dawson provided all exterior carvings, apart from the main entrance, produced by the Donnelly firm of New York City. Canadian sculptor Emmanuel Hahn designed a World War I memorial for installation in the Main Banking Hall, a space purportedly modelled after the Roman Baths of Carcella and favourably compared to the Grand Concourse in New York City's Pennsylvania Station (McKim, Mead and White, 1902-11, now demolished). Murals in the adjoining Savings and Foreign Exchange Banks, areas recalling John Soane's interiors for the Bank of England in London (1788-1833), were executed by Arthur Crisp, the Hamilton-born artist who achieved success in New York City. The interior finishes employed various types of marble as the background for specially-designed Canadian-made furnishings.

The Canadian Bank of Commerce initially occupied the first nine stories of the new building, with executive offices on the fifth floor which incorporated the oak panelling, fireplace, and furniture from the old boardroom in the former head office. The President's suite, Directors' rooms, and a new boardroom were situated on the seventh floor, where French windows provided access to a terrace on the roof of the podium.

The opening of the premises on January 14, 1932 was heralded in *Construction* magazine, where "Sinaiticus" commented that "during the past ten years architecture in Canada, as elsewhere, has experienced a vital renaissance. In this new lease of life the architecture of Toronto has played a leading part, with the result that her newest large building is also her best, a splendid triumph of that wholesome and sane modernism which finds its roots in the tested and sure works of antiquity." The Canadian Bank of Commerce Building, considered the "newest and greatest addition to Toronto's increasing Manhattan-like skyline," was exalted for its tower which, "beautifully illuminated in the night time, is plainly visible from almost any point in the vicinity of Toronto within a radius of twelve or fifteen miles. There it stands, in the very heart of the city's financial district, a mighty beacon of progress and a prophecy of prosperity yet to come." By the 25th anniversary of the construction of the building, over 200,000 visitors had viewed the city from the observation deck. The Canadian Bank of Commerce Building remained the tallest structure in Toronto until 1964, when it was surpassed by the Toronto-Dominion Centre on the southwest corner of King and Bay Streets.

3. Commerce Court:

In 1961, the Canadian Bank of Commerce merged with the Imperial Bank of Canada to become the Canadian Imperial Bank of Commerce (CIBC). The Imperial Bank, incorporated in 1873, began operations following the financial depression of 1875. With Henry Stark Howland as the first president, the bank established its head office on Wellington Street, prior to a move to new premises at King and Bay Streets in 1936.

Following the amalgamation of the two financial institutions, the Directors of the Canadian Imperial Bank of Commerce engaged the internationally recognized New York City firm of I. M. Pei and Associates, founded by Ieoh Ming Pei, as design consultants for a new office complex at the southeast corner of King and Bay Streets. While the firm (presently known as Pei Cobb Freed and Partners) now is identified with commissions such as the John Fitzgerald Kennedy Library (1964-79) and the John Hancock Tower (1973) in Boston, the East Building of the National Gallery of Art (1978) in Washington, D. C., and the addition to the Louvre Museum (1989) in Paris, their role in the Toronto project followed the completion of Place Ville Marie for the Royal Bank of Canada in Montreal (1956-65). This chronology provides an exact parallel to the involvement of York and Sawyer in the commission for the Canadian Bank of Commerce Building over thirty years before. In this instance, the Toronto firm of Page and Steele were the Canadian associates. Page and Steele, often in conjunction with Peter Dickinson, was responsible for many Modernist landmarks in Toronto, including the Benvenuto Apartments (1955) and the O'Keefe Centre for the Performing Arts (1956-60).

The Canadian Imperial Bank of Commerce project, named Commerce Court, produced a four-part complex which retained the Canadian Bank of Commerce Building as Commerce Court North. A 57-storey tower (Commerce Court West) -- one floor higher than the tallest component in the neighbouring Toronto-Dominion Centre -- and two lower office buildings (Commerce Court South and East) were arranged around a level courtyard with a reflecting pool and trees. The design focused on the slab-form tower, reflecting the impact of the International Style on the later generation of New York City skyscrapers, initiated by the Lever House (Skidmore, Owings and Merrill, 1950-52). Commerce Court West purportedly was built as the largest example of fully-welded steel frame construction, with the cladding secured by clips to allow the full movement of the structure. The technology employed insulated glass for climate control, provided heat through the lighting system and the presence of people, and treated the exterior skin as a vapour barrier. The design of the office building introduced vaulted loggias along sections of the street and courtyard elevations in an apparent reference to the Canadian Bank of Commerce Building.

The development of Commerce Court was predicated on the preservation of the Canadian Bank of Commerce Building as an integral component of the site. The scheme involved alterations to the west wall and interior of the Canadian Bank of Commerce Building. The Main Banking Hall was converted into an open-concept office area (the Officers' Platform), with new counters and tables composed, in part, from the original marble counters. A large open floor well, inserted to connect the building to the concourse level of the complex, incorporated the original bronze teller wickets in the balustrade.

Commerce Court, with the retention of the Canadian Bank of Commerce Building, has been described as conveying "an awareness of time in the city, of a gradual accumulation of buildings, and of urban space -- extended or reshaped by changing uses and new construction. Standing here...it is possible to feel that this is a city whose past, present and future go hand-in-hand" (*Toronto Observed*, 281).

ARCHITECTURE

Canadian Bank of Commerce Building:

The Canadian Bank of Commerce Building combines the height, spatial organization, and technology of late 1920s skyscraper design with references (monumental scale, decorative richness, lavish use of materials, and wide round-arched openings) to the Romanesque Revival style of the late 19th century. The building, composed of structural steel and concrete, is faced with variegated Indiana limestone above a Coehill granite base. The structure rises 34 stories in a series of seven progressively reduced setbacks capped with copper coping. The design is unified by vertical piers which direct the eye upward, delineate the corners, and organize the fenestration.

A six-storey podium serves as a platform for a soaring tower which shares its width but is reduced in depth. On the principal (north) facade, the podium is divided into three extended bays. The centre bay, which is slightly recessed, contains a deep monumental compound arch with an enriched reveal carved in arabesques. Compound impost blocks, introduced here and repeated on the other elevations of the podium, reflect an integrated sculptural program depicting architecture and building, fishing, fur trading, grain growing, logging, mining, northern modes of transportation, and water travel. The arch, which is surrounded by a name band with deeply incised lettering, contains the main entrance. Above the bronze and glass doors and transom, an oversized dentilled lintel displays a row of medallions containing the coat-of-arms. The tympanum is filled with a stone bas-relief panel depicting Mercury (the patron of bankers) carrying the Caduceus or wand (symbol of the Canadian Bank of Commerce), flanked by female figures representing Commerce and Industry (or Knowledge and Progress), and backed by images of the new building with a lighthouse and boat, a grain elevator, and five Canada geese. Stone plaques with lions' heads appear on the wall surface near the crown of the arch, and large semi-circular windows with deep embellished reveals are set in the adjacent wall. Rectangular openings with multi-paned sash windows, some grouped and divided by stout Romanesque colonnettes, are placed symmetrically beneath an enriched dentilled cornice. The upper three floors of the podium feature window arcades combining semi-circular and rectangular openings with decorated aprons and arcaded corbel tables. Attention is focused on the centre bays, where the windows are divided by continuous enriched columns, while those in the outer bays are separated by piers.

The remaining elevations of the podium feature similar, symmetrically-arranged fenestration and the continuation of the sculptural program. A doorway centered in the rear (south) wall, with an elaborate stone surround and name band, provides access to the basement level. Other entries are set in enriched narrow rectangular recessions. The west elevation was obscured in part by abutting structures prior to their removal during the building of the Commerce Court complex. As a result, the recessed arched doorway with decorative impost blocks and the large semi-circular window are sensitive alterations to the west wall.

Above the seventh level, with its access to a rooftop terrace, the shaft of the tower contains fifteen stories of rectangular windows free of ornamentation. The remaining floors repeat the combination of window types introduced on the podium. At the 32nd storey, an observation gallery formed by a vaulted loggia can be identified from the street by the sculpted heads which crown the piers. These immense 14-foot-high forms (with 10-foot-long flowing whiskers), four per elevation, symbolize Courage, Observation, Foresight and Enterprise. In the words of "Sinaiticus", "on the romanticist design, which included reminiscences of the classical and suggestion of the purely modern, the heads are intended to symbolize the eternal vigilance of the financier looking all ways out over the country." The top floors form a penthouse covered by a hipped roof.

Significant interior spaces are the ground floor with its E-shaped plan. A vaulted and coffered entrance hall, leading to the Main Banking Hall, is cut transversely by an elevator lobby, whose bronze elevator doors incorporate maple leaf and wheat sheaf motifs. The Banking Hall, with dimensions of 145 by 85 feet, extends the full width of the building. It features floors of Italian travertine with marble inlay and walls of purple-hued "George Washington" limestone. Three monumental arched windows set in deep reveals in the south wall correspond to archways at the entrances from the lobby and the flanking Savings and Foreign Exchange Banks. Arches on the east and west walls feature decorative crests of the financial institutions absorbed by the Canadian Bank of Commerce. The central opening on the south wall contains the World War I memorial in a screen of Hauteville and Belgian marble. The hall rises over sixty feet under a vaulted ceiling, mixing octagonal and square coffers in a blue colour scheme with gold mouldings and buff connecting bands with running ornament. Massive bronze ceiling fixtures are suspended from monumental circular plaques.

The spaces on either side of the entrance hall, designed for the Savings and Foreign Exchange Banks, display similar finishes. Each ceiling contains an aisle of eight shallow domes (with indirect lighting) supported on Doric piers. Painted wall panels within the relief arches illustrate the evolution of transportation.

In 1932, the Toronto Star observed that the design for the Canadian Bank of Commerce Building signified "the great genius of John Pearson for creating a building as useful inside for what it was meant to do, as it is beautiful inside for what it was meant to express. It dominates Toronto as a tower of absolute beauty and strength."

Commerce Court:

Commerce Court exhibits the individual components, geometrical forms, and lightly textured, near colourless surfaces typifying the minimalist and sculptural approach of the architect. The principal tower, known as Commerce Court West, features curtain wall construction covered by ionized chrome glass and 1/8-inch stainless steel panels with a special sandblasted pebbled finish to produce a silver sheen. The tall rectangular slab, twice the height of its base, runs two bays on King Street and four bays on Bay Street. The podium, rising the equivalent of three stories, has a single continuous horizontal band of windows at ground level, interrupted by banks of revolving doors with name bands, and double-height rectangular panes above. The remaining floors contain vertical strips of rectangular windows. The transparent base reveals the ground level with its granite core and four banks of elevators. The interior displays a granite floor and stainless steel and glass finishes. The open void inside the north facade is pierced by a circular well with escalators descending to the below-grade rotunda with the banking hall.

Commerce Court South, a five-storey rectangular block oriented along Wellington Street West, and Commerce Court East, with a fourteen-storey plan set at right angles to the latter roadway, are constructed of steel and concrete and faced with massive modular limestone units to blend with the cladding on the Canadian Bank of Commerce Building. Portions of the courtyard and street elevations are articulated by heavy piers.

Commerce Court West is recessed from King Street West to allow an unrestricted view of the Canadian Bank of Commerce Building from the intersection of King and Bay Streets. In addition, the simple shape and transparent surface of Commerce Court West enables the complicated outline and exuberant detailing of the Canadian Bank of Commerce Building to be viewed through and reflected against it. The subsidiary office buildings provide a visual link between the two bank towers, and share their neutral tones and vertical fenestration.

CONTEXT

The properties at 25 King Street West and 199 Bay Street form a complex bounded by King Street, Bay Street, Wellington Street West and portions of Jordan and Melinda Streets in the symbolic centre of the financial district of Toronto. The Canadian Bank of Commerce Building and Commerce Court share this important intersection at King and Bay Streets with Scotia Plaza and the Bank of Nova Scotia (built in 1949-51 to 1929 designs) on the northeast, the Bank of Montreal's First Canadian Place on the northwest, and the Toronto Dominion Centre on the southwest. With their varied heights, materials, and construction dates, the array of bank towers reflects the evolution of the area as the financial nucleus of Toronto.

SUMMARY

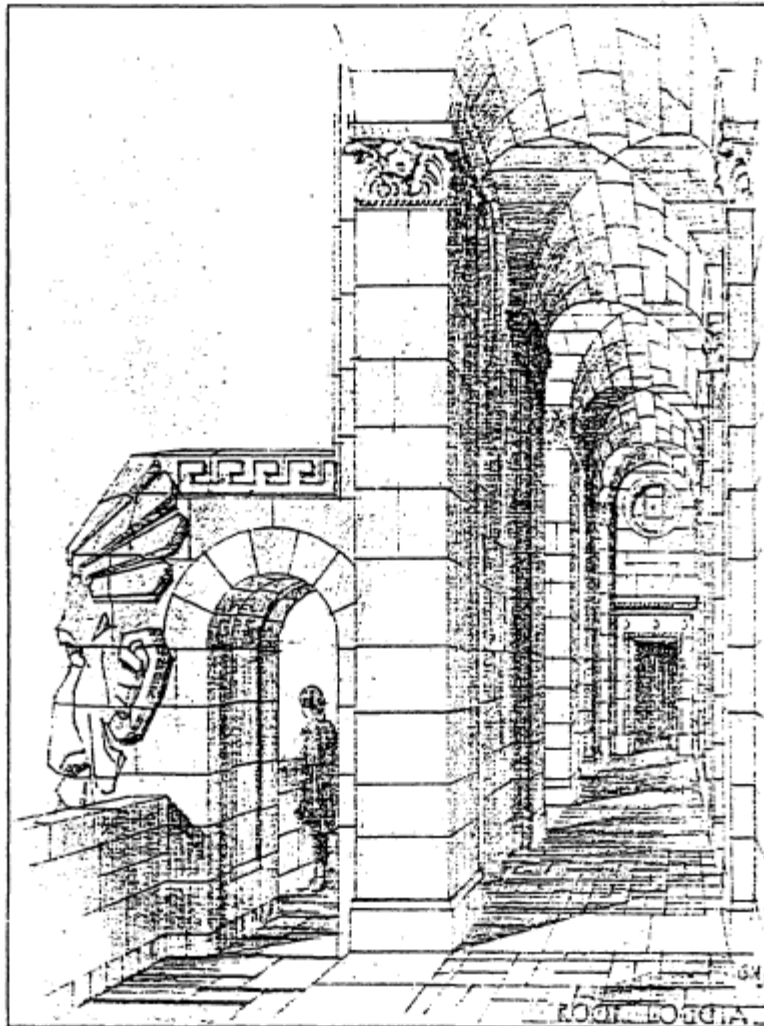
The properties at 25 King Street West and 199 Bay Street are identified for architectural reasons. The Canadian Bank of Commerce Building is an excellent example of a late 1920s skyscraper, distinguished by its three-dimensional outline and Romanesque Revival detailing. The structure, designed as the tallest edifice in the British Empire upon completion, endured as the highest building in Toronto for over thirty years. The Canadian Bank of Commerce Building contains one of the finest banking halls in the city, and was preserved as an integral component of the Commerce Court complex. The latter project, the only example of the work of the internationally known architect I. M. Pei in Toronto, demonstrates the successful blending of old and new through the sensitive handling of materials, forms and site. The Canadian Bank of Commerce and Commerce Court are significant examples of period skyscrapers in Toronto, as well as important landmarks in the financial core of the city.

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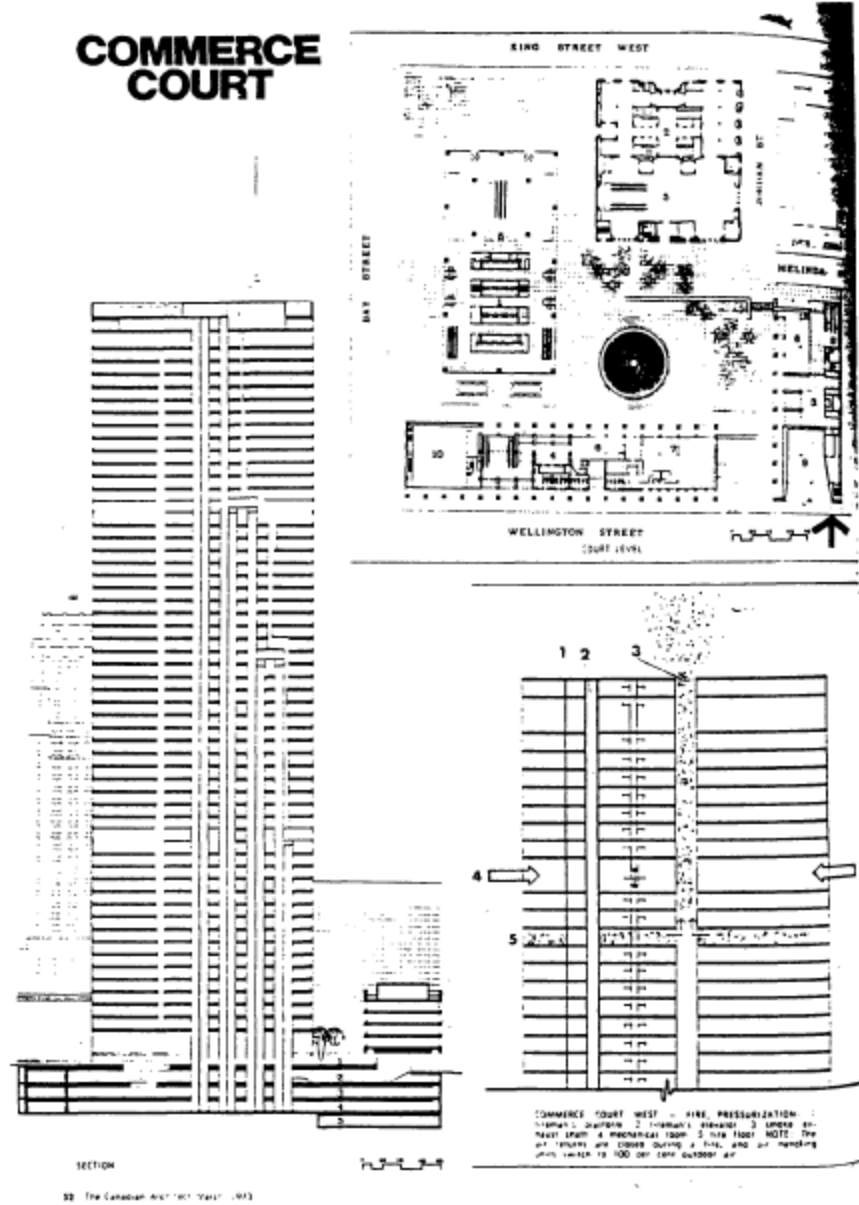


ATTACHMENT I: Canadian Bank of Commerce Building - copy of coloured post card, circa 1960



The Giant Heads—The Architect's conception of the roof loggia and observation gallery in the new Heat Office Building

ATTACHMENT II: extract, Canadian Bank of Commerce, The Caduceus, July 1930 - showing detailing on 32nd-floor observation gallery



ATTACHMENT III -a extract: The Canadian Architect, March 1973
showing elevation and site plan



ATTACHMENT III - D extract: The Canadian Architect, March 1975
showing Commerce Court following completion:
A - Canadian Bank of Commerce Building (Commerce Court No
B - Commerce Court West; C - Commerce Court South;
D - Commerce Court East .

(note: Toronto-Dominion Centre to west (left); First
Canadian Place and Royal Bank Plaza yet to be built)

No. 539-91. A BY-LAW

To amend By-law 467-91 respecting the designation of the properties at 25 King Street West (Canadian Imperial Bank of Commerce Building) and 199 Bay Street (Commerce Court) of architectural value or interest.

(Passed September 16, 1991.)

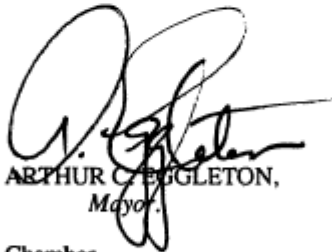
WHEREAS By-law No. 467-91 designating the properties at 25 King Street West (Canadian Imperial Bank of Commerce Building) and 199 Bay Street (Commerce Court) of architectural value or interest was passed on August 12, 1991 as authorized by Council by the adoption of Clauses 14 and 15 of Neighbourhoods Committee Report No. 10 at its meeting held on August 12, 1991; and

WHEREAS a sentence in Schedule "B" of the aforesaid By-law was inadvertently included in the aforesaid By-law and should be deleted.

THEREFORE the Council of the Corporation of the City of Toronto enacts as follows:

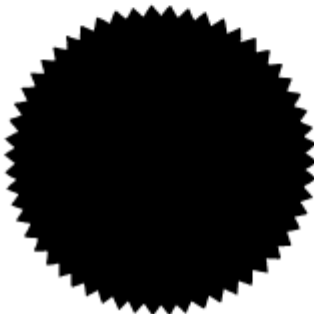
1. By-law No. 467-91 being "A By-law to designate the properties at 25 King Street West (Canadian Imperial Bank of Commerce Building) and 199 Bay Street (Commerce Court) of architectural value or interest", is amended by striking out the last sentence of the first paragraph under the heading Commerce Court in Schedule "B" thereof which reads as follows:

"The open void inside the north facade is pierced by a circular well with escalators descending to the below-grade rotunda with the banking hall".


ARTHUR C. EGGLETON,
Mayor.


BARBARA G. CAPLAN
City Clerk.

Council Chamber,
Toronto, September 16, 1991.
(L.S.)



Hotel Mossop

The property at 56 Yonge Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

The property at 56 Yonge Street contains the building known historically as the Hotel Mossop, an eight-storey commercial building that was commissioned by businessman, Frederick W. Mossop and completed in 1908 according to the designs of Toronto architect J. P. Hynes. Its construction was interrupted by delays related to financing and the challenges of developing the site in the city's Financial District and, while opening as an exclusive 60-room hotel with many amenities, its operation was stymied by the passage of the Ontario Temperance Act in 1916. Closing the following year, the Hotel Mossop was flagged as one of two hotels to take overflow patients during the Spanish Influenza epidemic in 1918. The business continued to operate under its original name in the 1920s (as advertised in local newspapers), but reopened as the Hotel Victoria in 1928 when it was branded the "most exclusive small hotel in Canada" under the operation of George and Matthew Elliott. The hotel survived the economic downturn of lower Yonge Street during the World War II era and, after several changes in ownership, was updated in the mid 1980s as an upscale boutique establishment. The property at 56 Yonge Street was listed on the City of Toronto's Heritage Inventory (now known as the Heritage Register) in 1983.

Statement of Significance

The building known historically as the Hotel Mossop at 56 Yonge Street has design value as a well-crafted early-20th century commercial building with Edwardian Classical styling. Popularized for almost all building types in the period before World War I, Edwardian Classicism was inspired by classical architecture and identified by its symmetry and the decorative detailing drawn from antiquity. The Hotel Mossop is an excellent example of the style where the materials and architectural features are used to emphasize the tripartite design with the base, shaft and cornice. It is particularly distinguished by the stone detailing applied for the semi-engaged columns, the banding on the piers, the cornices and the distinctive arched parapet on the roofline.

The property at 56 Yonge Street has value for its association with the temperance movement in Ontario in the early 20th century when the Hotel Mossop was one of the hostelrys impacted by the prohibition of alcohol, resulting in the closure of the venue by the original owners. Historically, it is also associated with Toronto architect J. P. (James Patrick) Hynes who designed the Hotel Mossop while he oversaw a solo practice between 1894 and 1914. While Hynes is identified with upscale residential buildings in Toronto's exclusive neighbourhoods, including Rosedale and Deer Park, as well as churches and schools for Roman Catholic parishes, he designed six hotels in the city, including the subject building. Afterward, he oversaw the seven-year partnership of Hynes, Feldman and Watson that was distinguished by commissions for the Allen Theatre chain, including the extant complex now known as the Danforth Music Hall.

Resuming his solo career, Hynes completed St. Peter's Roman Catholic Church on Bathurst Street, which is among many of his projects that are included on the City of Toronto's Heritage Register.

Contextually, the Hotel Mossop supports and maintains the historical character of lower Yonge Street as it developed in the late-19th and early-20th century as Toronto's new Financial District and is reflected in the collection of extant commercial buildings that are recognized on the City's Heritage Register. This group includes the former stores, hotel and banks preserved in Brookfield Place (formerly BCE Place), as well as the Bank of British North America and A. V. Brown Building (both designed by the notable early Toronto architect, John G. Howard) that marked the emergence of the Yonge and Wellington corners as a financial centre. This was followed in the pre-World War I era with the construction by the major banks of the city's first skyscrapers adjoining the intersection of Yonge and King streets. With its location between Wellington and King, the Hotel Mossop (later known as the Hotel Victoria) is historically, visually and physically linked to its setting on Toronto's "Main Street."

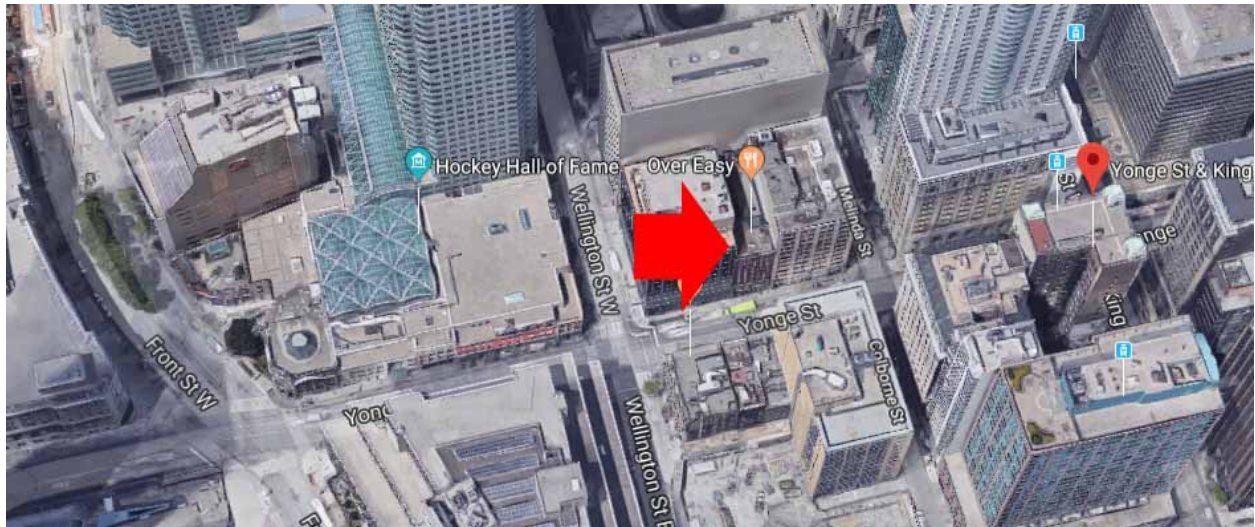
Heritage Attributes

The heritage attributes of the Hotel Mossop (afterward known as the Hotel Victoria) at 56 Yonge Street are:

- The setback, placement and orientation of the building on the west side of Yonge Street, north of Wellington Street West
- The scale, form and setting of the 8-storey building with the L-shaped plan
- The materials, with the red brick and stone cladding and detailing
- The flat roofline with the stone cornice and the centrally-placed arched parapet on the east end
- The principal (east) elevation, which is symmetrically organized into three sections by the materials and detailing, as well as the cornices above the first and second stories, and extends five bays above the first (ground) floor
- On the east elevation, the first floor (which has been altered and where the doors are not original) with the stone semi-engaged columns and the banded stone piers, the second storey where the flat-headed window openings are separated by brick piers with stone bands, and the upper six stories with the plain brick piers that organize the flat-headed window openings with the stone lintels and sills and, in the upper floor, the round-arched window openings with the brick and stone hood moulds
- The side elevations (north and south) are concealed by the adjoining buildings and, along with the rear elevations of the L-shaped plan, are not identified as heritage attributes.

ATTACHMENT 7

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



HOTEL MOSSOP (HOTEL VICTORIA)
56 YONGE STREET, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

May 2019

1. DESCRIPTION



Above: archival photograph of Toronto's Financial District with the Hotel Mossop (Hotel Victoria), 1970 (Toronto Public Library, Item 0118678); cover: aerial photograph, which is oriented with north on the right (www.google.ca/maps)

56 YONGE STREET: HOTEL MOSSOP	
ADDRESS	56 Yonge Street (west side, between Wellington Street West and Melinda Street)
WARD	Ward 13 (Toronto Centre)
LEGAL DESCRIPTION	Part Town Lot 2 (North Side of Wellington)
NEIGHBOURHOOD/COMMUNITY	Financial District
HISTORICAL NAME	See Section 2
CONSTRUCTION DATE	1908 (completed)
ORIGINAL OWNER	Frederick W. Mossop
ORIGINAL USE	Commercial
CURRENT USE*	Commercial * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	J. P. Hynes, architect
DESIGN/CONSTRUCTION/MATERIALS	Brick and stone cladding with brick and stone detailing
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical and Contextual
HERITAGE STATUS	Listed on the City of Toronto's Heritage Register
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	May 2019

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 56 Yonge Street, and applies evaluation criteria to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1793	Following the establishment of the Town of York (Toronto) and the subdivision of the townsite and adjoining lands, Yonge Street is surveyed in 1794-96
1797	While York is extended westward to York Street as “New Town,” Yonge Street is not opened initially between present-day Front and Queen streets
1816	The patent is issued for Town Lot 2 on the north side of Market Street (present-day Wellington Street West), west of Yonge Street (the allotment is shown in Images 2a-b)
1842	The subject property is illustrated on Cane's Topographical Plan (Image 2c)
1850	The first transaction on the subject property occurs when lawyer and developer, James Lukin Robinson leases part of Town Lot 2 with a 40-foot frontage on Yonge Street
1851	When William Cawthra purchases the subject property, Robinson continues as the lease holder
1858	Boulton's Atlas illustrates the subject property, showing the structures in place at that time, followed by the first Goad's Atlas for Toronto in 1880 (Images 2d-e)
1904	The Great Fire destroys most of the area adjoining Bay and Wellington streets where Toronto's manufacturing district is centered, directly west of the subject property, which escapes the inferno
1905	The William B. Reid Company, wholesale tobacconists, leases the subject property and is listed in the tax assessment roll compiled in July 1906 at "58 Yonge"
1906 Sept	Frederick W. Mossop leases the subject property and is issued building permit 5996 in November (Image 3c)
1907 July	Mossop (listed at the Exchange Hotel, Station Street) is named as the tenant of an “unfinished building” valued at \$8000 at 56-58 Yonge, with the Estate of Henry Cawthra identified as the property owner
1907-09	A series of mechanic liens is registered against Mossop by, amongst others, the Toronto Fire Proof Covering Company
1908 July	The hotel is still described as “unfinished” in the tax assessment rolls, but its value has increased to \$30,000 (rising to \$40,500 the next year)
1909 Nov	Hotel Mossop is profiled in "Construction" magazine and shown on the update to Goad's Atlas in 1910 (Images 3a, 3d and 4a)
1913 July	Trustees for the Cawthra Estate grant a 21-year lease to Mossop

1916 Oct	Hotel Mossop's business assessment is cancelled because of the effects of the Ontario Temperance Act
1917 Mar	Described as "one of Toronto's leading hotels," Hotel Mossop closes ¹
1917 Aug	Frederick W. Mossop transfers the lease to Mossop Hotel Limited and, by November, it is assigned to his creditors
1918 Aug	The lease is surrendered to the Cawthra trustees and, at the close of World War I, the building is vacated for the treatment of potential influenza patients
1927	The Cawthra trustees grant a 13-year lease to George B. and Matthew J. Elliott who, the following year, advertise the "Hotel Victoria" as "the most exclusive small hotel in Canada" ²
1934	The Victoria Hotel Holding Company purchases the property from the Cawthra trustees for \$80,000
1943	The subject property is illustrated on the update to the Underwriters' Survey Bureau Atlas (Image 3b)
1967	A. Pozios Hotels Limited purchases the property at 56 Yonge Street and, two years later, an application is made to alter the front of the "vacant retail store"
1970	Cara Holdings Limited acquires the subject property
1984	56 Yonge Street is listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register)
1985	The Old Victoria Hotel Limited owned by Charles Goldsmith acquires and renovates the property
2017	The property at 56 Yonge Street is included in the rezoning application for Commerce Court

ii. HISTORICAL BACKGROUND

Yonge Street:

The subject property at 56 Yonge Street is located on Toronto's pre-eminent "Main Street." This was not the case when the Town of York was founded as the provincial capital in 1793 and King Street was established as the main commercial artery serving the ten-block townsite. In 1794, Yonge Street was surveyed as a military route to the northern hinterland, a process that was completed two years later. In York, the rapid population growth led to the westward expansion of the community, which continued the grid pattern of streets established in "Old Town." The plan approved in 1797 by the provincial administrator set the new west boundary at York Street, but Yonge Street was not extended south of Lot Street (present-day Queen). This was remedied by 1818 when Phillpott's Plan of York showed Yonge running northward from the Bay.³

However, Yonge Street between present-day Front and Queen streets was known as "the road to Yonge Street" during the early 19th century when there were gaps in its development. Coinciding with the incorporation of the City of Toronto in 1834, Dalton's

¹ *Globe*, March 6, 1917

² *Globe*, March 8, 1928

³ Not appended to this report, the plan and other historical images are found at <http://oldtorontomaps.blogspot.com/p/index-of-maps.html>

York Commercial Directory described Yonge Street as “commences in Front Street, fronting the Bay, and runs through the centre of the Town and south to north....” In commercial terms, Yonge Street remained secondary to King Street until the late 19th century when Timothy Eaton and Robert Simpson opened competing “department stores” on Yonge Street, a new retail concept in Toronto that soon occupied the city blocks adjoining the northwest and southwest corners of Yonge and Queen and drew other commercial enterprises to the street. These events were supported by the opening of Toronto’s third City Hall at Queen and Bay and the extension of the streetcar line along lower Yonge Street. In the 20th century, Yonge Street continued its dominance in Toronto, particularly when the Financial District shifted to the corner of Yonge and King with the unveiling of the city’s inaugural skyscrapers. After World War II, the first subway in Canada ran beneath Yonge Street as the line opened north from Front Street. The City of Toronto celebrated the 200th anniversary of Yonge Street in 1996. A plaque commemorating Yonge Street was unveiled by the Ontario Heritage Foundation (now known as the Ontario Heritage Trust) and marks the southeast corner of Yonge Street and Queen’s Quay West.

56 Yonge Street:

The development of the property at 56 Yonge Street is traced on historical maps and atlases, including those found in Section 6 of this report. Dated June 1818 and attached as Image 2a, a plan of the Town of York identified the property owner on the parcel at the northwest corner of Yonge and Market (Wellington) streets as Richard Ferguson. According to land records, Ferguson was granted the patent for Town Lot 2 on Market Street in 1816. A subsequent owner leased the property to James Lukin Robinson in 1850, the year before the site was acquired by William Cawthra, the notable politician, banker and philanthropist. This situation continued until the early 20th century, with Cawthra’s heirs retaining the property and Robinson’s family holding the lease.

Hotel Mossop (later known as Hotel Victoria):

The first commercial establishments for food and lodging on lower Yonge Street were identified in Dalton’s York Commercial Directory for 1833-1834, which named two inns near Lot (Queen) Street, as well as “Mrs. Hall’s gentlemen’s boarding house.” During this period, these modest businesses were distinguished from the upscale establishments that followed, including the American House (1840) at Yonge and Front streets with its 200-seat dining room that was noted in American travel journals. The latter was known as a hotel, a term first used in the 18th century and described as a type that “is nearly always larger than the inn, especially in its public spaces” that offered amenities for clients and visitors alike.⁴

In 1906, the lease for the subject site was assigned to Frederick W. Mossop, a veteran of the hotel business who was purportedly born in the Western Hotel, operated by his father at Yonge and Wellington streets. After acquiring a building permit, Mossop was named in the tax assessment rolls recorded in July 1907 as the “tenant” of an “unfinished building” at 56-58 Yonge Street valued at \$8000. A year later (1908), while

⁴ Pevsner, 169

the building was still described as incomplete, its assessed value had risen to \$30,000. The slow construction process was reflected in land records which recorded an extensive series of mechanics liens filed against Mossop and his creditors. Overcoming these setbacks, the project was completed by September 1909. The "Hotel Mossop" was profiled with plans and photographs in the November 1909 edition of "Construction" magazine, which heralded its Canadian design and materials, and distinguished it as "one of the most thoroughly constructed fireproof buildings in the Dominion" that "represents the successful solution of a most difficult problem, that of erecting a modern hotel building on an extremely narrow site"⁵ (Images 3d and 4a).

In 1916, following the introduction of the Ontario Temperance Act to prohibit the sale of alcohol, Hotel Mossop was among the local establishments that was successful in having its business assessment cancelled and its building assessment reduced. This intervention was not enough to halt the drain in revenue, with the Hotel Mossop closing in March 1917, followed by a certificate of foreclosure the next year. In 1918, the site was one of two hotels in Toronto secured for patients of the Spanish Influenza epidemic who could not be accommodated at local hospitals. Hotel Mossop resumed operations under its original name by 1920 when it was advertised in local newspapers as the venue for public meetings and meals. In 1927, the Cawthra Estate leased the site to George and Matthew Elliott, who reopened the building as the "Hotel Victoria" and advertised it as "the most exclusive small hotel in Canada". While the hotel remained in continuous operation, it declined during the World War II era along with the surrounding neighbourhood. In 1967, coinciding with the revitalization of the Financial District and the unveiling of the first phase of the Toronto-Dominion Centre as the first of the major banks to redevelop the corners at the King and Bay intersection, the subject property was acquired by Hotels Limited, followed by Cara Holdings three years later.

56 Yonge Street was included on the City of Toronto's Heritage Inventory (now known as the Heritage Register) in 1984, prior to the acquisition of the property by The Old Victoria Hotel Limited, which extensively remodelled and updated the premises.

J. P. Hynes, Architect:

The property at 56 Yonge Street was designed by Toronto architect J.P. (James Patrick) Hynes (1868-1953). Hynes received training with three different architectural firms in the 1880s before embarking on a solo practice in 1894. For the next 20 years, his projects ranged from residential designs in exclusive neighbourhoods including Rosedale, Parkdale and Deer Park, to a series of Roman Catholic schools and churches and additions to St. Michael's Hospital. Between 1902 and 1914, Hynes designed six hotels in Toronto, including the subject building. Beginning in 1914, Hynes was a partner in the firm of Hynes, Feldman and Watson, which was noted for commissions for the Allen Theatre chain, including the extant complex now known as the Danforth Music Hall. The firm dissolved in 1921 after the untimely death of Isadore Feldman and the departure of Albert Edward Watson for New York City. Hynes resumed his solo career, and St. Peter's Roman Catholic Church on Bathurst Street was one of his final projects that is recognized on the City's Heritage Register.

⁵ *Construction*, November 1911, 53

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the property at 56 Yonge Street are found on the cover and in Sections 2 and 6 of this report. The Hotel Mossop (later known as Hotel Victoria) displays features of Edwardian Classicism, the most popular style in the early 20th century that was applied to almost all building types. Inspired by classical architecture, the Edwardian Classical style is visible on the subject building with the tripartite organization of the principal (east) elevation into a base, shaft and cornice, and the use of brick and stone to distinguish the three sections.

The Hotel Mossop features an L-shaped plan that rises eight stories to a flat roofline with a stone cornice along the east end that incorporates a centrally-placed arched parapet. Constructed with concrete and steel, the building is clad and trimmed with red brick and stone. The principal (east) elevation is organized into three sections that are separated by stone cornices at the first and second stories. This tripartite design is further emphasized by the stonework in the first (ground) floor, the combination of brick and stone in the second storey, and the application of red brick with minimal stone detailing in the upper stories. The base, which has been altered (as seen in the archival photographs in Images 4a-f), retains the symmetrical arrangement that mixes banded piers with semi-engaged columns beneath the cornice (the name band is not original). Above the base, piers organize the remainder of the elevation into five bays. The piers that separate the flat-headed window openings in the second storey have stone bands, and stone quoins mark the outer edges of the wall. In the upper stories, brick piers divide and flank the window openings, which are flat-headed with stone lintels and sills, apart from the upper floor where the round-arched openings have brick and stone hood moulds. With its composition, materials and detailing, the Hotel Mossop retains its integrity as an early-20th century commercial building.

iv. CONTEXT

The property at 56 Yonge Street is shown on the location map attached as Image 1. It is found on the west side of the street between Wellington Street West (south) and Melinda Street (north). In this section of lower Yonge Street, the former banks, hotel and commercial buildings that were preserved in BCE Place (now known as Brookfield Place at 151 and 161 Bay Street, and with entrances on Front, Yonge and Wellington streets), as well as the Bank of British North America and A. V. Brown Building at 49 and 51 Yonge Street, respectively, are other recognized heritage properties. Directly north of the subject property and adjoining the Yonge and King intersection, four of Toronto's first skyscrapers that date to the World War I era are designated under Part IV, Section 29 of the Ontario Heritage Act.⁶ To the west, the Hotel Mossop (later known as Hotel Victoria) adjoins Commerce Court, which was completed in 1972 as the new headquarters of the Canadian Imperial Bank of Commerce and incorporated the former Bank of Commerce Building (completed in 1931). The latter development anchors the southeast corner of King and Bay streets in Toronto's Financial District, where the Toronto-Dominion Centre (1967 and afterward), First Canadian Place (1975) and Scotia

⁶ This group includes the Traders Bank Building at 67 Yonge Street on the northeast corner of Colborne Street in the first block south of King Street East

Plaza (1988, and including the Bank of Nova Scotia Building completed in 1951) occupy the other corners of this intersection.

3. EVALUATION

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's Heritage Register. 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	
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	N/A

The Hotel Mossop at 56 Yonge Street has design value as a well-crafted early-20th century commercial building with Edwardian Classical styling. Popularized for almost all building types in the period before World War I, Edwardian Classicism was inspired by classical architecture and identified by its symmetry and the decorative detailing drawn from antiquity. The Hotel Mossop is an excellent example of the style where the materials and architectural features are used to emphasize the tripartite design with the base, shaft and cornice. It is particularly distinguished by the stone detailing applied for the semi-engaged columns, the banding on the piers, the cornices and the distinctive arched parapet on the roofline.

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 at 56 Yonge Street has value for its association with the temperance movement in Ontario in the early 20th century when the Hotel Mossop was one of the hostelrys impacted by the prohibition of alcohol, resulting in the closure of the venue by the original owners. Historically, it is also associated with Toronto architect J. P. (James Patrick) Hynes who designed the Hotel Mossop while he oversaw a solo practice between 1894 and 1914. While Hynes is identified with upscale residential buildings in Toronto's exclusive neighbourhoods, including Rosedale and Deer Park, as well as churches and schools for Roman Catholic parishes, he designed six hotels in the city, including the subject building. Afterward, he oversaw the seven-year partnership of Hynes, Feldman and Watson that was distinguished by commissions for the Allen Theatre chain, including the extant complex now known as the Danforth Music Hall. Resuming his solo career, Hynes completed St. Peter's Roman Catholic Church on

Bathurst Street, which is among many of his projects that are included on the City of Toronto's Heritage Register.

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	N/A

Contextually, the Hotel Mossop supports and maintains the historical character of lower Yonge Street as it developed in the late-19th and early-20th century as Toronto's new Financial District and is reflected in the collection of extant commercial buildings that are recognized on the City's Heritage Register. This group includes the former stores, hotel and banks preserved in Brookfield Place (formerly BCE Place), as well as the Bank of British North America and A. V. Brown Building (both designed by the notable early Toronto architect, John G. Howard) that marked the emergence of the Yonge and Wellington corners as a financial centre. This was followed in the pre-World War I era with the construction by the major banks of the city's first skyscrapers adjoining the intersection of Yonge and King streets. With its location between Wellington and King, the Hotel Mossop (later known as the Hotel Victoria) is historically, visually and physically linked to its setting on Toronto's "Main Street."

4. SUMMARY

Following research and evaluation according to Ontario Regulation 9/06, it has been determined that the property at 56 Yonge Street has cultural heritage value for its design, historical associations and context. Located on the west side of the street between Wellington and Melinda streets, the Hotel Mossop (1907, and later known as the Hotel Victoria) is a well-designed example of a purpose-built hotel by the noted Toronto architect J. P. Hynes that contributes contextually to the character of lower Yonge Street as it developed in the late-19th and early-20th century where it is historically, visually and physically linked to its setting.

5. SOURCES

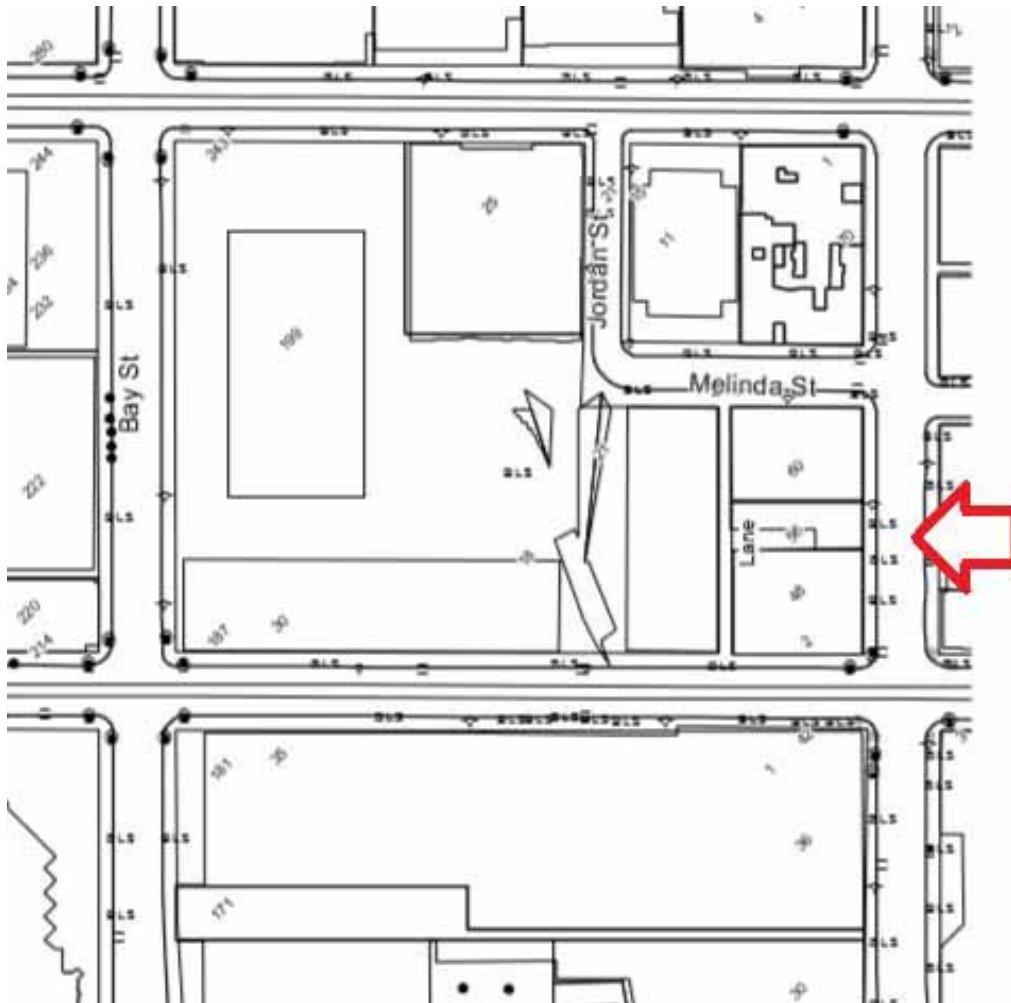
Archival Sources:

- Abstract Indices of Deeds, Town Lot 2, North Side Wellington
- Archival Maps, <http://oldtorontomaps.blogspot.com/p/index-of-maps.html>
- Archival Photographs, City of Toronto Archives and Toronto Historical Board (individual citations in Section 6)
- Assessment Rolls, City of Toronto, Ward 3, Division 3, 1900 ff.
- Building Permit 5996, November 23, 1906, City of Toronto Archives
- Building Records, City of Toronto, Toronto and East York, 1946 ff.
- City of Toronto Directories, 1880 ff.
- Underwriters' Insurance Bureau Atlases, 1921 revised to 1943, and 1954

Secondary Sources:

- Arthur, Eric, *Toronto: No Mean City*, 3rd ed., revised by Stephen A. Otto, 1986
- Blumenson, John, *Ontario Architecture*, 1990
- "Dissolves Partnership," *Construction*, July 1921, 221
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- Guillet, Edwin C., *Pioneer Inns and Taverns*, Vol. 1, 1954
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- "James Patrick Hynes," entry in *Biographical Dictionary of Architects in Canada, 1800-1950*, <http://dictionaryofarchitectsincanada.org/node/1537>
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- Rawson, Nancy, and Richard Tatton, *The Great Toronto Fire*, 1984
- Scadding, Henry, *Toronto of Old*, 1873, reprint 1966
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- Stromberg, Richard, "A Short History of the World's Longest Street," Toronto Historical Board, 1996
- "Taxes are Reduced of (sic) Downtown Hotels," *Globe*, Oct 17, 1916
- "32 Deaths in Toronto Ascribed to Influenza," *Globe*, October 17, 1918
- "Toronto's New Fireproof Hostelry," *Construction*, November 1911, 53-56

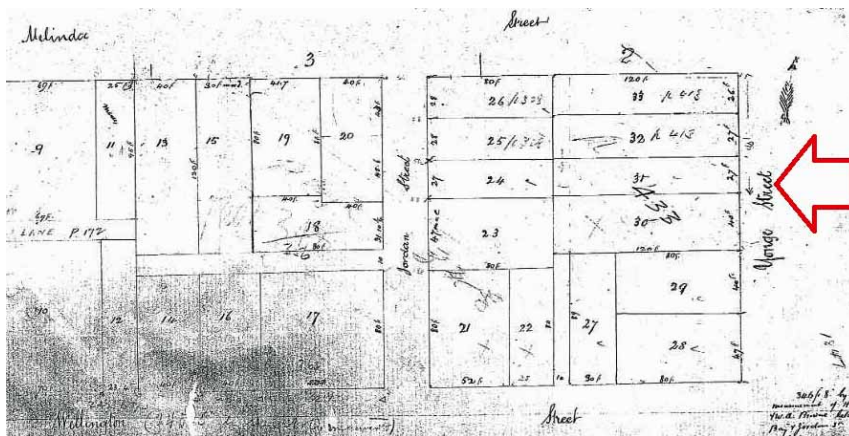
6. IMAGES – maps and atlases are followed by other archival images and current photographs. The arrows mark the location of the subject property. All images are oriented with north on the top unless indicated in the captions.



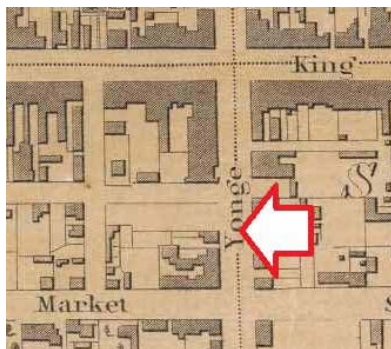
1. Location Map, 56 Yonge Street (City of Toronto Property Data Map).



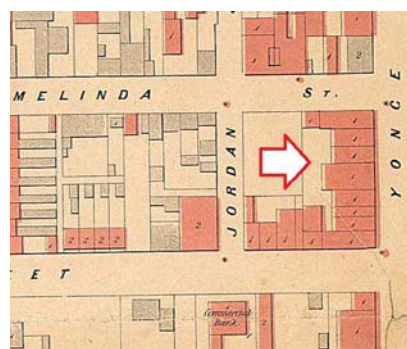
2a. Town of York Plan, 1818



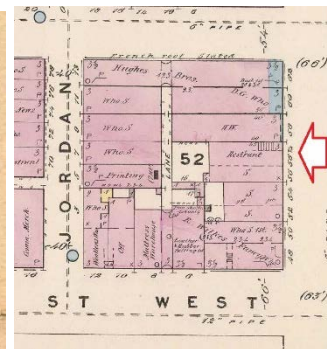
2b. Town Lot 2, North Side of Market (Wellington) Street



2c. Cane's Plan, 1842;

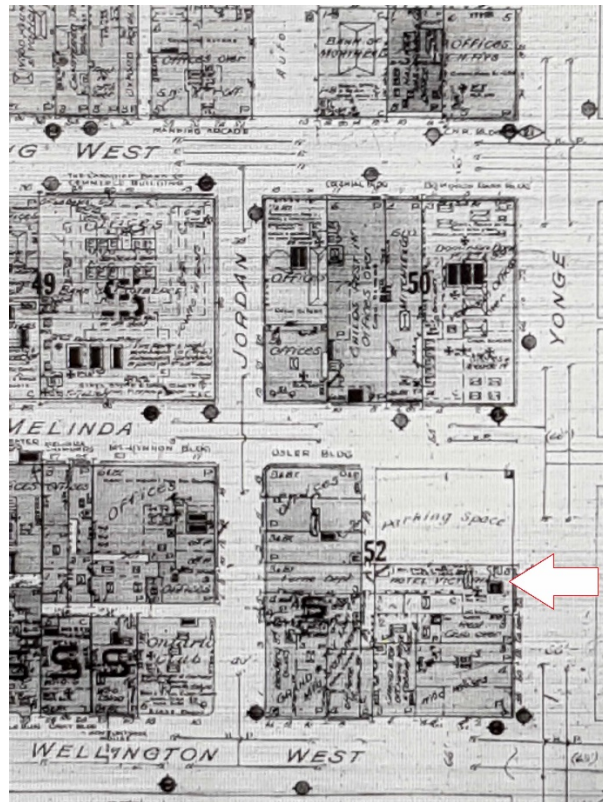
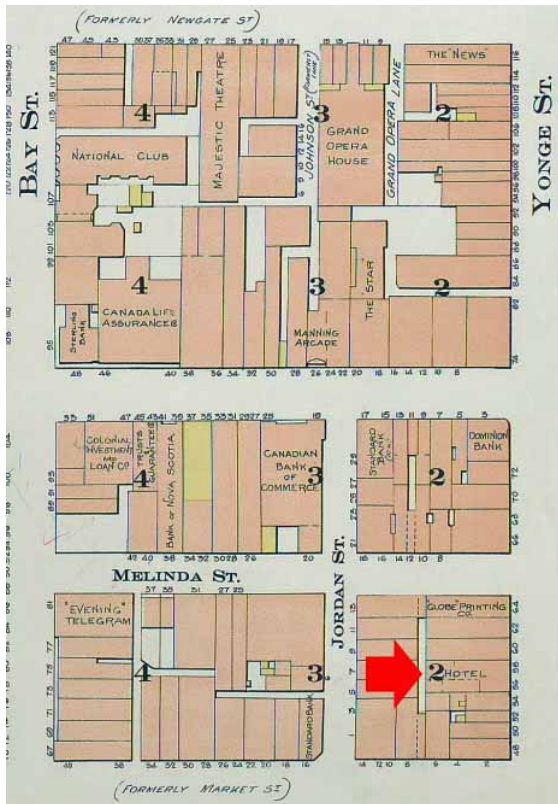


2d. Boulton's Atlas, 1858;

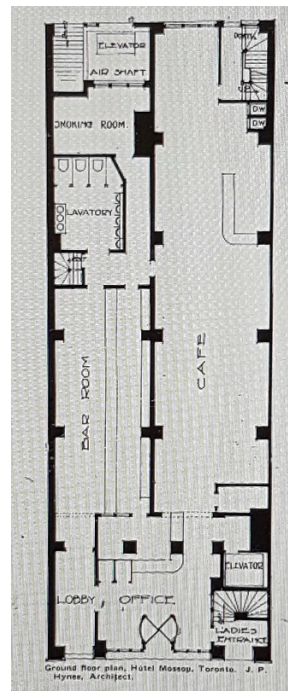
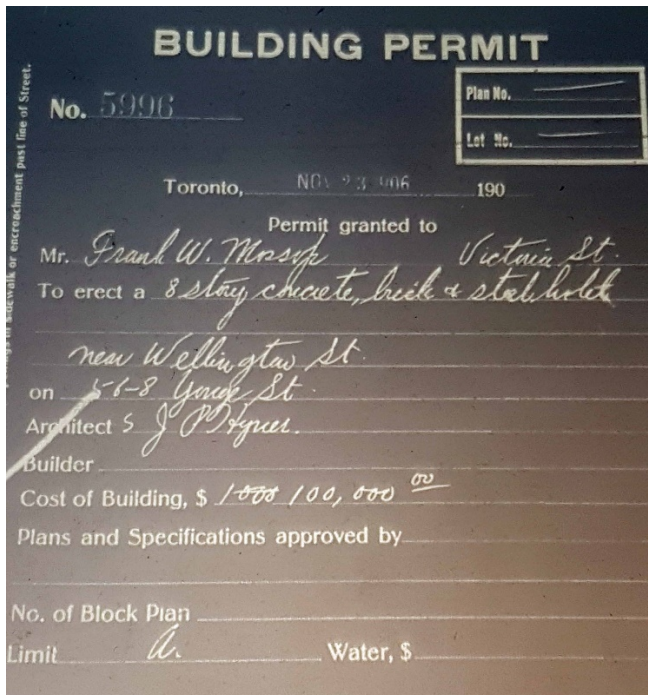


2e. Goad's Atlas, 1880

2. Archival Plans, Map and Atlases: Town Lot 2, Land Registry Office, Toronto; others, <http://oldtorontomaps.blogspot.com/p/index-of-maps.html>



3a. Goad's Atlas, 1910; 3b. Underwriters' Survey Bureau Atlas, revised 1943



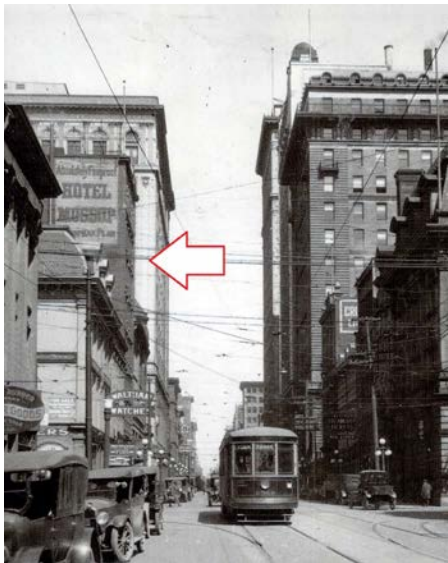
3c. Building Permit, 1906;

3d. Plan, Construction, 1909

3. Archival Images: Goad's Atlas, <http://oldtorontomaps.blogspot.com/p/index-of-maps.html>; Underwriters' Atlas, Building Permit, and Plan, City of Toronto Archives.



Hotel Mossop, Toronto, which, both externally and internally, is of absolute fireproof construction. It stands on a foundation of 78 concrete walls, carried down to bed-rock, the first foundation of its kind to be installed in Toronto. J. P. Hynes, Architect.



4a. principal (east) elevation, 1909; 4b. context looking north on Yonge Street, 1920s



4c. context looking south on Yonge Street, 1954; 4d. principal (east) elevation, 1973



4e. and 4f. showing the upgrades to the building between 1983 (left) and 1986 (right)

4. Archival Photographs: Construction (4a); Toronto Public Library, Item 0113160 (4b); City of Toronto Archives, Fonds 313, Item 12351 (4c), Fonds 2043, File 307 (4d), and Fonds 2043, Series 2523 (4e-4f).



5a. principal (east) elevation



5b. and 5c. context looking north from Wellington Street West (left) and south from Colborne Street (right)

5. Current Photographs: 56 Yonge Street (Heritage Preservation Services, 2019).