

LOCATION MAPS, PHOTOGRAPHS AND
STATEMENTS OF SIGNIFICANCE (REASONS FOR INCLUSION)

This attachment includes the Statement of Significance (Reasons for Inclusion), identifying the cultural heritage values and attributes, along with location maps and photographs for the following properties:

81 Barber Greene Road –

former Barber Greene of Canada Ltd. complex

789 Don Mills Road –

Independent Order of Foresters building, now known as Foresters

849 Don Mills Road –

Gestetner Ltd. headquarters and now occupied by the St. Andrew Kim Korean Catholic Church

1200 Eglinton Avenue East –

former Computer Sciences Canada building

15 Gervais Drive –

former Ontario Federation of Labour building

33 Green Belt Drive –

former Grand & Toy Ltd. headquarters and printing and warehouse facility

95-155 Leeward Glenway –

Leeward Glenway housing complex

1123 Leslie Street –

former Wm. Wrigley Jr. Co. headquarters and plant

1133 Leslie Street –

former Art Centre and now known as the Korean Canadian Cultural Centre

1135 Leslie Street –

former Peacock & McGuigge building and now the Crestview Group of Companies headquarters

44-52 Prince Andrew Place –

Olympia and York building

20 Wynford Drive –

One Medical Place

39 Wynford Drive –

former A. C. Nielsen Company headquarters

50 Wynford Drive –

Presbyterian Church in Canada Head Offices

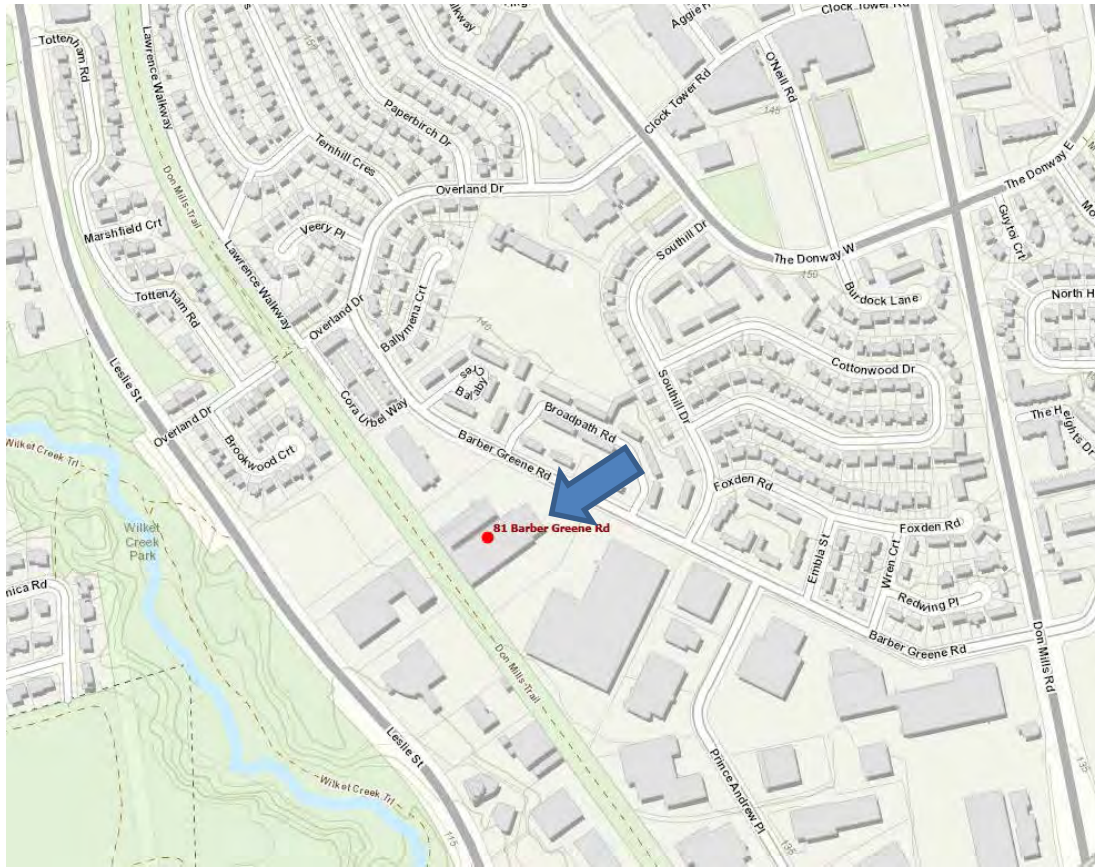
90 Wynford Drive –

former Texaco Canada Ltd. headquarters now known as Bank of Nova Scotia

100 Wynford Drive –

Bell Data Centre building

LOCATION MAP AND PHOTOGRAPH: 81 Barber Green Road



This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of 81 Barber Green Road and shows Barber Greene Road as a boundary between the residential section of Don Mills to the north and the clean industrial sector to the south with the west branch of the Don to the west. (Toronto Maps v2, 2019)



81 Barber Green Road looking north-west across the landscaped setting to the former office-manufacturing complex, now Global Television office and studios (HPS, 2019)



Aerial View, looking south west, of 81 Barber Greene Road showing to the north-east (right) the 1953 rectangular block with the clerestory roof and to south-west the larger, 1957, dual-shed building with the smaller office component to the south-east (left). (Google Maps 2019)



1953 Aerial View, looking north, of the first plant and the rural context of 81 Barber Greene Road, showing the location of the building near the CNR railway line, with Barber Greene Road only partially constructed and connecting to the east with Don Mills Road. Leslie Street has not yet been extended and the streets of the Don Mills development have not yet been laid out. The area is primarily characterized by the river valley of the west Don and farmlands (City of Toronto Archives [CTA])



Barber Greene of Canada Ltd., 1954, first structure designed by John Arthur Layng, showing the south-east (side) and north-east (front) elevations (Canadian Architecture Archives, Libraries and Cultural Resources, University of Calgary [CAC])



Barber Greene of Canada Ltd., showing the first 1954 structure with the north-east (front) and north-west (side) elevations in the mature landscape setting (HPS, 2019)



81 Barber Greene Road, 1957 view of the structural frame of the shed (CAC)



81 Barber Greene Road, 1958 view of the 1957 office component in the foreground with the manufacturing shed behind, showing the south-east (side) and north-east (front) elevations designed by John B. Parkin + Associates (CAC)



View of the office component building with the shed beyond showing the north-east (front) with new canopy at the entrance and north-west (side) elevations (HPS, 2004)



View of the 1957 office component building with the shed beyond showing the north-east (front) elevations and a portion of the 1954 building to the right (HPS, 2019)

STATEMENT OF SIGNIFICANCE: 81 Barber Green Road
(REASONS FOR INCLUSION)

The property at 81 Barber Green Road is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. The assessment indicates that the property meets the criteria under design, associative and contextual values.

Description

The property was identified as having cultural heritage value in the inventory included in *North York's Modernist Architecture*, first published in 1997 followed by a revised edition in 2009.

Located on the south-west side of Barber Greene Road, between Overland Drive and Prince Andrew Place, the former Barber Greene of Canada Ltd. complex contains a brick and glass-clad building constructed on a rectangular plan with a raised central section in a T-formation with glazed clerestories, characteristic of industrial manufacturing buildings. It was constructed in 1953 and designed by John Arthur Layng for the Barber Greene Company, a Chicago-based road equipment manufacturing company started in 1916 by two engineers, Harry H. Barber and William Greene.

In 1957, the company commissioned John B. Parkin Associates to design substantially expanded facilities including a two-storey office wing and manufacturing hall whose steel structure employed rigid frames assembled on site to create two parallel gable roofed structures enclosing a single unified space. The significance of the employment of the rigid steel frames to maximize floor area was commented on in an article in the *British Architectural Record* in 1960.¹ The structural frame was expressed on the exterior which was clad in a light brick at the lower storey with continuous glazing at the upper level. Similarly the office building revealed its structural frame as a two-storey grid on its elevations with solid panels of brick infill on the side elevations and a combination of brick beneath glazing on the front elevation. The combination of the flat-roofed office building with the paired gable roofs of the manufacturing hall with the expressed structural elements was a frank expression of the modernist epithet "form follows function." The architecture relied on the simple expression of structure and materials in the frame, brick infill and glazing for its minimal effect and which has been much reduced by the current black overpainting which eliminates the material distinction between structural frame and infill.

In 1973 Global Television began its occupancy of the building and the interiors were redesigned by Raymond Moriyama.

¹ *Architectural Record*, 1960, Vol. 27, no.6.

Statement of Cultural Heritage Value

The former Barber Green of Canada Ltd. complex has design value as a representative of the characteristic Don Mills industrial headquarters facility whose design includes the principles set out by the lead planner, Macklin Hancock. The principles required buildings designed in a Modern architectural style with extensive landscaped open space with setbacks from the road. Characteristics of Modern architecture are present in all three building components which in their functional expression and reliance on basic architectural elements for aesthetic expression, rather than historic styles and ornamentation, indicate their allegiance to the International Style.

The massing of the 1953 building with the double-height central section with its glazed clerestories expresses its industrial function while the composition of the elevations which rely for effect on a contrast of solid planes of brick with expanses of glazing were typical stylistic features of the International Style conveying a minimalist Modernist sensibility.

Similarly, the 1957 additions have value as representatives of the Modernist International Style with the combination of the flat-roofed office building with the paired gable-roofs of the manufacturing hall were a frank expression of the modernist epithet "form follows function." The significance of the employment of the rigid steel frames to maximize floor area was commented on in an article in the *British Architectural Record* in 1960.² The characteristics of the International Style are evident in expression of the structural frame on the exteriors of both components – the factory hall had brick cladding at the lower level with continuous glazing at the upper level. Similarly the office building elevations revealed the structural frame as a two-storey grid with solid planes of brick on the side elevations and a combination of brick beneath glazing on the front elevation. The architecture relied on the simple expression of structure and the materials of the frame, brick cladding and glazing for its minimal effect. The painting of the structure white in combination with a light-coloured brick cladding was part of the International Style which favoured white surfaces. Unfortunately this aesthetic quality has been much reduced by the current black overpainting of walls and window frames which eliminates the material contrasts between structural frame, infill and glazing.

Further cultural heritage value is present in the setting of the complex which conformed to the Don Mills planning requirements for open space and a substantial set back from Barber Greene Road with substantial open space landscaping including coniferous trees and berms which screen the industry from the adjacent neighbourhood. The proximity to the current Don Mills Trail which was the former CNR line indicates the historic significance of the railways to the industrial development of Don Mills. The former Barber Greene complex is valued for its association with the 1950s planning and development of Don Mills by E. P. Taylor and Don Mills Developments Ltd. with the lead planner Macklin Hancock. It is also valued for its association with the architect John Arthur Layng, one of the first planners of Don Mills and John B. Parkin + Associates, one of Toronto's greatest leading modernist firms and winner of several Massey Medals. Formed as a partnership in 1947, which included John B. Parkin, his brother Edmund, an engineer and John C. Parkin (no relation who had studied at

² *Architectural Record*, 1960, Vol. 27, no.6.

Harvard with former Bauhaus teachers Gropius and Breuer), the firm was one of Toronto's leading modernists from the 1940s and throughout the 1950s and 1960s. By the end of the 1950s they were the largest firm in Canada, capturing a high percentage of important commissions including the Toronto International Airport, designs for the Yonge Subway line, Yorkdale Shopping Centre, as well as being the architects of record for the TD Centre and the Toronto City Hall. They won numerous awards and accolades including 14 Massey Medals, The Queen's Jubilee Medal and the Royal Architectural Institute of Canada Gold Medal. They designed numerous buildings in Don Mills including Barber Greene building, 81 Barber Greene Road (1953), the Don Mills Shopping Centre (1959), Ortho Pharmaceuticals, 19 Green Belt Drive (1956), the Imperial Oil Building, 825 Don Mills Road (1963, demolished), the Bata Building, 59 Wynford Drive (1965), Grand & Toy building (1965), Don Mills Collegiate and Junior School (1965) and their own offices at 1500 Don Mills Road (1956, demolished). The Parkin office contributed substantially to Don Mills with a range of projects, including the Ortho-Pharmaceutical (Canada) Ltd. which was constructed in the same year, next door at 19 Green Belt Drive, Barber Greene of Canada Ltd, 81 Barber Greene Road (1957), Imperial Oil Building, 825 Don Mills Road, (1963, demolished), Bata International, 59 Wynford Drive (1965, demolished), IBM, 1150 Eglinton Avenue (1967), their own office premises, 1500 Don Mills Road (1956, demolished) and Texaco Canada Ltd., 90 Wynford Drive (1968).

Contextually 81 Barber Greene Road has cultural heritage value as it maintains the character of Don Mills as a mid-century neighbourhood planned on Garden City principles which required well-designed Modern architecture within a landscaped setting. Located on Barber Greene Road which represents the interface between the outer ring of Don Mills residential neighbourhood and the industrial neighbourhood to its south, the curvilinear design of the road framed by a treed landscape reflects the picturesque qualities of the Don Mills plan and the importance of green open space to the design as well as the current neighbourhood.

Heritage Attributes

- The set-back, placement and orientation of the building complex on the south-west side of Barber Greene Road
- The landscaped setting along the edge of the property facing the Barber Greene Road with mature coniferous and deciduous trees and berms with grass and collections of large stones and the open space surrounding the building (currently occupied by parking lots)

1953 Building

- The scale form and massing of the rectangular block with the raised double-volume central t-shaped section and adjacent single-storey wings
- On the principle north east elevation, on the central raised bay, the brick walls flanking the central entrance with the window above, and the arrangement of the glazing over brick on the single storey wing to the south-east of the central bay
- The clerestory windows of the t-shaped double-volume portion

1957 Building

- The scale form and massing of the two storey, rectangular plan office wing with the twin-gable-roofed massing of the factory hall to the rear

- On the office wing, the materials including the structural frame and the brick infill panels
- On the office wing, the asymmetrically placed entrance located to the south-east corner of the principal north-east elevation, the band of windows at both floors over low band brick infill panels
- On the factory wing, the materials including the structural frame and brick infill panels
- On the factory wings the arrangement of the elevations with the ground level brick cladding with continuous glazing above

LOCATION MAP AND PHOTOGRAPH: 789 Don Mills Road (Foresters Building)



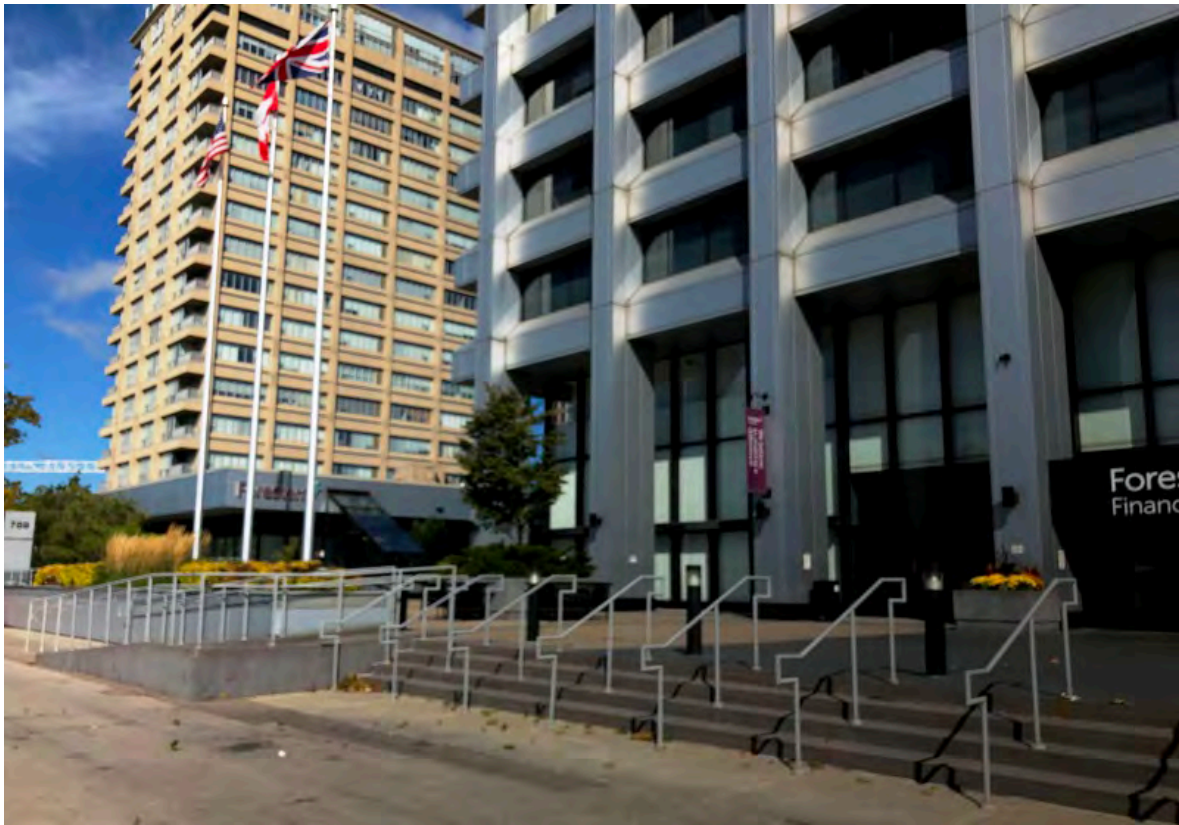
This location map is for information purposes only; the exact boundaries of the property is not shown. The arrow marks the location of 849 Don Mills Road



789 Don Mills Road, west and south elevations (Heritage Planning [HP] 2019)



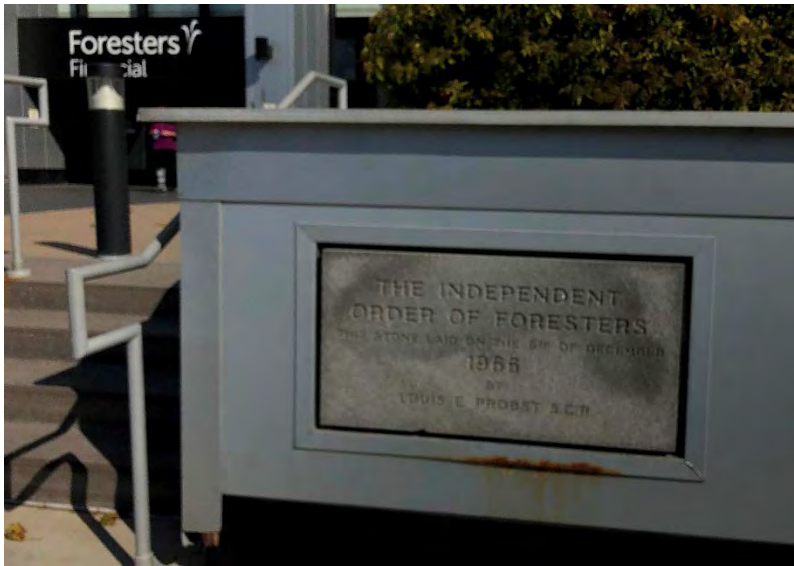
Two aerial views of the property at 789 Don Mills Road, (top 1967) and (bottom, 2019) showing the building in relation to the low-rise housing of Flemingdon Park to the south and east, the Ontario Science Centre to the west, the tower at 797 Don Mills Road, Eglinton Avenue and low-rise headquarters campus to the north with the DVP at the eastern edge (ASI, 1967, Google Maps, 2019)



789 Don Mills Road: principal entry elevation facing west, with the double-storey building to the north (HP, 2019)



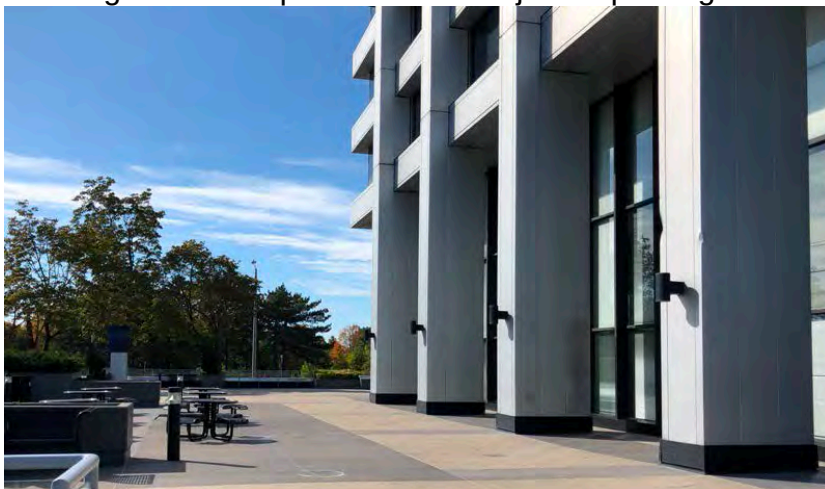
789 Don Mills Road: Sunken Garden adjacent to two storey building (HP, 2019)



789 Don Mills Road: the cornerstone with the inscription "The Independent Order of Foresters, this stone laid on the 6th of December by Louis E. Probst, S.C. R. (HP, 2019)



789 Don Mills Road: view of the south elevation of the building from Rochefort Drive showing the raised plaza and the adjacent parking structure (HP, 2019)



789 Don Mills Road: View of the raised plaza, surrounding planting and double-height first storey with massive piers (HP, 2019)



Foresters featured on a post card looking east from the Ontario Science Centre, c. 1970s showing its landmark quality (ASI)



City of Toronto Archives, Fonds 124 f0124_f0008_id0044

View looking East along Eglinton Avenue with the IBM 1967 Headquarters on the left and Foresters tower with the Tribeca tower in the distance (City of Toronto Archives, Fonds 124, F0124, f0008, it0044)

STATEMENT OF SIGNIFICANCE: 789 Don Mills Road
(REASONS FOR INCLUSION)

The property at 789 Don Mills Road is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. The assessment indicates that the property meets the criteria under design, associative and contextual values.

Description

The property was identified as having cultural heritage value in the inventory included in *North York's Modernist Architecture*, first published in 1997, with a revised edition in 2009.

The Independent Order of Foresters building, now known as Foresters and Foresters Financial, at 789 Don Mills Road was constructed between 1965 and 1967 as part of a complex known as Olympia Square, developed by Olympia and York and designed by Bregman and Hamman with Craig, Zeidler & Strong. The complex includes the Foresters building, a 24-storey office tower with a wide, raised plaza, a parking structure to the east and a landscaped surround which includes a sunken garden adjacent to a two-storey building to the north. Originally clad in self-cleaning glazed white ceramic tiles, the building has been re-clad in aluminium. Olympia Square also originally included the 16-storey tower at 797 Don Mills Road, also designed by Bregman and Hamman and completed in 1964-5. The tower, now known as Tribeca was converted to condominiums in the 1990s which involved the alterations of the building to include balconies.

The tower was constructed for the Independent Order of Foresters (IOF), a "family fraternal benefit society"³ which began in the 19th century to provide insurance to working class families. One of its first leaders, was Dr. Oronhyatekha (Burning Cloud, 1841-1907), a member of the Six Nations, educated at the University of Toronto and Oxford who was ahead of his time in his support and care for women, minorities and children. In 1879 he introduced a motion to include women as members in the organization. Now an international organization, throughout its history the IOF has provided charitable assistance to individuals and nations in need during times of economic depression, war and natural disasters as well as supporting children through organizations such as the Children's Miracle Network. Today it is an international financial services provider offering opportunities for investment as well as insurance and continues philanthropic work.

Located at the south-east corner of Don Mills Road and Eglinton Avenue East, the property is in the Flemingdon Park Industrial Estate, developed in tandem with the residential section of Flemingdon Park, south of Eglinton, in 1958. Laid out by Macklin Hancock, the Flemingdon Park plan repeated many of the core principles and elements of the Don Mills plan to the north. These included extensive open space with landscaped setbacks from the street and buildings designed in a modern architectural

³ Toronto Historical Board, plaque, 1995.

style. It was Hancock's intention that whereas low-rise buildings would line Wynford Drive, mid-rise and high-rise office towers would be located on Eglinton Avenue East and at the intersection of Eglinton with Don Mills Road. 789 Don Mills Road along with 1200 Eglinton Avenue East and 15 Gervais Road are examples of this Flemingdon Park typology.

Statement of Cultural Heritage Value

The International Order of Foresters building, now known as Foresters and Foresters Financial has cultural heritage value for its design which represents a high-rise office building constructed in the Late Modern Style. The style is evident in the heavily articulated façade with its deep vertical piers, and chamfered horizontal panels under the customary ribbon windows. With its tall double height first storey, repetitive intervening floors and tall parapet wall at the top, it represents a typical design for skyscrapers described as base, column and top. It sits on a large raised plaza with a double-storey fully-glazed ground floor and its sunken out door paved garden with a sloping lawn, trees and plantings is another feature of Late Modernism.

Constructed in 1965-1967, the property has historic value as the international headquarters for the Independent Order of Foresters (IOF), a historic fraternal organization which was established in Canada in the 1870s to provide insurance to working class families and was from 1881, guided by the leadership of the visionary and egalitarian Dr. Oronhyatekha, a member of the Six Nations. The IOF is an international insurance and investment organization which, throughout its history, has been a leader in philanthropy assisting during wars, depressions and natural disasters.

The property has value as it is associated with the development of Flemingdon Park from 1958 onwards by Toronto Industrial Leaseholds and Webb and Knapp Canada with the layout undertaken by Macklin Hancock who was also the lead planner of Don Mills, as well as the subsequent owners of Flemingdon Park, the Reichmann brothers of Olympia and York who developed this property as Olympia Square, creating a highly visible landmark for Flemingdon Park and Don Mills and who would go on to become one of Canada's most significant international development companies who championed the cause of good and innovative design. The design of Don Mills with Flemingdon Park is significant to the local community and as an example of post-war suburban planning.

The property has value as it reflects the ideas of the architects, Bregman and Hamman and Craig Zeidler and Strong. Bregman and Hamman, now known as B+H Architects, which was established in 1953 by Sidney Bregman and George Frederick Hamann, and is now one of the 50 largest architectural firms in the world. The firm has been awarded numerous times including the Governor General's Medal and an Award of Merit, and RAIC Innovation in Architecture Award and two Ontario Association of Architects Awards. Craig Zeidler and Strong was founded in 1961 by James, Craig, Eberhard Zeidler and William A. Strong and is well-known for their work at Ontario Place and the McMaster Health Sciences Centre, the Hospital for Sick Children and for the Eaton Centre, also done in partnership with B+H Architects. In 1975 the firm known as the Zeidler Partnership which was responsible for Canada Place at Vancouver's Expo'86. Eberhard Zeidler received the Order of Canada in 1984 and the firm has received

Inclusion on the City's Heritage Register – Don Mills Crossing Properties Page 17 of 101

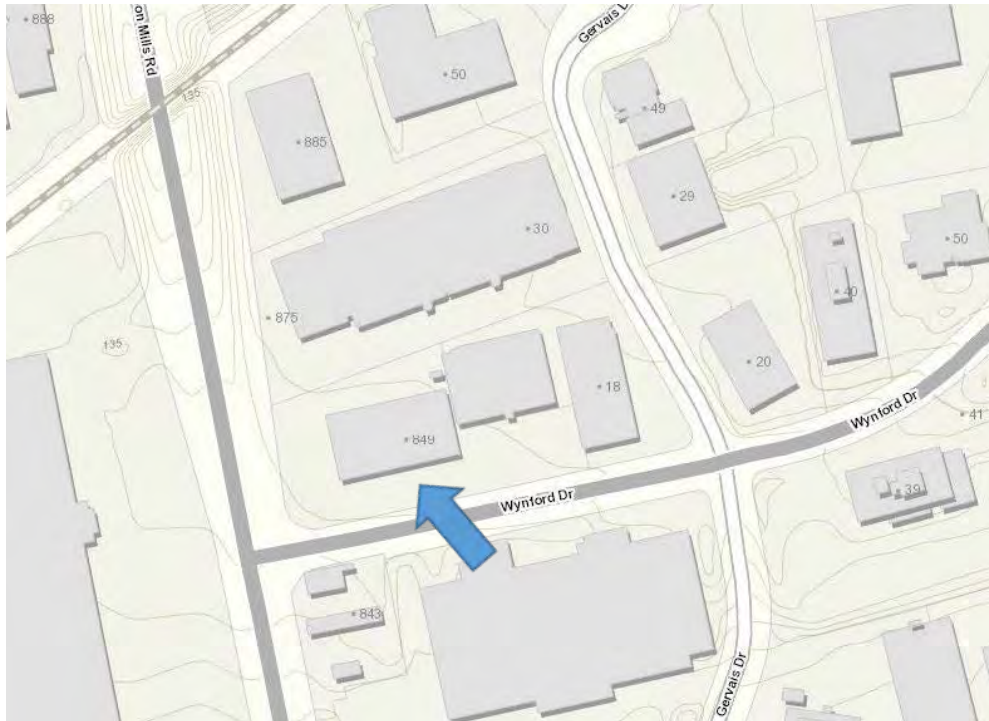
numerous awards including the Ontario Association of Architects, Canadian Architect Awards, City of Toronto Architecture and Urban Design Awards, Heritage Toronto Awards, the American Institute of Architects, and the RAIC – National Trust Prix du XX^e Siècle Award for Ontario Place. It is now an international practice with offices in Berlin, London, Beijing, Chengdu and Abu Dhabi.

The Foresters tower property has contextual value as it contributes to and defines the 1960s, Late Modern, mid-rise character of Flemingdon Park at the intersection of Don Mills Road and Eglinton Avenue East as designed by Macklin Hancock. To the north and east it relates to the mid-rise towers 15 Gervais Drive and 1200 Eglinton Avenue. In its typology, location, scale, massing and period details it is historically as well as visually and functionally linked to its surroundings. As it is seen from various viewpoints along Eglinton Avenue and Don Mills Road, it is a landmark marking the heart of the Flemingdon Park Community and Don Mills.

The Heritage Attributes of the Foresters building at 789 Don Mills Road are:

- The set-back, placement and orientation of the building at the south-east corner of Don Mills Road and Eglinton Avenue East
- The scale, form and massing of the 24-storey, flat-roofed building set on a raised plaza, an adjacent two-storey building to the north
- The expressed rectangular piers
- The chamfered wall sections beneath the window
- The ribbon windows on all four sides with glazed corners
- The double height curtain wall glazing at the ground floor
- The landscaped setting including the planters on the edge of the plaza, the sunken garden on the west side of the complex near Don Mills Road with its paved outdoor area, sloping grass lawn, tree and plantings and relationship to the interiors of the two storey building to the east

LOCATION MAP AND PHOTOGRAPH: 849 Don Mills Road



This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of 849 Don Mills Road



849 Don Mills Road, south elevation facing Wynford Drive showing the post-1997 roof top addition (HP, 2019)



1964 aerial view of the property at 849 Don Mills road showing the office complex to the west and the factory to the east (ASI)



Aerial view of 849 Don Mills Road at the north-east corner of Don Mills Road and Wynford Drive showing the roof additions for the adaptive re-use of the property as a church and the later parking lot structure to the north-east (Google Maps 2019)



Photo dated to the 1960s, looking south on Don Mills Road with 849 Don Mills Road on the left (City of Toronto Archives, Series 65, File 513, item 3)



View of the west and south elevations and landscaping (HP, 2019)



Detail of the south elevation showing the principle entrance with the portico (HP, 2019)

STATEMENT OF SIGNIFICANCE: 849 Don Mills Road
(REASONS FOR INCLUSION)

The property at 849 Don Mills Road is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. The assessment indicates that the property meets the criteria under design, associative and contextual values.

Description

Located at 849 Don Mills Road, the property contains the two-storey former Gestetner Ltd. office headquarters designed in 1964 by Crang & Boake architects and now occupied by the St. Andrew Kim Korean Catholic Church since 1997. Since then the roof has been altered with the addition of a low, gable-roof structure with a cross at the east end of the complex. The property also includes a three-storey parking garage to the east of the office which was constructed between 1992 and 2002 and replaced a portion of the factory component of the original Gestetner complex. Gestetner was a copying machine company who relocated from King Street with the redevelopment of their property there as the Toronto Dominion Centre.

Statement of Cultural Heritage Value

The former Gestetner Ltd building has design value as an example of the characteristic Don Mills-Flemingdon Park low-rise office headquarters whose design includes the principles set out by the lead planner, Macklin Hancock for the industrial areas of the Don Mills Master Plan. The principles required buildings designed in a Modern architectural style with extensive landscaped open space with setbacks from the road and were adapted in the collection of buildings developed on Wynford Drive as part of the Flemingdon Park Industrial Estate. The building has design value as a fine example of the Late Modern style which is evident in the deep cantilevered roof and the use of modified pre-cast concrete T beams for the elevation. Further design value is evident in the modification of these structural elements to function as part of the elevation and to include glass. The resultant powerful minimalist effect of the unusual and striking sculptural elevation displays a high degree of craftsmanship. Finally the composition is set off by the entrance which is set asymmetrically on the south elevation with full-height glazing in front of which is an entrance portico created by a square pavilion of four white concrete square piers and beams.

The property has associative value with the development of Flemingdon Park from 1958 onwards by Toronto Industrial Leaseholds and Webb and Knapp Canada with the layout undertaken by Macklin Hancock and which included an industrial park north of Eglinton Avenue, east of Don Mills Road which are significant to the local community and as an example of post-war suburban planning. The property has associative value with the development of Wynford Drive following its completion in 1962 which saw the advent of a series of ten significant modernist buildings constructed within seven years which with their landscaped settings created a significant cultural heritage landscape. The property has associative value as a place of worship for the Korean community who have been

represented at this property since 1997 and also at the Korean Cultural Centre at 1133 Leslie Street since 1996.

Located at the north-east corner of Don Mills Road and Wynford Drive, 849 Don Mills Road has contextual value as its setting and built form define and maintain the character established in the 1960s of a scenic drive framed by a continuous sequence of properties with a landscaped setting of generous setbacks and well-designed low-rise modernist buildings. With its S-shaped curvilinear layout, Wynford Drive, like the adjacent Gervais Drive and Garamond Court were laid out on picturesque Garden City principles in parallel with the Don Mills street plan to the north. 849 Wynford Drive is one of 10 properties completed on this section of Wynford Drive by 1970 and as such is historically linked to its surroundings in this part of Don Mills as it developed through the 1960s establishing its current well-designed landscaped campus headquarters character.

The heritage attributes of 849 Don Mills Road are:

- The set-back, placement and orientation of the building at the north-east corner of Don Mills Road and Wynford Drive
- The landscaped setting including the perimeter of trees, grass and shrub on the south, west and north sides of the property
- The scale, form and massing of the two-storey building with its over-hanging flat roof
- The elevations composed of concrete T-sections modified to include glazing and the double height glazed section at the entrance on the south elevation
- The square free-standing entry canopy composed of four square pillars and beams

LOCATION MAP AND PHOTOGRAPH: 1200 Eglinton Avenue East



This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of 1200 Eglinton Avenue East (Toronto Maps v2)



1200 Eglinton Avenue East, principle south elevation with side (west) elevation (Heritage Planning [HP], 2019)



Aerial view 1969, looking east showing 1200 Eglinton Avenue East and adjacent low-rise properties developed along Wynford Drive (ASI)



Aerial view 1971 looking north showing 1200 Eglinton Avenue East showing the relationship between 1200 Eglinton Avenue with a landscape set back facing Eglinton and parking around the north east side, 15 Gervais Drive to the far left with the parking garage in the centre, (ASI)



1200 Eglinton Avenue, aerial view showing the context on Eglinton Avenue with low-rise structures on Wynford Drive to the north, Flemingdon Park housing to the south and the Olympia Square towers at the south-east corner of Eglinton Avenue East and Don Mills Road (Google Maps, 2019)



1200 Eglinton Avenue East south elevations with ramps to the main entry and the later entrance canopy (ASI, 2018)



1200 Eglinton Avenue East view of the adjacent parking lot (HP, 2019)



1200 Eglinton Avenue East: view of the north and west elevations (ASI, 2018)

STATEMENT OF SIGNIFICANCE: 1200 Eglinton Avenue
(REASONS FOR INCLUSION)

The property at 1200 Eglinton Avenue is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. The assessment indicates that the property meets the criteria under design, associative and contextual values.

Description

1200 Eglinton Avenue East was built as the new headquarters for the Computer Sciences Canada in 1971 and designed by Raymond Moriyama Architect. The nine-storey office building faces south to Eglinton Avenue with its principle south entrance accessed by a double-sided concrete stair case. Built on a square plan, the building has identical elevations on all four sides with each face revealing two structural piers with cantilevered corners. The structure is raised off the ground revealing the basement level and the first floor lobby level height is taller than the other floors. The materials are concrete with an exposed pebble aggregate, mirrored glass with brass-finished aluminum frames. The property has a landscaped setting on its southern edge with a lawn, shrubs and deciduous and coniferous trees. Access is from Eglinton Avenue East, leading to a drop-off driveway at the entrance with parking on the other three sides with a three storey above-ground parking garage to the west which straddles the property line with 15 Gervais Drive.

Computer Sciences Canada was established in 1968 and was jointly owned by the American Computer Sciences Corporation (CSC), and Canadian Pacific Railway and Canadian National Railways. Established in 1959, CSC provided software programming becoming the largest software company in the United States. In 1992, Bell Canada purchased Computer Sciences Canada's domestic services.

Located on the north side of Eglinton Avenue between Gervais Drive and the Don Valley Parkway, the property is part of the Flemingdon Park Industrial Estate, developed in tandem with the residential section of Flemingdon Park, south of Eglinton, in 1958. Laid out by Macklin Hancock, the Flemingdon Park plan repeated many of the core principles and elements of the Don Mills plan to the north. These included extensive open space around the office-industrial complexes with landscaped setbacks from the street and buildings designed in a modern architectural style. It was Hancock's intention that whereas low-rise buildings would line Wynford Drive, mid-rise and high-rise office towers would be located on Eglinton Avenue East and at the intersection of Eglinton with Don Mills Road. 1200 Eglinton Avenue East, along with 15 Gervais Road and 789 Don Mills Road (the Foresters Building) are examples of this Flemingdon Park typology.

Statement of Cultural Heritage Value

The former Computer Sciences Canada building has cultural heritage value for its design as a fine representative of a mid-rise office tower in the Late Modern style of architecture. The elements of the style are represented in the simple cubic form with ribbon windows and the use of concrete with its heavier, more massive quality and textured quality evident in the protruding floor plates with the chamfered corners and exposed pebble aggregate. The reduction of structural supports to two piers on each elevation has an aesthetic value in its minimalism.

The property has historic value as it is associated with the 1958 development of Flemingdon Park designed by Macklin Hancock who was also the lead planner of Don Mills and realizes his proposals for mid-rise structures on Eglinton Avenue East. It has historic value as it yields information and contributes to an understanding of the planning culture and community of Don Mills as it represents one of the many corporations which located in Don Mills and Flemingdon Park Industrial estates following their development in the 1950s and 1960s resulting in an extraordinary landscaped campus of corporate office and industrial complexes.

The property has historic value as it represents the work of the Raymond Moriyama who in 1970 established a partnership with Ted Teshima. Moriyama & Teshima Architects is well-known for such projects as the Toronto Reference Library, the Ontario Science Centre, the Canadian War Museum, the Japanese Canadian Cultural Centre, the Scarborough Civic Centre, Bata Shoe Museum, as well as the Canadian Embassy in Tokyo. The firm has received more than 200 awards including six Governor General's Medals in Architecture. Raymond Moriyama has received numerous awards for his work including being made an Officer of the Order of Canada (1985), receiving the RAIC Gold Medal (1997) the Governor General's Award in Visual and Media Arts and the Queen Elizabeth Golden Jubilee Medal (2012). Ted Teshima (1938-2016) was a Fellow of the Royal Architectural Institute of Canada and was awarded the Order of da Vinci from the Ontario Association of Architects.

Located at the north side of Eglinton Avenue East, east of Gervais Drive, the property has contextual value as it contributes to and defines the 1960s, Late Modern, character of the Flemingdon Park Industrial Estate as designed by Macklin Hancock with mid-rise and high-rise buildings on the arterial roads such as Eglinton Avenue East and Don Mills Road. With the low-rise Wynford Drive complexes to the north, the mid-rise complex at 15 Gervais Drive to the east and the Foresters building, 789 Don Mills Road at the intersection of Don Mills Road and Eglinton, the former Computer Sciences of Canada is historically, physically, functionally and visually linked to its surroundings in its location, typology, scale and massing.

The Heritage Attributes of 1200 Eglinton Avenue are:

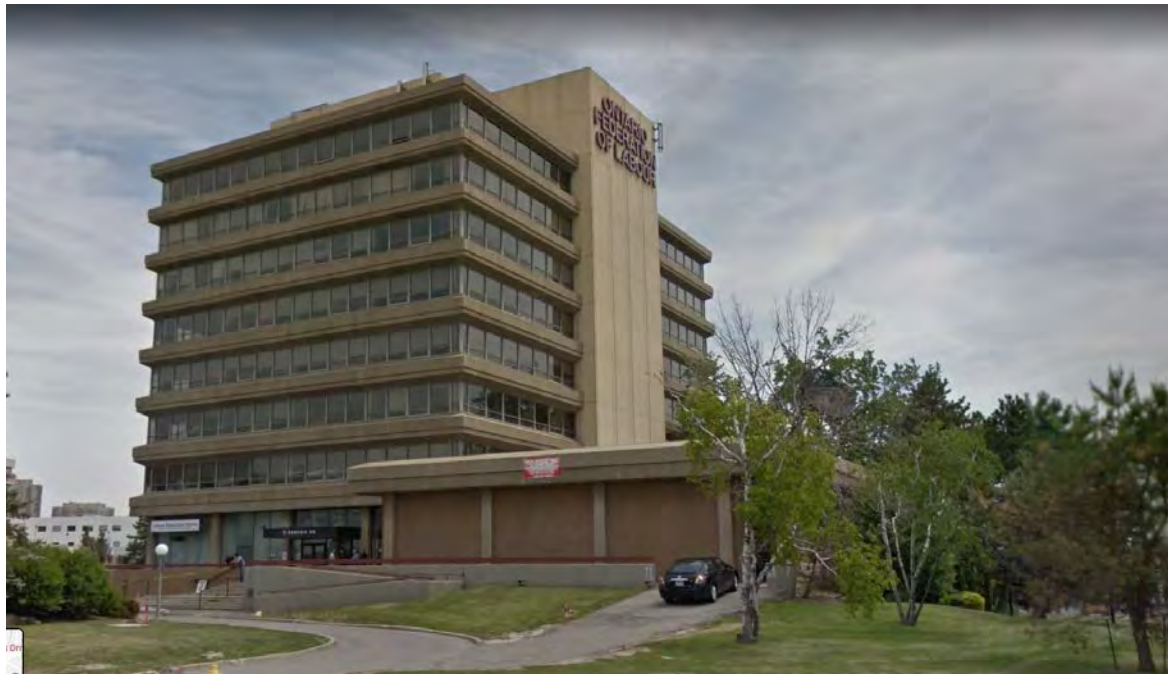
- The set-back, placement and orientation of the building on the north side of Eglinton Avenue East, east of Gervais Drive
- The landscaped setting including the lawn with mature coniferous and deciduous trees on the south side of the property,

- The scale, form and massing of the nine-storey, cubic, flat-roofed building which is raised off the ground to reveal the basement with the double stair case at the entrance on the south side
- The concrete material with its surface of smooth pebble aggregate and chamfered corners of the protruding floor plates
- The mirrored glass windows and doors with their bronze finished aluminum frames
- The full-height curtain wall glazing of the higher ground floor

LOCATION MAP AND PHOTOGRAPH: 15 Gervais Drive
(Ontario Federation of Labour)



This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of 15 Gervais Drive



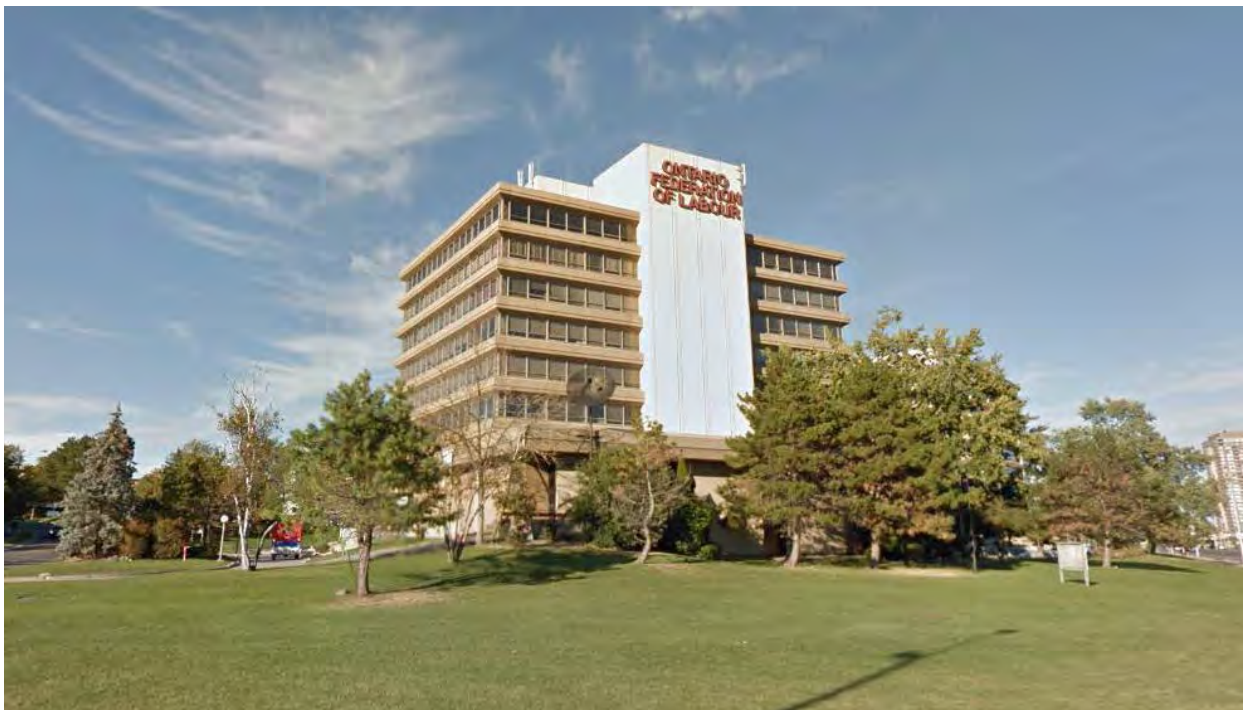
15 Gervais Drive, west and south elevations, May 2015, prior to painting in 2017.
(Google Street View, May 2015)



Two aerial views of 15 Gervais Drive (top 1968) and (bottom (2019) showing the building in its landscaped setting setback from Eglinton Avenue and Gervais Drive and aligned with Gervais Drive (Kirkup, Boomtown Toronto, 1969, Google Maps, 2019)



Aerial View 2019 of Flemingdon Park at the intersection of Don Mills Road and Eglinton Avenue East context looking east showing the mix of mid-high rise towers and low-rise residential, commercial and cultural. (Google Maps, 2019)



15 Gervais Drive with its landscaped setting in 2015. (Google Maps, 2015)



15 Gervais Drive, west and south elevations following the painting of the concrete walls in 2017 (Heritage Planning, 2019)



15 Gervais, primary entrance (ASI, 2018)

STATEMENT OF SIGNIFICANCE: 15 Gervais Drive (Ontario Federation of Labour)
(REASONS FOR INCLUSION)

The property at 15 Gervais Drive is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. The assessment indicates that the property meets the criteria under design, associative and contextual values.

Description

15 Gervais Road was constructed in 1968 for the Ontario Federation of Labour and was designed by Sirlin and Kelman Architects. The building complex includes an 8-storey building with a taller circulation tower and an adjacent single-storey pavilion accessed from Gervais Drive to the west, with a landscaped setting facing Eglinton Avenue East and Gervais Drive and surface parking to the north-east of the property. The landscaped setting includes a lawn, shrubs and deciduous and coniferous trees. Access to a semicircular driveway is from Gervais Drive, leading to a drop-off driveway at the entrance with parking on the north side of the building with a three storey above-ground parking garage to the east which straddles the property line with 1200 Eglinton Avenue East. The building was initiated as a centennial project for the Ontario Federation of Labour and was also occupied by the Canadian Labour Congress and the Labour Council of Metropolitan Toronto. As with the many corporations who vacated their downtown Toronto premises to move to Don Mills, the Labour Council had previously occupied premises on Church Street.

Located at the north-east corner of Gervais Drive and Eglinton Avenue East, the property is in the Flemingdon Park Industrial Estate, developed in tandem with the residential section of Flemingdon Park, south of Eglinton, in 1958. Laid out by Macklin Hancock, the Flemingdon Park plan repeated many of the core principles and elements of the Don Mills plan to the north. These included extensive open space with landscaped setbacks from the street and buildings designed in a modern architectural style. It was Hancock's intention that whereas low-rise buildings would line Wynford Drive, mid-rise and high-rise office towers would be located on Eglinton Avenue East and at the intersection of Eglinton with Don Mills Road. 15 Gervais Road along with 1200 Eglinton Avenue East and 789 Don Mills Road (the Foresters Building) are examples of this Flemingdon Park typology.

Statement of Cultural Heritage Value

The former Ontario Federation of Labour building has cultural heritage value for its design as an example of a mid-rise office building constructed in the Late Modern style of architecture. The features of Late Modernism are evident in the composition of the building which with its taller, blank-walled vertical circulation tower which contrasts with the horizontal bands of windows of the offices using a simple means and clear expression of function for aesthetic effect. The concrete cladding of the tower with its vertical striations in the surface and the projecting stepped concrete flanges of the office wall sections in between the ribbon windows reflect the Late Modern taste for substance and depth in massing and materials. The continuous bands of windows retain their original framing with characteristic narrow opening sections at the base. As was characteristic of many Later Modern building in Don Mills, the building sits on a podium and the ground floor is fully glazed revealing its lobby function, distinct from the floors above.

The building has further design value as it represents the Flemingdon Park typology of a mid-rise, modernist office tower constructed on Eglinton Avenue East. The building is valued as it displays a high degree of artistic merit in the effective contrast of the vertical mass of the circulation tower with the horizontally banded office component. The tower also functioned effectively as a ready-made sign-board for the Ontario Federation of Labour.

The building has historic value as it is associated with the Ontario Federation of Labour (OFL), the Canadian Labour Congress (CLC) and the Labour Council of Metropolitan Toronto. These three organizations have significance as they have advocated for the rights of workers, ensuring fairer pay, better working conditions and hours, and encouraging the formation of unions as early as 1871. They supported the creation of the New Democratic Party, CUPE and the Medical Care Act of 1966. The Labour Council of Metropolitan Toronto which was the first central labour organization when it was founded in 1871 as the Toronto Trades Assembly) The OFL was founded in 1944, the CLC in 1956 (through a merger of the earlier Trades and Labour Congress of Canada which represented a federation of trade unions from 1883 with support of the Labour Council).

The property has historic value as it is associated with the 1958 development of Flemingdon Park designed by Macklin Hancock who was also the lead planner of Don Mills and realizes his proposals for mid-rise structures on Eglinton Avenue East. It has historic value as it yields information and contributes to an understanding of the planning culture and community of Don Mills as it represents one of the many corporations which located in Don Mills and Flemingdon Park Industrial estates following their development in the 1950s resulting in an extraordinary landscaped campus of corporate office and industrial complexes.

Located at the north-east corner of Eglinton Avenue East and Gervais Drive, the property has contextual value as it contributes to and defines the 1960s, Late Modern, mid-rise character of Flemingdon Park at Eglinton Avenue East and the Flemingdon Park Industrial estate centred on Wynford Drive to the north as designed by Macklin Hancock. To the east it relates to 1200 Eglinton Avenue, a mid-rise block completed in

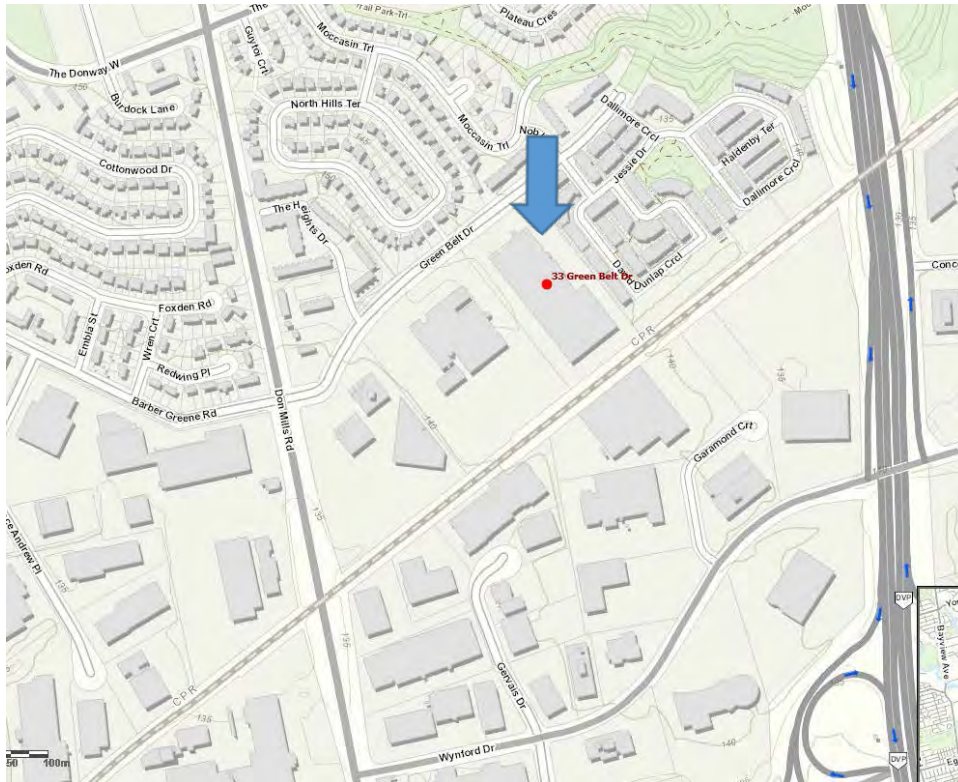
Inclusion on the City's Heritage Register – Don Mills Crossing Properties Page 36 of 101

1971 and to the south-west to the high-rise Foresters Building at 789 Don Mills Road, just south of Eglinton Avenue East. In its typology, location, scale, massing and period details it is historically as well as visually and functionally linked to its surroundings.

The Heritage Attributes of the property at 15 Gervais Drive are:

- The set-back, placement and orientation of the building at the north-east corner of Eglinton Avenue East and Gervais Drive
- The landscaped setting including the lawns with mature coniferous and deciduous trees on the south and west sides of the property,
- The semi-circular arrival drive from Gervais Drive accessing the main entrance and the parking lot on the north-east
- The scale, form and massing of the eight-storey, flat-roofed building with higher circulation tower and single-storey extension to the south side
- The concrete material including the vertical striations on the circulation tower
- The stepped form of the concrete wall panels under the bands of windows
- The ribbon windows on all four sides of the upper seven stories with their original framing and operable lower rectangular opening sections
- The full-height curtain wall glazing of the ground floor

LOCATION MAP AND PHOTOGRAPH: 33 Green Belt Drive



This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of 33 Green Belt Drive and shows Green Belt Drive as the boundary between the residential section of Don Mills to the north and the area for clean industry on the south side. The building was constructed in close proximity to the CNR railway with access to Don Mills Road to the west (Toronto Maps v2, 2019)



33 Green Belt Drive showing the access route and the front (north) elevation and the side east elevation. Note the dark green colour scheme and the planter (at the left) which originally had a wall plane for company signage as seen in the photos below (Heritage Planning [HP], 2019)



1958 view of the Grand & Toy Ltd. office and manufacturing plant showing the principal (north) and side (east) elevations with the original white colour scheme and the wall plane for signage screening an access stair
(Canadian Architectural Archives, University of Calgary [CCA], 55230-4)



33 Green Belt Drive, architectural model, 1955, showing the original design which included a broad platform along the north elevation with stairs that faded into the rising hill and engaged the signage with a minimal cluster of low shrubs and the location of the parking to the east side of the building with a tall line of poplars (CCA, 55203-2)



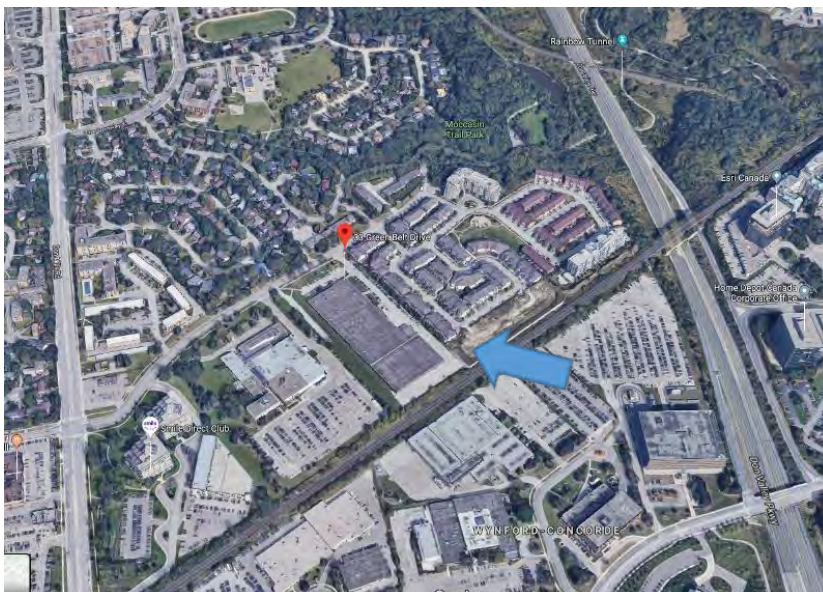
1958 view of the Grand & Toy Ltd. premises showing the principal elevation and the side (west) elevation with the landscaping with the hill on the west side (CAA, 55230-5)



2019 view of the former Grand & Toy premises showing the landscaping with the original hill along the west and more extensive parking at the front (HP, 2019)



Aerial view 1956 showing the original extent of the plant (ASI, Aerial photo 1956)



Current aerial view showing the extension of the warehouse towards the railway lines (Google Maps, 2019)

STATEMENT OF SIGNIFICANCE: 33 Green Belt Drive
(REASONS FOR INCLUSION)

The property at 33 Green Belt Drive is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. The assessment indicates that the property meets the criteria under design, associative and contextual values.

Description

The property was identified as having cultural heritage value in the inventory included in *North York's Modernist Architecture*, first published in 1997 followed by a revised edition in 2009.

The property is located on the south side of Green Belt Drive, east of Don Mills Road and contains the former Grand & Toy Ltd. headquarters and printing plant, designed in 1955 by John B. Parkin + Associates. It contains a one storey building built on a rectangular plan with a steel grid structure with the company offices at the north end of the building and the factory and warehouse at the south closer to the railway tracks. The warehouse facility was extended to the south in 1966. Founded in 1882, the Grand & Toy Ltd. sold office supplies and printed stationery. In 1955 they moved from their Wellington Street head office to Don Mills relocating to Vaughan in 2017.

Statement of Cultural Heritage Value

The former Grand & Toy Ltd. company headquarters and printing and warehouse facility has design value as an example of the characteristic Don Mills industrial headquarters facility whose design includes the principles set out by the lead planner, Macklin Hancock. The principles required buildings designed in a Modern architectural style with extensive landscaped open space with setbacks from the road. Elements of the Modern International style are present in the rectangular massing of the structure with elevations organized in regular bays by the structural grid of steel columns with expanses of glazing stretching between the columns with brick infill panels below. The asymmetrically-placed projecting lower entrance pavilion and the long concrete planter screening the access stairs to the east of the elevation are characteristic modern features. The provision of extensive open space around a one-two storey building, the setback from the road and the setting of broad lawns, tall coniferous trees and low shrubs and the hillside to the west are characteristic features of the Don Mills campus-type industrial headquarter facilities constructed in the 1950s and 1960s.

The former headquarters property has cultural heritage value as it is associated with the 1950s planning and development of Don Mills by E. P. Taylor and Don Mills Developments Ltd. with the lead planner Macklin Hancock which was a notable example of Post-War suburban planning based on Garden City principles. It has historic value as it yields information and contributes to an understanding of the planning culture and community of Don Mills as it represents one of the many corporations which located in Don Mills and Flemingdon Park following their

development in the 1950s and 1960s resulting in an extraordinary landscaped campus of corporate office and industrial complexes.

The property has associative value as it was designed by John B. Parkin + Associates, one of Toronto's greatest leading modernist firms and winner of several Massey Medals. Formed as a partnership in 1947, which included John B. Parkin, his brother Edmund, an engineer and John C. Parkin (no relation who had studied at Harvard with former Bauhaus teachers Gropius and Breuer), the firm was one of Toronto's leading modernists from the 1940s and throughout the 1950s and 1960s. By the end of the 1950s they were the largest firm in Canada, capturing a high percentage of important commissions including the Toronto International Airport, designs for the Yonge Subway line, Yorkdale Shopping Centre, as well as being the architects of record for the TD Centre and the Toronto City Hall. They won numerous awards and accolades including 14 Massey Medals, The Queen's Jubilee Medal and the Royal Architectural Institute of Canada Gold Medal. They designed numerous buildings in Don Mills including Barber Greene building, 81 Barber Greene Road (1953), the Don Mills Shopping Centre (1959), Ortho Pharmaceuticals, 19 Green Belt Drive (1956), the Imperial Oil Building, 825 Don Mills Road (1963, demolished), the Bata Building, 59 Wynford Drive (1965), Grand & Toy building (1965), Don Mills Collegiate and Junior School (1965) and their own offices at 1500 Don Mills Road (1956, demolished).

The property has value for its association with the nearly 140 year-old stationary and printing company, Grand & Toy Company, established in Toronto in 1882 by James Grand and Samuel Toy and still in operation as a subsidiary of Boise Cascade. 33 Green Belt Drive has contextual value as its low-rise, modernist industrial headquarters building in a landscaped setting in extensive open space represent the two of the five core principles set out by Macklin Hancock that characterize the mid-20th century Garden City values of the Don Mills development. As such it maintains and defines the character of the area and is visually, physically and historically linked to its surroundings in this part of Don Mills as it developed through the 1950s-1960s establishing its landscaped campus headquarters character.

The heritage attributes of 33 Green Belt Drive are:

- The set-back, placement and orientation of the building on the south side of Green Belt Drive
- The landscaped setting including the lawns on the north and west side, the grassed slope on the west side, the deciduous trees and the planter on the east side with the stairs leading from the access driveway on the east side of the building
- The scale, form and massing of the one-storey, flat-roofed building and the asymmetrically placed, lower height entrance pavilion located on the principle (north) elevation at the third bay from the east end
- The elevations on the east, north and west sides with their regular bays created by the exposed structural columns, the continuous glazing between those columns and the infill panels below the glazing

LOCATION MAP AND PHOTOGRAPH: 95-155 Leeward Glenway



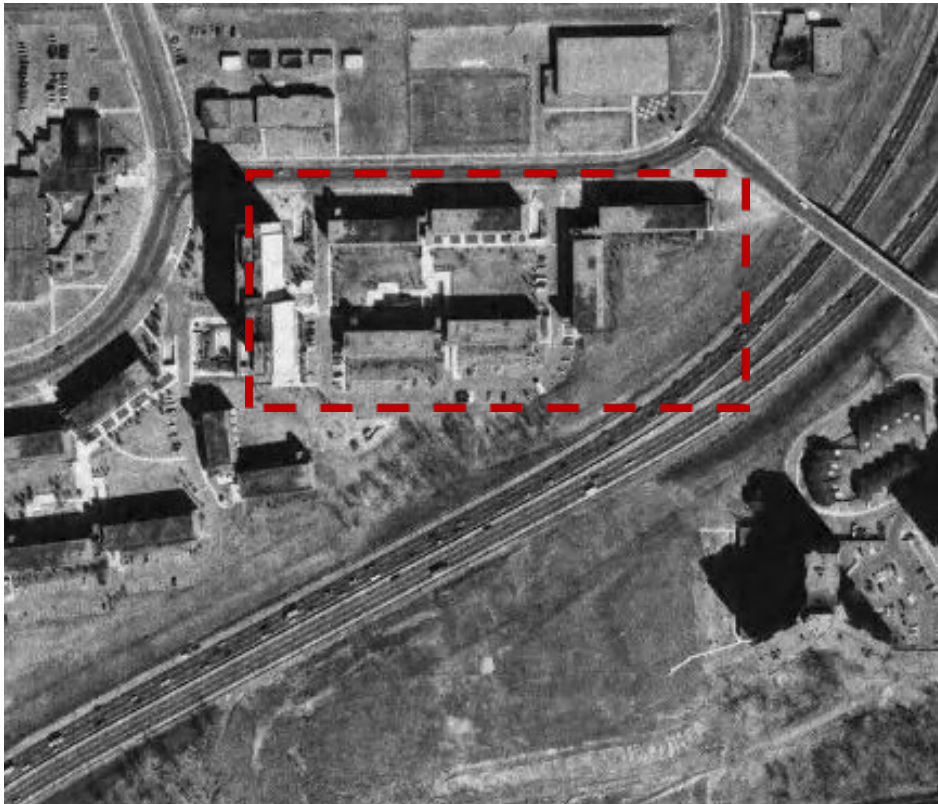
This location map is for information purposes only; the exact boundaries of the properties are not shown. The hatched rectangle marks the location of 95-155 Leeward Glenway (Toronto Maps v2)



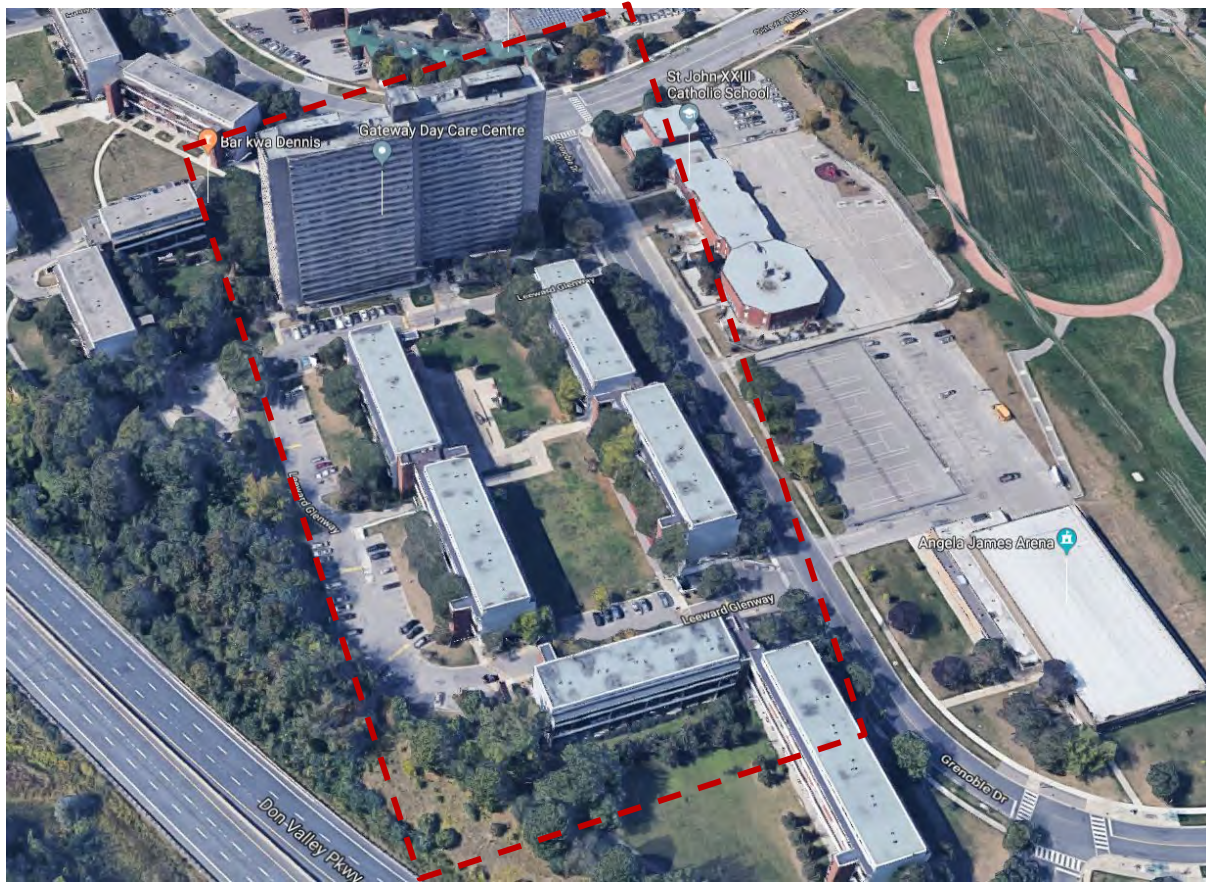
95-155 Leeward Glenway: showing the low-rise housing and central open space (Heritage Planning [HP], 2019)



95-155 Leeward Glenway: showing the high-rise block to the west of the low-rise housing with its landscaped setback (ASI, 2018)



95-155 Leeward Glenway: showing the property as part of a cluster of a high tower to the west with 6 low-rise buildings to the east (ASI)



Aerial view looking west showing the massing of the complex and the relationship to landscaping and open space, pedestrian routes and opposite the planned open space of Flemington Park with the Chapel Glen School, the arena, tennis courts and running track (Google Maps, 2019)



95-155 Leeward Glenway, north-east block, south elevation facing the playground, showing the 3 levels of two storey stacked houses the concrete sheer walls and walkways with brick cladding and the access stairs at the end of the block (HP, 2019)



95-155 Leeward Glenway showing the north-west block, north and west elevations with expressed concrete structural beams, sheer walls and walkways and the Leeward Glenway entry driveway and access to underground parking (ASI, 2018)



95-155 Leeward Glenway looking west from the open space and play ground to the pair of high-rises (HP, 2019)



95-155 Leeward Glenway showing the base of the tower with the full-height glazing at ground floor level on the east side (HP, 2019)



95-155 Leeward Glenway showing the west side of the pair of towers with their landscaped setting and plaza with the enclosing low wall plains and loggia type screening (HP, 2019)



95-155 Leeward Glenway: showing the concrete details with the striated surface, smooth surface beneath the window and the projecting hoods over the windows (ASI, 2018)

STATEMENT OF SIGNIFICANCE: 95-155 Leeward Glenway
(REASONS FOR INCLUSION)

The property at 95-155 Leeward Glenway is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. The assessment indicates that the property meets the criteria under design, associative and contextual values.

Description

The property at 95-155 Leeward Glenway was constructed in 1970-1971 and was designed by two firms of architects, Boigon and Heinonen and Raymond Mandel. The property is part of the Chapel Glen residential development located at the south end of Flemingdon Park on the south side of Grenoble Drive in a stretch of land between Gateway Boulevard to the north-west and the Don Valley Parkway, to the south and east. In 1967, the project was announced under the Ontario Home Ownership Made Easy (HOME) program which, through the Ontario Housing Corporation, provided the land as well as a 95% first mortgage. The project was the first development to incorporate condominium home ownership in Ontario. It was built by Modular Precast Developments (York) Limited which was jointly owned by the Cadillac Development Corporation, Belmont Construction Ltd., the Meridian Building Group, Heathcliffe Developments Ltd. and Greenwin Construction Co. Ltd.

Leeward Glenway contains 6 low-rise housing blocks, of 56 units each, which are composed of stacked two-storey residential units in three layers and two 23-storey towers joined together in a stepped formation. The buildings are arranged to frame a rectangle of open space with the two-towers oriented north-south at the west end, five low-rise units enclosing the north, south and east ends of the open space with the sixth low-rise facing an open space to the east of the square (see plan above).

The project represents Macklin Hancock's concepts for Flemingdon Park to provide a range of housing types as well as a hierarchy of roads with reduced traffic flow for residential neighbourhoods. The property would be accessed from a major arterial road, Don Mills Road, via a secondary road Gateway Boulevard, a circuitous route which connected with tertiary routes such as Grenoble Drive. Leeward Glenway is the fourth level of circulation which provides a driveway through the housing complex past access to surface level parking, underground parking and entrances to the high-rise towers and pedestrian walkways to the low-rise housing complexes and open space at the centre. As with the Don Mills development to the north, Flemingdon Park provided two schools to the north of Grenoble Drive, including the Gateway Public School which is listed on the City's Heritage Register, as well as a shopping centre, a church, and a sports arena (Angela James Arena). Landscaped open space was important and to the north of the housing is Flemingdon Park with a soccer field and a running track. Landscaped setbacks are also an important feature and the Leeward Glenway complex is setback from Grenoble Drive with a band of grass and trees which lines the pedestrian routes and characterizes the main central open space, a large grassed area with trees and shrubs, a playground, and various small private gardens belonging to the housing units.

The two 23-storey high-rise apartment buildings which were joined on their narrow end but stepped in plan to indicate their separate identity were innovative in their use of precast concrete elements including shear walls, floor slabs, flights of stairs, and exterior cladding panels which had been produced by Modular Precast Concrete Structures Ltd. The method reduced costs but had the downside of making the provision of balconies for the residential units impossible. The modular elements which introduced vertical and horizontal flanges to shade windows and gave the building serrated edges as well as a corduroy texture in the solid cladding panels added a new level of artistic expression through the exploitation of the concrete material. This is synonymous with the Late Modern style known as Brutalism which refers to the influential Swiss architect Le Corbusier's description of the rough unfinished concrete surfaces in his post-World War II works as 'beton brut.'

The low-rise housing blocks were similarly innovative in their "strata housing" which stacked double-story units of 3-5 bedrooms in three levels creating 6-storey blocks. The ground floor units had gardens while the upper levels were accessed by open walking ways and had balconies on the opposite sides. Their structure was created by cast-in-place concrete and is expressed in the white planes of the shear walls, beams, concrete walkways which contrast with the red brick walls.

Statement of Cultural Heritage Value: 95-155 Leeward Glenway

The property at 95-155 Leeward Glenway has cultural heritage value for its design as an example of a housing complex containing low-rise and high-rise buildings designed in the Late Modernist style and in accordance with Modernist urban planning principles as set out in the Flemingdon Park plan designed by Macklin Hancock in 1958. The high-rise tower is an example of Late Modern style known as Brutalism, in its use of pre-cast concrete elements such as the contrasting smooth and textured cladding panels, the projecting *brise-soleil* (sun-breaks) around the windows. The low-rise housing is an example of the Late Modern style in the combination of concrete elements including the walkways, the sheer walls and the beams combined with red brick cladding. Their expressiveness of their particular function related to the housing complex displays a high degree of artistic merit. The low-rise complex also has design value as it promotes new typologies of stacking traditional two-storey dwellings in three levels to create a new kind housing which increases density and retains outside access. The setting and landscaped internal space and perimeters have design value as the driveway and pedestrian walkways, playground and open space provide amenity and a sense of identity and community. The high-rise demonstrates a high degree of technical achievement as *Canadian Building*⁴ noted that it was the largest high-rise project in Canada to use prefabricated components and it was declared "an important testing ground for systems building in Canada," by the *Canadian Architect*.⁵

The Leeward Glenway housing complex has historic value through its association with the development of Flemingdon Park from 1958 designed as a self-sufficient residential neighbourhood by Macklin Hancock, the lead planner of Don Mills and realizes his

⁴ Canadian Building, July, 1971, p.7

⁵ Canadian Architect, January 1972, pp 51-54.

concept for a combination of low-rise and high-rise multi-residential units for the neighbourhood.

Contextually, the housing complex has value as in its Late Modern style, landscaped setting and mix of high-rise and low-rise housing it defines and maintains the predominantly 1960s-character of Flemingdon Park and as such, it is historically and physically linked to the Flemingdon Park surroundings.

The heritage attributes of the property at 95-155 Leeward Glenway are:

- The setback placement and orientation of the two towers and six low-rise buildings on the south side of Grenoble Drive
- The landscaped setting of the property including the open-space at the centre of the complex with its lawns, landscaping and playground, the pie-shaped, open space to the east overlooking the Don Valley Parkway and a driveway (Leeward Glenway) winding around the four central, low-rise buildings and landscaped frontages to properties facing Leeward Glenway and Grenoble Drive
- The scale form and massing of the pair of twenty-three storey towers with their stepped plan, and the plaza on the west side with the enclosing low wall plains and loggia type screening
- On the pair of high-rise towers, the materials including concrete pre-cast elements including the cladding panels which are ridged or smooth and the projecting *brise soleil* elements around the ribbon windows
- On the pair of high-rise towers the composition of the elevations including the full-height glazing of the first floors and the horizontal expanses of "ribbon windows" and vertical windows of the stair towers on the upper floors
- The scale form and massing of the 6-storey, blocks of stacked two-storey units with their projecting walkways, set back sixth storey, projecting concrete sheer walls and floor slabs, projecting brick wall planes, stair towers and connecting bridges
- On the 6-storey blocks, the materials including concrete and red brick
- On the 6-storey blocks of stacked housing, the composition of the elevations which combine horizontal expanses of "ribbon windows" and rectangular "punched" windows, the vertical windows in the stair towers

LOCATION MAP AND PHOTOGRAPH: 1123 Leslie Street



This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of 1123 Leslie Street



1123 Leslie Street, showing the principle west and south elevations (HP, 2019)



1123 Leslie Street aerial photograph, 1963, showing the original configuration of the premises with the small office volume to the west and large plant behind with parking on the south and access to the CNR line to the east (City of Toronto aerial photography)



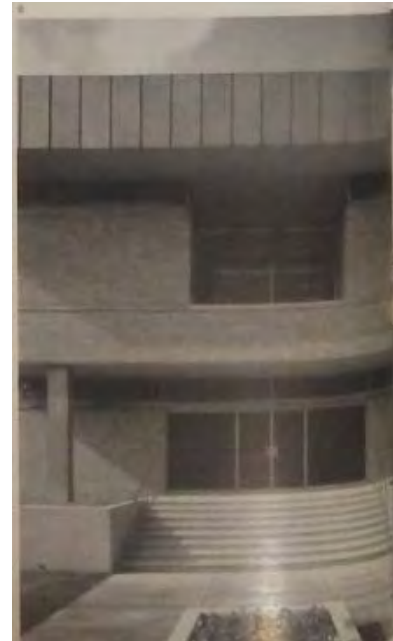
Aerial photograph 2019 showing the expanded facilities with the parking located to the east and west of the building with a narrow strip of green along Leslie Street. The arrow indicates the original office building (Google Maps, 2019)



Photograph of the property at 1123 Leslie Street indicating in blue the parts of the complex added between 2002-2005 (ASI annotated Google Street view 2017)



1123 Leslie Street: Photograph of the original west and south elevations, from an Anaconda metals advertisement (RAIC Journal, Vol. 40, No.7, July, 1963)



1123 Leslie Street: Photographs of the west elevation (above left) and entrance on the south elevation (above right) shortly after the building was completed (RAIC Journal, Vol. 40, No.7, July, 1963)



1123 Leslie Street, current photographs of the landscape and original entrance (top right and left) and the original concrete base detail (middle, left) with a later addition (middle right) and a 2011 time capsule in the entrance lobby commemorating the 100th anniversary of Wrigley Canada (Heritage Planning, 2019)

STATEMENT OF SIGNIFICANCE: 1123 Leslie Street
(REASONS FOR INCLUSION)

The property at 1123 Leslie Street is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. The assessment indicates that the property meets the criteria under design, associative and contextual values.

Description

The property was identified as having cultural heritage value in the inventory included in *North York's Modernist Architecture*, first published in 1997 with a revised edition in 2009.

The property is located on the east side of Leslie Street opposite Wilket Creek Park between Eglinton Avenue East and Overland Drive and contains the former office headquarters and plant for Wm. Wrigley Jr. Co. designed by Gordon S. Adamson and constructed in 1962. The Canadian Architect declared the building one of twelve significant projects for 1963-4 and the RAIC Journal also reviewed the building in July 1963 signalling its design importance. The building was extended in 2002-2005 with designs by Sterling, Finlayson, Sweeney & Co. Ltd. successfully reinterpreting the 1960s late modern design language. Wrigley celebrated 100 years in Canada with a time capsule embedded in the front lobby of the building and then closed down its operations in 2015.

Statement of Cultural Heritage Value

The former Wm. Wrigley Jr. Co. building has design value as an example of the characteristic Don Mills clean industrial facility designed in a Late Modern Style and located in a landscaped setting accessed by a curvilinear street which represent the principles set out by the lead planner, Macklin Hancock which was a notable example of Post-War suburban planning based on Garden City principles. The features of the Late Modern style, prevalent in the 1960s, are present in the rectangular massing of the structure with its deep reveals with recessed fenestration, the depth of the overhanging roof, the switch away from the white lightness of the International Style with the varied brown brick cladding, the use of bronze Anaconda "Muntz Metal" on the roof fascia and bronze door and window frames. As well Late Modern characteristics are found in the greater sense of weight in the massing and an increased complexity in the composition of doors and windows. Window openings are no longer ribbon windows or curtain walls but have a much more organic variety. The horizontal band of glazing just beneath the roof confirms that the walls in Modern fashion are non-load bearing. The use of a concrete at the base with pebbles and the various landscape components including the rough-hewn stairs are all part of the Late Modern increased interest in texture and nature. The later 2002-2005 additions to the offices at the west end of the property are complementary and integral to the original Late Modern style, contributing to the overall design value of the complex.

The complex is valued for its high degree of craftsmanship and artistic merit which is evident in the composition of the massing and apertures as well as the selection of

materials which provide a high degree of variety. The property's artistic merit was recognized when it was completed as it was selected by the Canadian Architect as one of the 12 most significant projects for 1963-1964, praising it for its "poetic expression."⁶ It was also reviewed in the Royal Architectural Institute of Canada Journal in 1963.⁷

The former Wrigley property has cultural heritage value as it is historically associated with the 1950s planning and development of Don Mills by E. P. Taylor and Don Mills Developments Ltd. with the lead planner Macklin Hancock which was a notable example of Post-War suburban planning based on Garden City principles and encouraged the establishment of businesses to the south of the residential neighbourhood as part of a goal for self-sufficiency and local employment. It is also valued for its association with the popularly renowned William Wrigley Jr. gum company, established in the United States in 1891, opening its Canadian branch on Carlaw Avenue in 1911 and became the largest gum manufacturer in the world. Further, it is valued for its association with the architectural practice of Gordon S. Adamson + Associates (later known as Adamson + Associates) who following World War II became outstanding leading and award winning Modernist architects.

Although not part of the original plan for Don Mills, located on a sloping ground facing Wilket Park on the east side of Leslie Street, 1123 Leslie Street has contextual value as its low-rise, modernist building in a landscaped setting represent the two design principles that define the mid-20th century Garden City values of the Don Mills development. It maintains and defines the character of the area and is visually, physically and historically linked to its surroundings in this part of Don Mills as it developed through the 1950s-1960s establishing its landscaped campus headquarters character.

The heritage attributes of the former Wm. Wrigley Jr. Co. building at 1123 Leslie Street are:

- The setback, placement and orientation on the east side of Leslie Street north of Eglinton Avenue East
- The landscaped setting facing Leslie Street which includes parapet walls, grass lawns, low shrubs and trees
- The scale form and massing of the two-storey complex with its flat and deep overhanging eaves including the original 1962 building and later additions constructed between 2002 and 2005
- The varied brown brick and bronze coloured metal cladding
- The concrete landscaping elements including the concrete base of the building with pebbles
- The bronze window and door frames
- The arrangement of the windows on the west and south elevations including those long narrow windows at the soffit line

⁶ Canadian Architect, "Twelve Significant Buildings," *Canadian Architect*, 1963-1964 Yearbook, 1964, p. 58

⁷ RAIC Journal, "Wrigley Building: an Appraisal," September, 1963

LOCATION MAP AND PHOTOGRAPH: 1133 Leslie Street



This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of 1133 Leslie Street (Toronto Maps v2)



1133 Leslie Street showing the principal (west) elevation. The canopy to the left, the skylight and the angular window popping out of the elevation along with the rear (south) extension were undertaken with the adaptive re-use of the building in 1996 as the Korean Canadian Cultural Centre (HP, 2019)



1962 Aerial view of 1133 Leslie Street, looking north showing its location on small lot accessed from Leslie Street in proximity to the CNR line with open space (ASI)



Current aerial view of the property showing the extension to the south (Google Maps 2019)



1133 Leslie Street showing the side (north) and principal (south) elevations (HP, 2019)



1133 Leslie Street showing the principal (south) elevation with the new elevator in the light cladding at the right (HP, 2019)

STATEMENT OF SIGNIFICANCE: 1133 Leslie Street
(REASONS FOR INCLUSION)

The property at 1133 Leslie Street is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. The assessment indicates that the property meets the criteria under design, associative and contextual values.

Description

The property was identified as having cultural heritage value in the inventory included in *North York's Modernist Architecture*, first published in 1997, with a revised edition in 2009.

Located on a driveway accessed from Leslie Street between Eglinton Avenue East and Overland Drive, the property at 1133 Leslie Street originally contained The Art Centre, a two-storey building with exhibition spaces, studios and photographic labs constructed by Pringle and Booth Ltd. and designed by S. D. F. Reszetsnik in 1961. The Korean Canadian Cultural Centre has owned the property since 1996.

The original building was clad in brown brick, full height glazing and ribbon windows. Post 1996 cladding was done in a contrasting pale yellow material. The greatest interest was given to the north-west corner entry pavilion. There the first storey is fully glazed with doors on the north side and windows on the west and set back below the second floor which is supported by four square steel columns on the west elevation. Above at the second level narrowly spaced vertical fins frame the full-height glazing which covers one-half of the corner elevations at the upper level. The rest of the upper storey at the corner was altered in 1996 with the pale wall cladding and new windows including a dramatically angled and protruding slot and a skylight. On the rest of the north elevation, ribbon windows at both floor levels alternate with brown brick cladding. At both ends and in the middle the pale wall covering has been overlaid and includes long, narrow windows. The brick cladding was used on the south section of the building which has no windows. A 1996 elevator with pale cladding is located at the junction of the entrance pavilion and the brown brick clad laboratories. The most striking intervention of the 1996 alterations is the large portico set in front of the entrance on the north side with its square wood piers and dramatically angled roof which soars above the original structure.

James Pringle and Fred Booth established their company in 1904. The building also housed other photographers and advertising companies. Little is known of Reszetsnik's work except that the firm was responsible for the design of the Padulo Building (1968) at 1 St. Clair West, a Bank of Montreal (1969-1971) in Winnipeg and an obelisk for the City of Windsor's waterfront.

Statement of Cultural Heritage Value

The former Art Centre has design value as an example of the characteristic Don Mills clean industrial facility designed in the modernist International Style and located in a landscaped setting accessed by a curvilinear street which represent the principles set out by the lead planner, Macklin Hancock. The features of the International style are present in the rectangular massing of the structure, the ribbon windows and the brown brick cladding whose continuous blank wall planes offset the more elaborate details of the vertical fins and columns and recesses of the glazed entrance corner.

Although the site is relatively small, the setback from the street with an expanse of open space and the location of the parking along the side continues the design requirements of the Don Mills campus-type industrial headquarter facilities constructed in the 1950s and 1960s. The adaptive reuse of the building and the overlay of elements such as the dramatic portico, angled dormer window and skylight are valued as they represent the Korean Canadian Cultural Centre.

The former headquarters property has cultural heritage value as it is historically associated with the 1950s planning and development of Don Mills by E. P. Taylor and Don Mills Developments Ltd. with the lead planner Macklin Hancock which was a notable example of Post-War suburban planning based on Garden City principles and encouraged the establishment of businesses to the south of the residential neighbourhood as part of a goal for self-sufficiency and local employment. It is valued for its association with the Pringle and Booth Ltd. who, as a long-established down-town Toronto business, relocated to Don Mills in the late 1950s contributing to its birth and growth. The building has value as it is associated with the Korean community which located the Korean Canadian Cultural Centre here in 1996 followed by the adaptive reuse of 849 Don Mills Road as the St. Andrew Kim Korean Catholic Church in 1997. These two centres have value as they join other cultural centres such as the Japanese Canadian Cultural Centre, the Noor Cultural Centre and the Aga Khan Museum contributing to the diversity of culture in Don Mills.

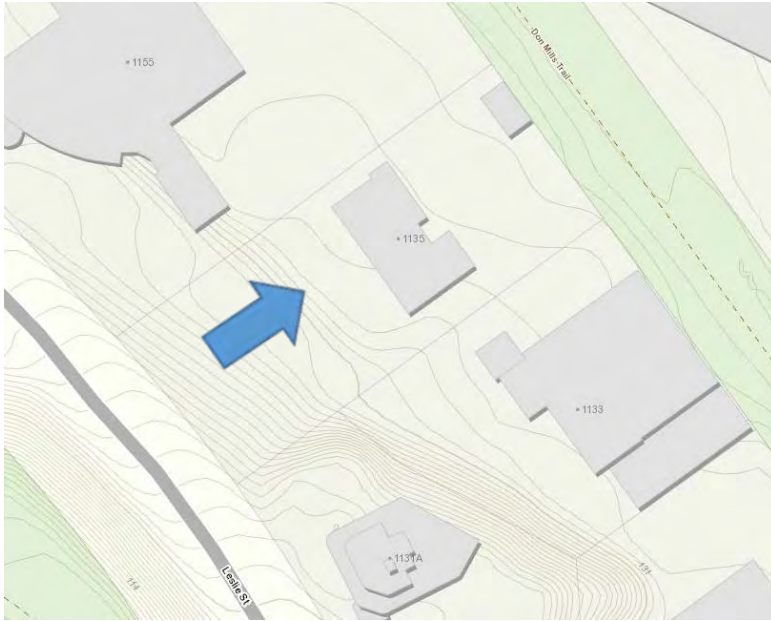
Although not part of the original plan for Don Mills, 1133 Leslie Street has contextual value as its low-rise, modernist building in a landscaped setting represent the two design principles that define the mid-20th century Garden City values of the Don Mills development. It maintains and defines the character of the area and is visually, physically and historically linked to its surroundings in this part of Don Mills as it developed through the 1950s-1960s establishing its landscaped campus headquarters character.

Heritage Attributes of the property at 1133 Leslie Street:

- The set-back, placement and orientation of the building on the east side of Leslie Street
- The landscaped setting including the lawns on the west side with shrubs, and the location of the parking on the north side of the property

- The scale, form and massing of the two-storey, flat-roofed building with the north office-exhibition building with its recessed first floor north-west corner and the original southern studio-lab building
- The brown brick cladding
- The glazing including the full-height glazing at the ground floor level, and at the upper level with fins on the north and west elevation and the ribbon windows on the north elevation
- The four steel columns on the west elevation
- The square grey tiles beneath the ground floor full-height glazing on the west elevation

LOCATION MAP AND PHOTOGRAPH: 1135 Leslie Street



This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of 1135 Leslie Street



1135 Leslie Street, viewed from the street with its landscaped setting and principal south-west elevation (Heritage Planning [HP], 2019)



Early photograph showing the building with screen of tall trees on the front (west) side of the property and the original narrow south end wall with single entrance opening (ACO – TO Built, source uncredited)



Aerial view of 1962 with the original narrow rectangular footprint of the building and the white sidewalk leading from the parking to the rear (east-facing) entrance (ASI)



Aerial view of the site showing the extension of the building to the north with the glazed skylight (Google Maps 2019)



1135 Leslie Street, view of the glazed principal (west) elevation and the white brick cladding of the side (east) elevation. (HP, 2019)



1135 Leslie Street, view of the corner of the principal (west) elevation and the side (south) elevation with its addition to the right. N.B. the gates are a later addition (HP, 2019)

STATEMENT OF SIGNIFICANCE: 1135 Leslie Street
(REASONS FOR INCLUSION)

The property at 1135 Leslie Street is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. The assessment indicates that the property meets the criteria under design, associative and contextual values.

Description

The property was identified as having cultural heritage value in the inventory included in *North York's Modernist Architecture*, first published in 1997, with a revised edition in 2009.

Located on the east side of Leslie Street between Eglinton Avenue East and Overland Drive, the property at 1135 Leslie Street contains the former Peacock & McGuigge building designed by Gordon S. Adamson Associates in 1959. The property contains a one-storey with a flat-roof extended to overhang the fully glazed principal (west) elevation with white brick walls on the side (south) elevations. Originally the brick cladding on the south elevation was only interrupted by a single recessed entrance but, with the extension to the east, now includes additional full-height windows which replicate the original proportions of the principal glazed elevation. The building was the office headquarters for the construction company started by Kenneth Peacock and Donald McGuigge which built roads in southern Ontario. It is currently owned by Crestview Group of Companies (originally known as the Lawrence Construction Company) which for 90 years has developed rental apartment building projects in Toronto. The development of the site resulted after the extension of Leslie Street to Eglinton Avenue East in 1958.

Statement of Cultural Heritage Value

With its substantially landscaped setback and finely detailed International Style architecture, located on a curvilinear extension of Leslie Street, the former Peacock and McGuigge building has design value as an excellent representative of the Don Mills office headquarters typology. The setting surrounds the building with open space, a deep setback from the street and locates parking at the rear of the property with extensive tree-planting and shrubs. The design of the building is a fine representative of the International Style with its fully-glazed principle (west) elevation, with equal bays of narrow steel columns flanking dual panels of glazing, contrasting with the originally fully brick-clad side elevations, broken only on the south side by a narrow entrance. The characteristic flat roof extends in a deep cantilever in a rare International Style acknowledgement of building orientation and was matched by a projecting stone base which extended along the sides.

The former McGuigge & Peacock headquarters has cultural heritage value as it is historically associated with the 1950s planning and development of Don Mills by E. P. Taylor and Don Mills Developments Ltd. with the lead planner Macklin Hancock which was a notable example of Post-War suburban planning based on Garden City principles

Inclusion on the City's Heritage Register – Don Mills Crossing Properties Page 67 of 101

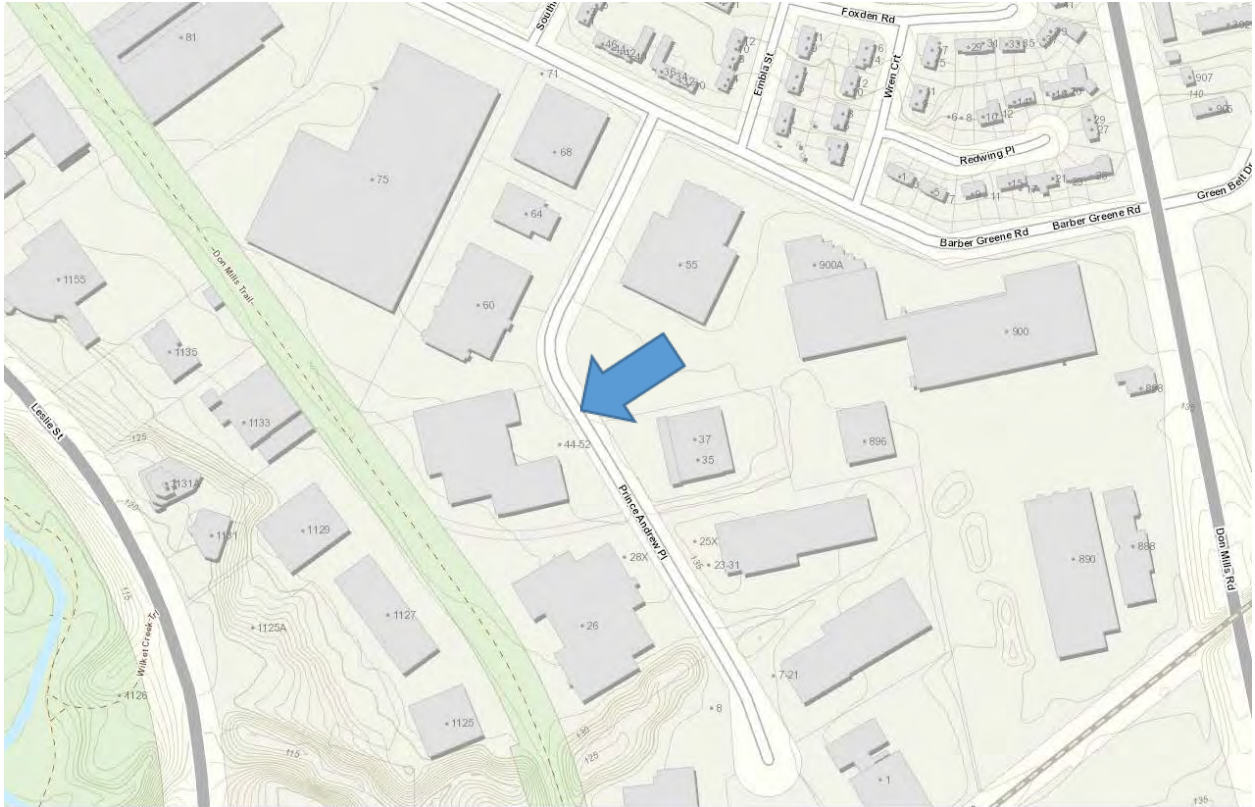
and encouraged the establishment of businesses to the south of the residential neighbourhood as part of a goal for self-sufficiency and local employment. It is also valued for its association with the firm of Gordon S. Adamson Associates who from the late 1940s were leading modernist architects in Toronto and were also responsible for the William Wrigley Jr. Co. building constructed at 1135 Leslie Street in 1962. The building is valued for its association with the Massey Medal awards as it was a finalist in 1961.

Although not part of the original plan for Don Mills, the property at 1135 Leslie Street has contextual value as its low-rise, modernist building in a landscaped setting represent the two design principles that define the mid-20th century Garden City values of the Don Mills development. It maintains and defines the character of the area and is visually, physically and historically linked to its surroundings in this part of Don Mills as it developed through the 1950s-1960s establishing its landscaped campus headquarters character.

Heritage Attributes of the property at 1135 Leslie Street

- The set-back, placement and orientation of the building on the east side of Leslie Street
- The landscaped setting including the lawns on west side, the mature deciduous and coniferous trees, the access driveway on the south side of the building and the parking at the rear (east) side of the property
- The scale, form and massing of the one-storey, flat and cantilevered-roof building
- The principal (west) elevation with its full-height glazing, metal columns and glazing sections divided in pairs
- The side (south) elevation with its white brick cladding and original recessed entrance

LOCATION MAP AND PHOTOGRAPH: 44-52 Prince Andrew Place



This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of 44-52 Prince Andrew Place

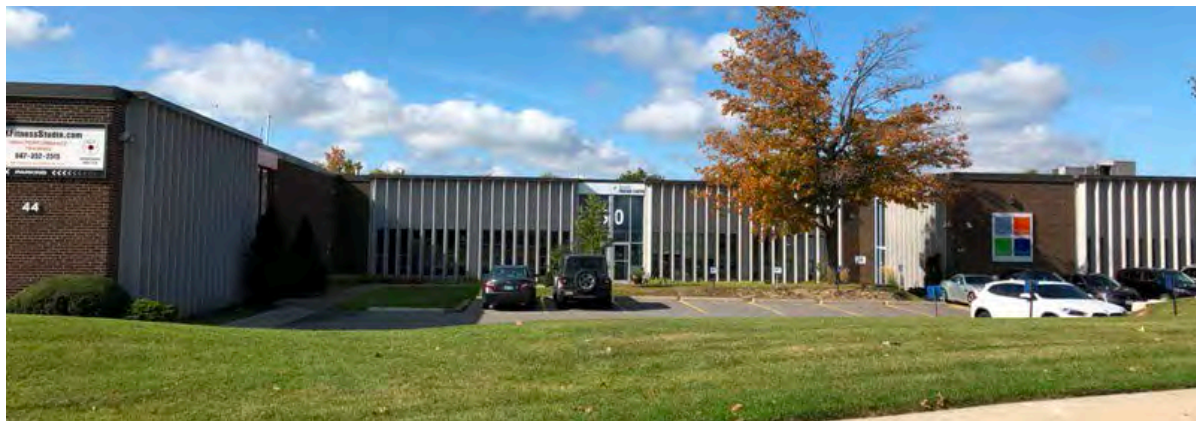


44-52 Prince Andrew Place, principal (east) elevations (Heritage Planning, 2019)



44-52 Prince Andrew Place (top left) – 1967 aerial view looking north showing the complex set back from the street in proximity to the railway line which passes on the west and south with a substantial landscaped open space along the street (ASI)

44-52 Prince Andrew Place (top right) – current aerial view looking west. Parking was originally allocated on the north side of the complex retaining a large landscaped space at the front which has since been partly occupied by a new parking lot (Google Maps, 2019)



Photograph showing the central section at 50 Prince Andrew Place (HP, 2019)



44-52 Prince Andrew Place showing the north (side) elevation of 52 Prince Andrew Place with the office fenestration at the front and warehouse glazing behind (HP, 2019)

STATEMENT OF SIGNIFICANCE: 44-52 Prince Andrew Place (REASONS FOR INCLUSION)

The property at 44-52 Prince Andrew Place is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. The assessment indicates that the property meets the criteria under design, associative and contextual values.

Description

Located at 44-52 Prince Andrew Place, a curving cul-de-sac accessed from Barber Greene Road, the three-part complex (44, 50 and 52 Prince Andrew Place) was originally owned by S. Reichman & Sons Ltd. and constructed by their company Olympia & York Industrial Development Association in 1966 to the designs of Levine & Lawrence Architects as a rental property. One of the first tenants was Science Research Associates Ltd., a subsidiary of I.B.M. as well as the publishers Allen Thomas & Sons Ltd. and D.C.A. Food Industries Ltd. The property contains a one-storey building with three components which are provided with distinct identities through their varied setbacks which respond to the triangular configuration of the edge of the property and create a central entrance court. The complex has a flat roof, brown brick cladding and panels of pre-cast concrete fins for the office section on the east side. Factory sash glazing was used at the rear for the warehouses.

Statement of Cultural Heritage Value

The three part complex at 44-52 Prince Andrew Place, with offices and warehouses, has design value as an example of the characteristic Don Mills industrial facility whose design includes the principles set out by the lead planner, Macklin Hancock including buildings designed in a modern architectural style and a landscaped set back with parking originally located to the side. The property is valued as a representative of the Late Modern style which is evident in the flat-roof and rectangular massing, the composition of the principal elevations facing east which feature unrelieved panels of brown brick cladding offset by the distinctive use of pre-cast concrete T-shaped fins for the office fenestration. In this simple and minimal combination of elements the property displays a high degree of artistic merit and in its application of pre-fabricated materials, craftsmanship.

The property has cultural heritage value as it is associated with the 1950s planning and development of Don Mills by E. P. Taylor and Don Mills Developments Ltd. with the lead planner Macklin Hancock which was a notable example of Post-War suburban planning based on Garden City principles and encouraged the establishment of businesses to the south of the residential neighbourhood as part of a goal for self-sufficiency and local employment.

The property has historic value as it associated with the Reichmann brothers of Olympia and York who purchased the Flemingdon Park development in 1958, developed the Independent Order of Foresters building at 789 Don Mills Road creating a highly visible landmark for Flemingdon Park and Don Mills and who would go on to become one of

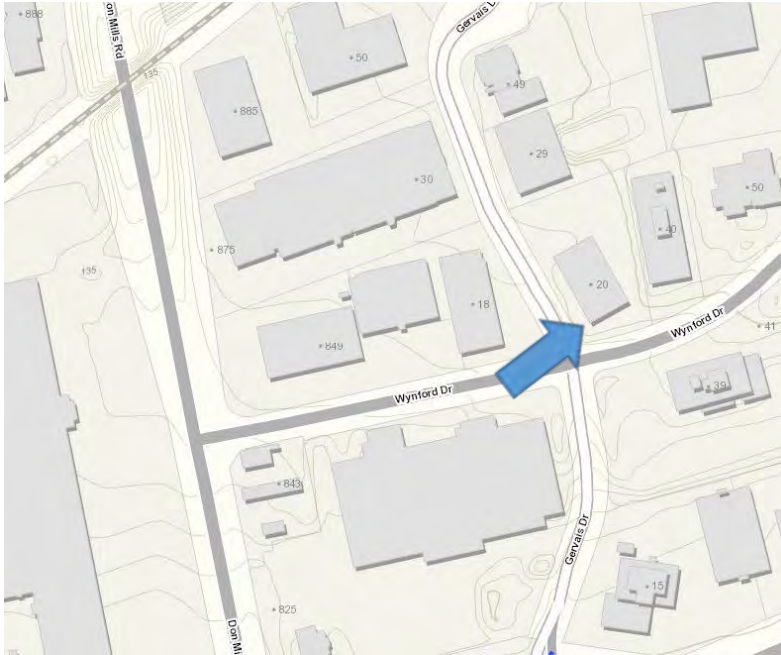
Canada's most significant international development companies who championed the cause of good and innovative design.

The property has contextual value as its low-rise, modernist industrial headquarters building in a landscaped setting in extensive open space represent the two of the five core principles set out by Macklin Hancock that characterize the mid-20th century Garden City values of the Don Mills development. As such it maintains and defines the character of the area and is visually, physically and historically linked to its surroundings in this part of Don Mills as it developed through the 1950s-1960s establishing its landscaped campus headquarters character.

The heritage attributes of the property at 44-52 Prince Andrew Place are:

- The set-back, placement and orientation of the building on the west side of Prince Andrew Place
- The landscaped setting including the lawns on the east side with the trees, shrubs and berm
- The scale, form and massing of the one-storey, flat-roofed building constructed as a stepped u-shaped form creating a court on its east elevation
- The materials including the brown brick cladding and pre-cast concrete T-shaped sections for the fenestration
- The composition of the front elevations facing north, south east and west with their unrelieved brick walls and the panels of pre-cast concrete T-shaped sections

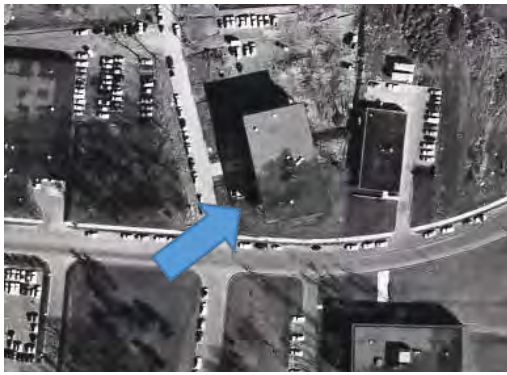
LOCATION MAP AND PHOTOGRAPH: 20 Wynford Drive



This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of 20 Wynford Drive



Photograph of 20 Wynford Drive showing the principal west elevation facing Gervais Drive (Heritage Planning [HP], 2019)



1965 Aerial Photograph of 20 Wynford Drive (City of Toronto Archives)



2019 Aerial View of the property showing the substantial landscaped set-back of the property on the south and west sides facing Wynford Drive and Gervais Drive with parking located to the north and east (Google Maps 2019)



City of Toronto Archives, Fonds 217 f0217_s0249_f0356_it0051

1960s Photograph of 20 Wynford Drive showing the front elevation with the landscaping which originally also included fountains (City of Toronto Archives, Fonds 217, F0217_s0249_f0356_it0051)



Views of the property at 20 Wynford Drive showing the entrance (top left), corner detail with bronze medical plaque (top right), north and east elevations (middle) (HP, 2019) and south elevation with landscape facing Wynford Drive (ASI, 2018)

STATEMENT OF SIGNIFICANCE: 20 Wynford Drive (REASONS FOR INCLUSION)

The property at 20 Wynford Drive is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. The assessment indicates that the property meets the criteria under design, associative and contextual values.

Description

Located at the north-east intersection of Wynford and Gervais drives, the property at 20 Wynford Drive, contains One Medical Place, constructed in 1965 and designed by Ogus and Fisher architects. One Medical Place was designed to be a local medical facility for Flemingdon Park which would provide doctors' offices as well as a pharmacy and x-ray department. With the offices set at the top of a slight slope, the extensive landscaping on the west and south sides included field stone retaining walls for shrubs, waterfalls and fountains and heated walkways which were designed to create a relaxed experience for patients.⁸ The building is three stories tall with the first floor recessed and clad in dark fieldstone with square columns supporting the two upper floors. These were clad in concrete panels and featured banks of tall narrow windows framed by distinctive projecting flanges.

Statement of Cultural Heritage Value

One Medical Place has design value as an example of the characteristic Don Mills-Flemingdon Park low-rise office building whose design includes the principles set out by the lead planner, Macklin Hancock for the industrial areas of the Don Mills Master Plan which required buildings to be designed in a Modern architectural style and extensive landscaped open space with setbacks from the road which were adapted in the collection of buildings developed on Wynford Drive as part of the Flemingdon Park Industrial Estate. The building is a fine example of Late Modern architecture with its recessed first floor clad in dark field stone set behind white square columns supporting the upper which are distinguished by a sculptural concrete cladding creating a *brise-soleil* (sunbreak) around the narrow vertical windows with large block terminating the corners and the deep overhanging roof. A small bronze plaque with a medical insignia appears at the south-west corner of the main elevation. The entrance is marked by a set of steps leading to a small canopy supported on four steel columns matching those of the building. The edge of the canopy repeats in miniature the sculptural effect of the building's elevation with a series of vertical metal flanges. The landscaping has design value as it reflects the Late Modern importance of nature and natural materials as well as that of Macklin Hancock's planning, setting the building back from both Wynford and Gervais drives on a slope which rises a full storey in height and is covered in grass and field stone retaining walls for a sequence of terraced planters filled with coniferous and deciduous shrubs. More fir trees line up against the west elevation and mature trees line the south side of the property. The composition of the massing and the detailing of

⁸ Richard Brown, Toronto Star, "New medical centre most un-medical" June 16, 1965.

the façade with its recessed stone walls and sculptural concrete cladding display a high degree of artistic merit and craftsmanship.

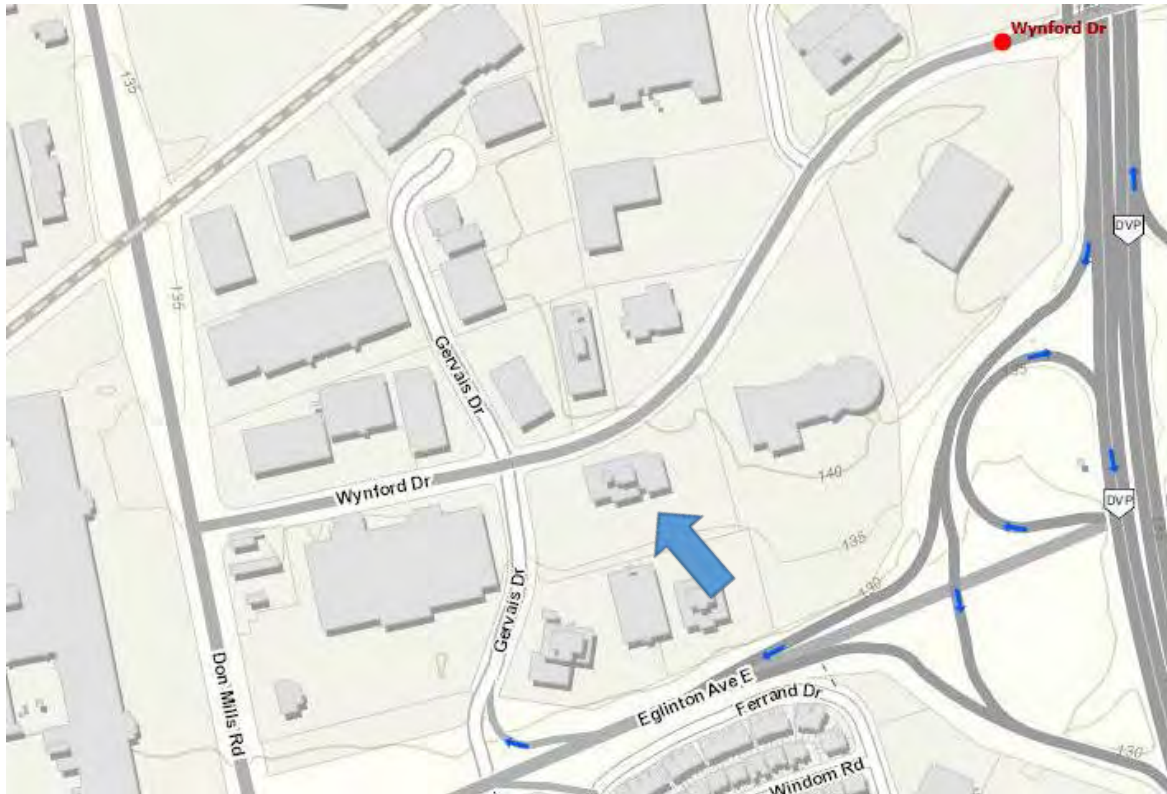
The property has value as it is associated with the development of Flemingdon Park from 1958 onwards by Toronto Industrial Leaseholds and Webb and Knapp Canada with the layout undertaken by Macklin Hancock which included an industrial park north of Eglinton Avenue, east of Don Mills Road. The property has associative value with the development of Wynford Drive following its completion in 1962 which saw the advent of a series of ten significant modernist buildings constructed within seven years which with their landscaped settings created a significant cultural heritage landscape. Further it has value as its function as a medical facility contributed to the self-sufficiency of the Flemingdon neighbourhood which was one of the goals of Macklin Hancock's masterplans.

Located at the north-east corner of Wynford Drive and Gervais Drive, One Medical Place has contextual value as its setting and built form define and maintain the character established in the 1960s of a scenic drive framed by a continuous sequence of properties with a landscaped setting of generous setbacks and well-designed low-rise modernist buildings. With its S-shaped curvilinear layout, Wynford Drive, like the adjacent Gervais Drive and Garamond Court were laid out on picturesque Garden City principles in parallel with the Don Mills street plan to the north. One Medical Place was one of 10 properties completed on this section of Wynford Drive by 1970 and as such is historically linked to its surroundings in this part of Don Mills as it developed through the 1960s establishing its current well-designed landscaped campus headquarters character.

The heritage attributes of the property at 20 Wynford Drive are:

- The set-back, placement and orientation of the building at the north-east corner of Wynford Drive and Gervais Drive with the parking lot located to the north-east at the rear of the building
- The landscaped setting including the sloped lawns on the south and west side of the property including the terraced field stone retaining walls with their shrubs, the coniferous and deciduous trees on the west and east sides
- The scale, form and massing of the three-storey flat-roofed building with its ground floor recessed behind columns and the projecting roof with its overhanging eaves
- The materials including the random field stone of the first floor and the concrete cladding with the projecting *brise-soleils* and corner blocks on the second and third floors
- The square columns with their incised relief strip at the first floor and supporting the entrance canopy
- The metal relief detail on the canopy

LOCATION MAP AND PHOTOGRAPH: 39 Wynford Drive



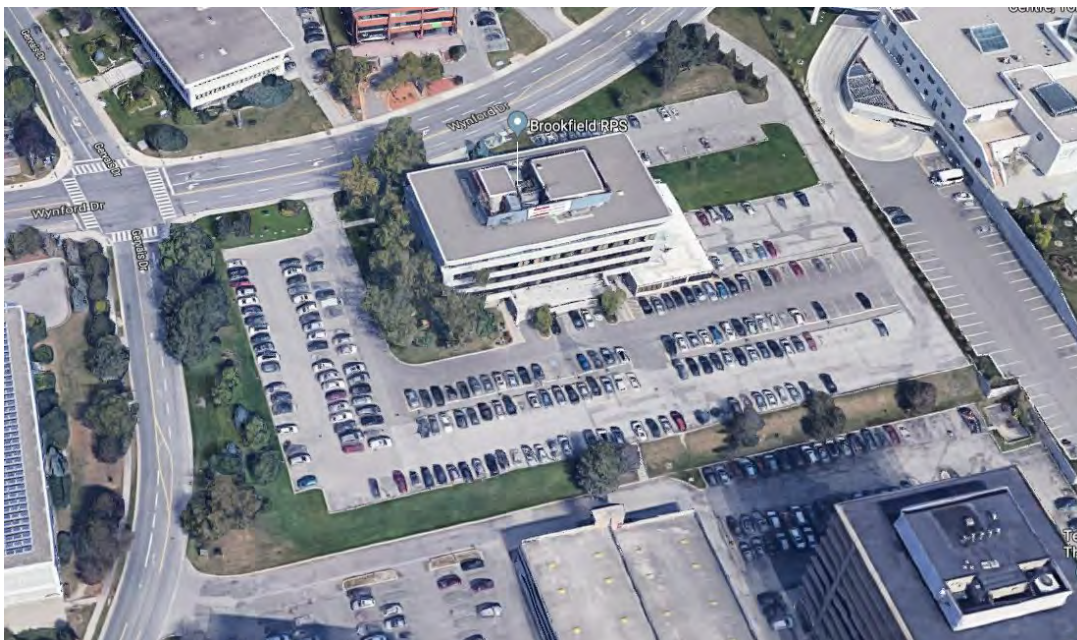
This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of 39 Wynford Drive.



39 Wynford Drive, principal (north) elevation facing Wynford Drive (Heritage Planning [HP], 2019)



Aerial view 1967 looking north showing the extent of landscaping surround the property at 39 Wynford Drive and the allocation of the parking on the west side and south rear. (ASI)



Aerial view, 2019, of the property at 39 Wynford Drive, showing the expanded parking and the retention of the landscape along the north, west and south perimeters as well as on the north and west side of the building. (Google Maps 2019)



39 Wynford Drive, principal elevation as originally constructed with two stories and a projecting canopy and stair case with company signage on the lawn, photograph c.1965 (City of Toronto Archives, F0217 s0249f10356 it0013)



Entrance detail as constructed in 1963 with canopy (Canadian Architect, March, 1963, p.58)



Principal (north) elevation showing the entrance with the canopy removed and the corner detail (HP, 2019)



West elevation showing the recessed basement (HP, 2019)



View of the property looking towards the south and west elevations showing the original two-storey height, and the recessed basement seen at the rear of the property (Canadian Architect, March, 1963, p.58)

STATEMENT OF SIGNIFICANCE: 39 Wynford Drive
(REASONS FOR INCLUSION)

The property at 39 Wynford Drive is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. The assessment indicates that the property meets the criteria under design, associative and contextual values.

Description

The property was identified as having cultural heritage value in the inventory included in *North York's Modernist Architecture*, first published in 1997, with a revised edition in 2009.

Located at south east corner of Wynford Drive and Gervais Drive, the property at 39 Wynford Drive contains the former A. C. Nielsen Company headquarters designed by Webb Zerafa Menkes Housden and completed in 1963. Originally constructed as a two-story building with an exposed basement on the south side, two more stories were added in 1967. A. C. Nielsen was a marketing and research company known for their Nielsen ratings which measured radio, television audiences and newspaper readership, who arrived in Canada in 1944 and moving to Don Mills in 1963.

Statement of Cultural Heritage Value

The former A. C. Nielsen Company headquarters has design value as an example of the characteristic Don Mills-Flemingdon Park low-rise office headquarters whose design includes the principles set out by the lead planner, Macklin Hancock for the industrial areas of the Don Mills Master Plan which required Modern architecture and extensive landscaped open space with setbacks from the road which were adapted in the collection of buildings developed on Wynford Drive as part of the Flemingdon Park Industrial Estate. The building has value as a very fine example of Late Modern architecture evident in its flat roofed rectangular form with curtain-wall glazing. It shows a high degree of artistic merit in the projecting floor slabs which provide strong horizontal contrast to the vertical glazing panels which were originally emphasized with alternating white panels. The original landscaping revealed the principle elevation was raised off the ground and had a lower platform with stairs to the entrance which was matched by a projecting canopy, and with the low signage had a restrained elegance typical of the work of Mies van der Rohe at his recently completed Toronto Dominion Centre. The unusual flared detail at the corner adds a sculptural element that is typical of Late Modern work. The recessed basement which emerges with the fall of the site to the south is further evidence of the careful craftsmanship in the development of the building's form.

The property has value as it is associated with the development of Flemingdon Park from 1958 onwards by Toronto Industrial Leaseholds and Webb and Knapp Canada with the layout undertaken by Macklin Hancock which included an industrial park north of Eglinton Avenue, east of Don Mills Road. It has historic value as it yields information and contributes to an understanding of the planning culture and community

Inclusion on the City's Heritage Register – Don Mills Crossing Properties Page 82 of 101

of Don Mills as it represents one of the many corporations which located in Don Mills and Flemingdon Park Industrial estates following their development in the 1950s and 1960s resulting in an extraordinary landscaped campus of corporate office and industrial complexes. The property has associative value with the development of Wynford Drive following its completion in 1962 which saw the advent of a series of ten significant modernist buildings constructed within seven years which with their landscaped settings created a significant cultural heritage landscape.

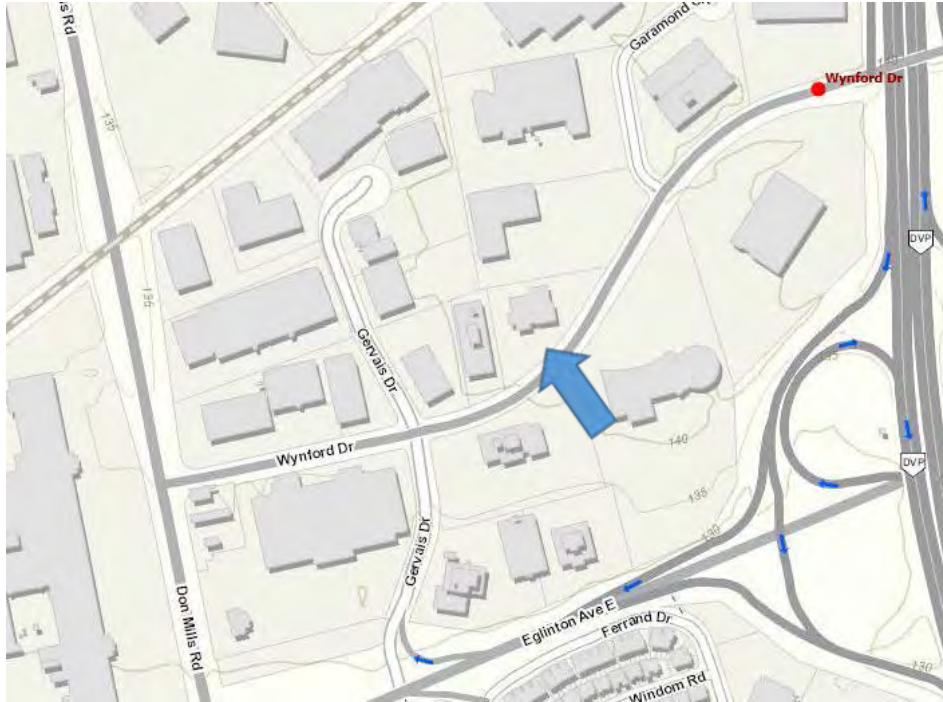
The property is valued as it demonstrates the work of the architectural practice Webb, Zerafa Menkes Housden who were associates at Peter Dickinson Architects and formed a partnership in 1961 following his unexpected death. The firm has achieved prominence with numerous projects including the design of the faceted Royal Bank Plaza (1976), the design of the CN Tower (1976) with John Andrews, Calgary City Hall (1985), as well as work such as Lothian Mews (Massey Silver Medal recipient in 1964), Hazelton Lanes (1976) and the Saidye Bronfman Cultural Centre in Montreal, designed with Phyllis Lambert (Massey Medal, 1970). Since 2002 the firm has been known as WZMH and has worked in Europe, China, Egypt and the United Arab Emirates.

Located on the south side of Wynford Drive, between Don Mills Road and the Don Valley Parkway, 39 Wynford Drive has contextual value as its setting and built form define and maintain the character established in the 1960s of a scenic drive framed by a continuous sequence of properties with a landscaped setting of generous setbacks and well-designed low-rise modernist buildings. With its S-shaped curvilinear layout, Wynford Drive, like the adjacent Gervais Drive and Garamond Court were laid out on picturesque Garden City principles in parallel with the Don Mills street plan to the north. 39 Wynford Drive is one of 10 properties completed on this section of Wynford Drive by 1970 and as such is historically linked to its surroundings in this part of Don Mills as it developed through the 1960s establishing its current well-designed landscaped campus headquarters character.

The heritage attributes of the property at 39 Wynford Drive are:

- The set-back, placement and orientation of the building on the south side of Wynford Drive
- The landscaped setting including the lawns on the north, east and west sides, with the parking located at the rear, and the fall in the land from north to south revealing the basement level
- The scale, form and massing of the four-storey flat-roofed building with its recessed basement
- The elevations on all sides with their regular bays of glazing
- The projecting floor slabs
- The flared corners

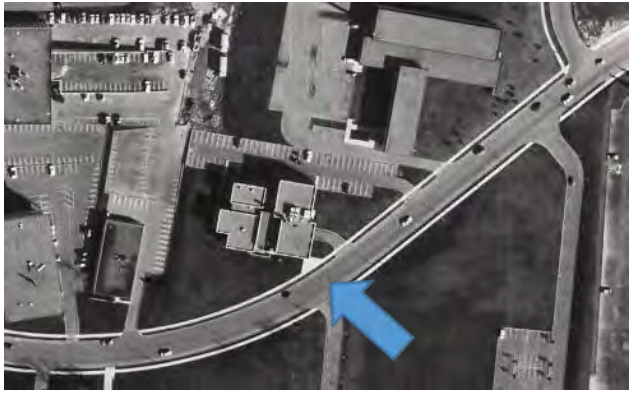
LOCATION MAP AND PHOTOGRAPH: 50 Wynford Drive



This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of 50 Wynford Drive



50 Wynford Road, principal (south) and side (east) elevations facing Wynford Road (Heritage Planning, 2019)



Aerial view, 1967, looking north showing 50 Wynford Drive (City of Toronto Archives)



Aerial view, 2019, of the property at 50 Wynford Drive showing the massing of the four corner components with lower connecting circulation (Google Maps 2019)



Original configuration of the front entrance raised above grade in 1966 (ASI)



50 Wynford Drive showing the current entrance configuration which is one level lower following the removal of the upper level court originally screened by the perforated brick wall which provided at grade access and revealed the basement level (Heritage Planning [HP], 2019)



50 Wynford Drive, principal (south) elevation viewed from the west (HP, 2019)



50 Wynford Drive, view of the east elevation (HP, 2019)

STATEMENT OF SIGNIFICANCE: 50 Wynford Drive (REASONS FOR INCLUSION)

The property at 50 Wynford Drive is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. The assessment indicates that the property meets the criteria under design, associative and contextual values.

Description

Located on the north side of Wynford Drive between Gervais Drive and Garamond Court, the property at 50 Wynford Drive contains the Presbyterian Church in Canada Head Offices, designed by Somerville, McMurrich and Oxley and constructed in 1966. Located on a property shaped like a quarter of a pie, the office building sits prominently on Wynford Drive with both its south and east elevations facing the road and parking is located to the north, rear side of the property. The property includes a two-storey complex which was altered to relocate the entrance from a raised position at first floor to have a ground level access which resulted in exposing the basement level (this is indicated by the lighter wall covering).

Statement of Cultural Heritage Value

The Presbyterian Church in Canada Head Offices building has cultural heritage value as an example of the characteristic Don Mills-Flemington Park low-rise office headquarters whose design includes the principles set out by the lead planner, Macklin Hancock for the industrial areas of the Don Mills Master Plan. The principles required buildings to be designed in a Modern architectural style and extensive landscaped open space with setbacks from the road which were adapted in the collection of buildings developed on Wynford Drive as part of the Flemingdon Park Industrial Estate. The office building has design value as an unusual representative of the Late Modern style as it is clad in a mottle brick and composed of a cluster of four corner buildings each of a differently- sized footprint, linked together by a glazed cruciform circulation space and one glazed volume adjacent to the entrance on the south side. The form and massing are well-adapted to the multiple views afforded from Wynford Drive of the property. With its solid planes flanking recessed bays with long narrow windows it has the effect of being a medieval citadel which was more clearly effected with the original raised entrance court and its perforated brick screen. The medieval association may have been considered appropriate for a building representing the church. The planes of brick are differentiated from the window bays as the edges of their wall surfaces are trimmed with raised brick coursing bands on the sides and tops which have an unusual decorative quality. In its unusual composition, details and evocative qualities which are qualities of the Late Modern Style the building reveals a high degree of artistic merit.

The property has value as it is associated with a religious organization, the Presbyterian Church of Canada which was established in 1875 and as of 2001 had over 400,000 members. The property has historic value as it contributes to an understanding of the planning and development of the industrial estate portion of Flemingdon Park, from Inclusion on the City's Heritage Register – Don Mills Crossing Properties

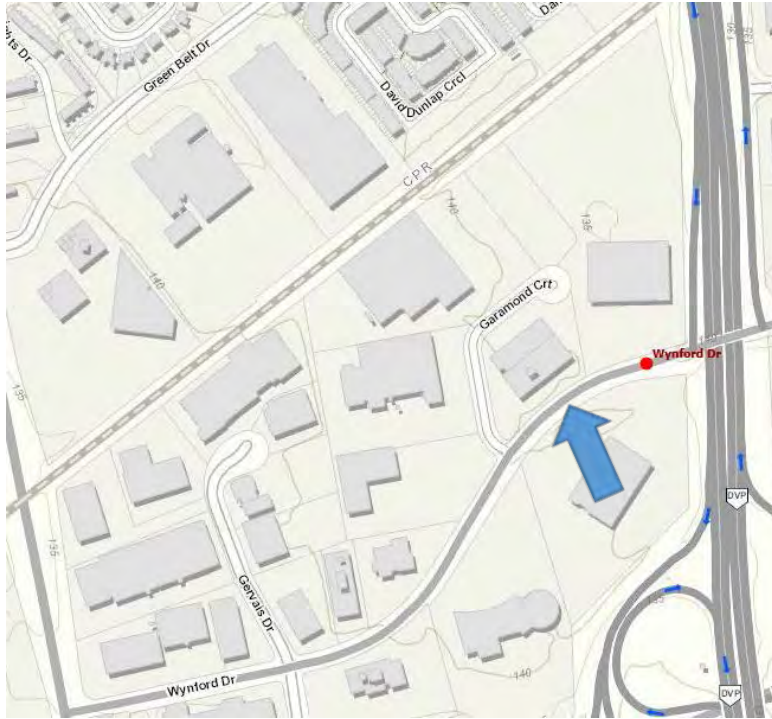
1958 onwards, by Toronto Industrial Leaseholds and Webb and Knapp Canada with the layout undertaken by Macklin Hancock. The property has historic value as it contributes to an understanding of the development of Wynford Drive following its construction in 1962 which saw the advent of a series of ten significant modernist buildings constructed within seven years which with their landscaped settings created a significant cultural heritage landscape. The property has value as it is associated with the firm of Somerville, McMurrich and Oxley, who formed their partnership in 1953 and have been designers of high-profile projects such as the master-plan of McMaster University, the University of Toronto Medical Sciences building and most recently, the tower at 2 Bloor Street West as well as with historic restorations of Fort Henry, Fort George and Fort Erie. All three are Fellows of the Royal Architectural Institute of Canada and McMurrich served a term as President.

Located on the south side of Wynford Drive, between Don Mills Road and the Don Valley Parkway, 39 Wynford Drive has contextual value as a low-rise modernist building set back from the road in a landscaped setting which contributes to the scenic value of Wynford Drive. The setting of the building with its rolling berms of grass, large deciduous and coniferous trees reinforce the landscaped edge of Wynford Drive. With its S-shaped curvilinear layout, Wynford Drive, like the adjacent Gervais Drive and Garamond Court were laid out on picturesque Garden City principles by Macklin Hancock in parallel with the Don Mills street plan to the north. 50 Wynford Drive was one of 10 properties completed on this section of Wynford Drive by 1970 and as such maintains and defines the character of the area and is visually, physically and historically linked to its surroundings in this part of Don Mills as it developed through the 1960s establishing its landscaped campus headquarters character.

The heritage attributes of the property at 50 Wynford Drive are:

- The setback, placement and orientation of the building on the property on the north side of Wynford Drive
- The landscaped setting including the grassed berms and lawns, the mature coniferous and deciduous trees and the small shrubs and planting
- The scale form and massing of the two-storey flat-roofed building with a raised basement which is composed of four brick-clad corner volumes and one glazed volume linked together by a cruciform circulation space
- The mottled brick cladding with raised brick profiles on the side and top edges of the walls
- The windows with their frames recessed into the brick work and thinly profiled sills

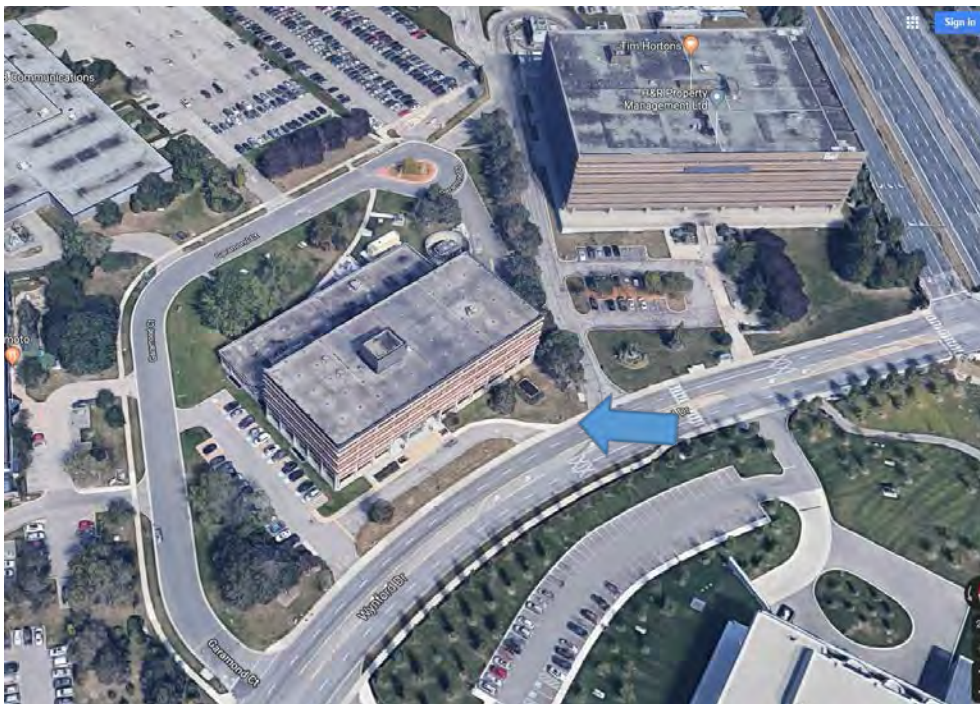
LOCATION MAP AND PHOTOGRAPH: 90 Wynford Drive



This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of 90 Wynford Drive.



90 Wynford Drive: principal (south) elevation and landscaped setting (Heritage Planning, 2019)



Two aerial views of 90 Wynford Drive: 1969 (top, ASI) and 2019 (bottom, Google Maps 2019) showing the landscape setting surrounding the building with its set back from Wynford Drive, the arrival and drop-off route to the front entrance and parking located to the west and in the adjacent larger parking lot on the north side of Gervais Drive (ASI)
 90 Wynford Drive: Aerial view, 2019, of the property (Google Maps 2019)



Three views of 90 Wynford Drive showing: the landscaped setting with lawns and trees on the east side of the property (top), the single storey extension at the rear as seen on the side (west) elevation and the front entrance and details on the principal (south) elevation (Heritage Planning, 2019)

STATEMENT OF SIGNIFICANCE: 90 Wynford Drive
(REASONS FOR INCLUSION)

The property at 90 Wynford Drive is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. The assessment indicates that the property meets the criteria under design, associative and contextual values.

Description

The property was identified as having cultural heritage value in the inventory included in *North York's Modernist Architecture*, first published in 1997, with a revised edition in 2009.

Located at the north-east corner of Wynford Drive and Garamond Court the property at 90 Wynford Drive contains a five-storey rectangular building with a one-storey extension on the rear (north) side and was designed by John B. Parkin Associates for Texaco Canada Ltd. and completed in 1968. Developed by Olympia and York for Texaco, the building was later known as the Imperial Oil building following the company's purchase of Texaco Canada Ltd. in 1989 and is currently owned by the Bank of Nova Scotia. It sits adjacent to the Bell Data Centre at 100 Wynford Drive and faces the new Aga Khan Museum to the south at 77 Wynford Drive. – add locations to other descriptions

Statement of Cultural Heritage Value

The former Texaco Canada Ltd. headquarters at 90 Wynford Drive has design value as a fine representative of the Late Modern Style of architecture. This is evident in the generally heavier massing of the composition with the projecting concrete floor plates supporting horizontal bands of orange brick and ribbon windows, the deep reveals created by the concrete piers at the first two floors, the asymmetrical location of the principal entry bay and its deep recess, mirrored glass and bronze-coloured aluminum window frames. Other elements of the Late Modern style is the use of the two-storey concrete piers to suggest the classical form of a giant colonnade traditionally used on a building of importance which is enhanced by the imposing grandeur of the deep double height, three-bay entrance. The angled concrete base at the first floor similarly recalls traditional masonry construction suggesting structural support. Combined with the modernist ribbon windows on the three upper floors, and as with the Parkin IBM building at 1150 Eglinton Avenue, completed a year earlier, this building demonstrates a high degree of artistic value.

The property has value as it is associated with the development of Flemingdon Park from 1958 onwards by Toronto Industrial Leaseholds and Webb and Knapp Canada with the layout undertaken by Macklin Hancock which included an industrial park north of Eglinton Avenue, east of Don Mills Road which are significant to the local community and as an example of post-war suburban planning. As such, they have value as they yield information that contributes to both an understanding of Don Mills as a community as well as city and neighbourhood planning as culture. The property has associative value with the development of Wynford Drive following its completion in

Inclusion on the City's Heritage Register – Don Mills Crossing Properties Page 92 of 101

1962 which saw the advent of a series of ten significant modernist buildings constructed within seven years which with their landscaped settings created a significant cultural heritage landscape.

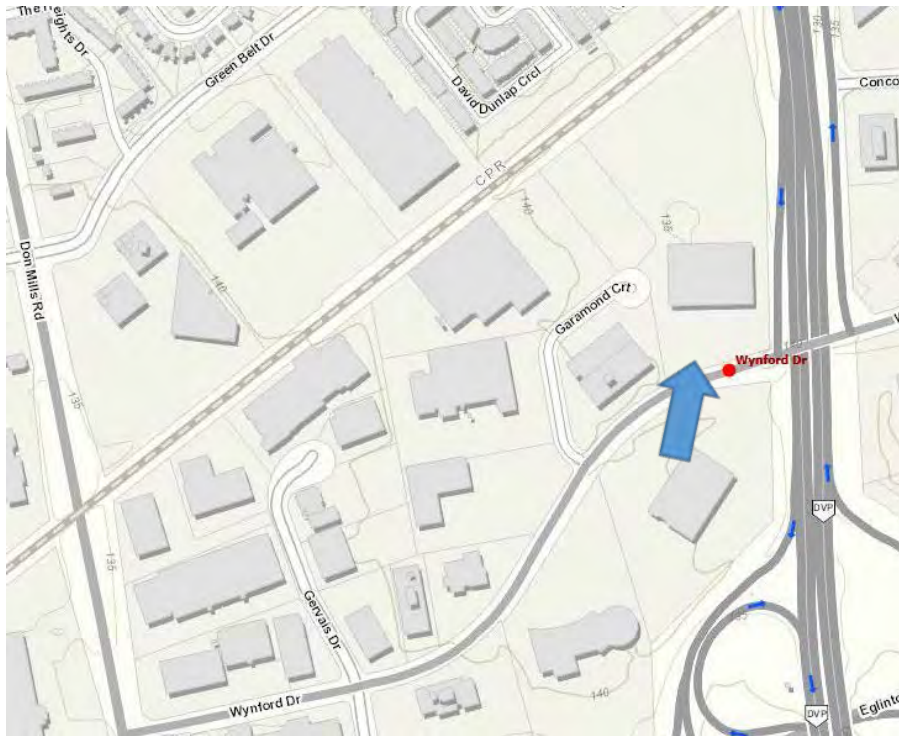
The property has historic value as it demonstrates the evolution of the work of the important architectural practice, John B. Parkin + Associates. Formed as a partnership in 1947, which included John B. Parkin, his brother Edmund, an engineer and John C. Parkin (no relation who had studied at Harvard with former Bauhaus teachers Gropius and Breuer), the firm was one of Toronto's leading modernists from the 1940s and throughout the 1950s and 1960s. By the end of the 1950s they were the largest firm in Canada, capturing a high percentage of important commissions including the Toronto International Airport, designs for the Yonge Subway line, Yorkdale Shopping Centre, as well as being the architects of record for the TD Centre and the Toronto City Hall. They won numerous awards and accolades including 14 Massey Medals, The Queen's Jubilee Medal and the Royal Architectural Institute of Canada Gold Medal. They designed numerous buildings in Don Mills including Barber Greene building, 81 Barber Greene Road (1953), the Don Mills Shopping Centre (1959), Ortho Pharmaceuticals, 19 Green Belt Drive (1956), the Imperial Oil Building, 825 Don Mills Road (1963, demolished), the Bata Building, 59 Wynford Drive (1965), Grand & Toy building (1965), Don Mills Collegiate and Junior School (1965) and their own offices at 1500 Don Mills Road (1956, demolished).

Located at the north-east corner of Wynford Drive and Garamond Court, 90 Wynford Drive has contextual value as its setting and built form define and maintain the character established in the 1960s of a scenic drive framed by a continuous sequence of properties with a landscaped setting of generous setbacks and well-designed low-rise modernist buildings. With its S-shaped curvilinear layout, Wynford Drive, like the adjacent Gervais Drive and Garamond Court were laid out on picturesque Garden City principles in parallel with the Don Mills street plan to the north. 90 Wynford Drive was one of 10 properties completed on this section of Wynford Drive by 1970 and as such is historically linked to its surroundings in this part of Don Mills as it developed through the 1960s establishing its current well-designed landscaped campus headquarters character.

The heritage attributes of the property at 90 Wynford Drive are:

- The set-back, placement and orientation of the building on the north side of Wynford Drive
- The landscaped setting including the lawns with mature coniferous and deciduous trees on all four sides of the property, the semi-circular drive leading to the entrance and small parking lot located at the west side of the property
- The scale, form and massing of the five-storey flat-roofed building and single-storey extension to the rear (north) side
- The elevations on all sides composed with the double-height concrete piers at the first two floor levels with the recessed windows and brick infill panels, and at the upper three floors the projecting concrete floor slabs supporting brick bands beneath recessed ribbon windows with bronze aluminum frames and piers. At the roof level, the parapet with its vertical metal seams

LOCATION MAP AND PHOTOGRAPH: 100 Wynford Drive



This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of 100 Wynford Drive



100 Wynford Drive: principal (south) elevation and landscaped setting with arrival driveway (Heritage Planning, 2019)



Two aerial views of 100 Wynford Drive, 1969 (top, ASI) and 2019) (bottom, Google Maps) showing the layout of the property with the building in the centre, and a pedestrian walkway from Wynford Drive past a landscaped seating area with a small parking lot to the west, the large terrace stretching across the south elevation, access along the west side to the rear (north) parking lot and trees planted along the edge of the Don Valley Parkway



Two views of 100 Wynford Drive showing: the six-storey building on a raised platform in a deep landscaped set back from Wynford Drive (top), the planting area (altered since the original) between the side walk and the building (bottom) (Heritage Planning, 2019)



Two views of 100 Wynford Drive showing the steps up to the raised platform at the base of the building and the entrance (top) and a view of the details of the first floor piers and upper walls at the south-east corner of the building (Heritage Planning, 2019)

STATEMENT OF SIGNIFICANCE: 100 Wynford Drive
(REASONS FOR INCLUSION)

The property at 100 Wynford Drive is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. The assessment indicates that the property meets the criteria under design, associative and contextual values.

Description

The property was identified as having cultural heritage value in the inventory included in *North York's Modernist Architecture*, first published in 1997, with a revised edition in 2009.

Located at the north side of Wynford Drive between Garamond Court and the Don Valley Parkway, the property at 100 Wynford Drive contains a six-storey building, completed as the new Bell Data Centre for Bell Canada in 1969. It was one of two data centres constructed by Bell that year; the second one, identical to this one, is located in Dorval, Quebec. Designed by Webb Zerafa Menkes Housden, the building was nominated for a Massey Medal for Architecture in 1970. The building sits on a high podium constructed in concrete which has been painted a light grey that departs from the original material palette of brown and pale golden concrete. The building is set in the middle of a long property lot with a deep set back from Wynford Drive which is enhanced by a fall in the land towards the building. A pedestrian walkway from Wynford leads to the central entrance passing a seating area to the east surrounded by trees. Its original formal rectangular shape which corresponded to the design of the building has been altered. To the west of the seating area is a small parking lot. Vehicles have access along the west edge of the site to this lot and a large parking lot to the north and rear of the building. On the east edge of the site, as the land slopes down the valley to the Don Valley Parkway, now mature coniferous and deciduous trees were planted. The Bell complex sits adjacent to the Texaco Canada Building at 90 Wynford Drive and faces the new Aga Khan Museum to the south at 77 Wynford Drive. Located on top of the slope down to the Don Valley Parkway, it is prominently sited.

Statement of Cultural Heritage Value

The Bell Data Centre building has value as an excellent representative of Late Modern style architecture applied to a corporate building. Late Modern style design elements are present in the massive quality of the building present in the protruding C-shaped concrete channels with their striking projecting edges between the characteristically Modern ribbons windows on all four elevations. A high degree of artistic value is evident in the squat square piers at the first floor level which rise to meet paired beams with a metal connector and are a dramatic representation of structural support of the massive building above. The piers' role as sole supporting elements is emphasized by the full glazed façade behind them and its setback which is clearly revealed at the corners. The building is raised on a tall platform accessed by stairs which with the squat piers echoes the traditional forms of early Greek temples. The allusion to classical architecture, the use of brown coloured concrete with a coarse texture on the

Inclusion on the City's Heritage Register – Don Mills Crossing Properties Page 98 of 101

C-channels of the upper levels in contrast to the pale coloured concrete of the piers and the expressiveness of weight and support are all part of the Late Modern style lexicon. The design the original landscaped walkway and seating were also an important part of the conception of the building which with the extensive landscaped setting represent the integration of nature as an important part of the Late Modern style.

The property has value as it is associated with Bell Canada, whose name commemorates the invention of the telephone by the Canadian, Alexander Graham Bell. The company was incorporated in 1880 and has gone through several transformations currently known as Bell Canada, which with Bell Canada Enterprises includes internet and television services which are a part of Bell Globemedia.

The property has value as it is associated with the development of Flemingdon Park from 1958 onwards by Toronto Industrial Leaseholds and Webb and Knapp Canada with the layout undertaken by Macklin Hancock which included an industrial park north of Eglinton Avenue, east of Don Mills Road which are significant to the local community and as an example of post-war suburban planning. As such, they have value as they yield information that contributes to both an understanding of Don Mills as a community as well as city and neighbourhood planning as culture. The property has associative value with the development of Wynford Drive following its completion in 1962 which saw the advent of a series of ten significant modernist buildings constructed within seven years which with their landscaped settings created a significant cultural heritage landscape.

The property is valued for its association with the Massey Medal for Architecture which was established in 1950 by Vincent Massey to recognize architecture of excellence in Canada. They were superseded by the Governor Generals Award for Architecture in 1982 which are awarded by the Royal Architectural Institute of Canada.

The property is valued as it demonstrates the work of the architectural practice Webb, Zerafa Menkes Housden, who were associates at Peter Dickinson Architects before forming a partnership in 1961 following his unexpected death. The firm has achieved prominence with numerous projects including the design of the faceted Royal Bank Plaza (1976), the design of the CN Tower (1976) with John Andrews, Calgary City Hall (1985), as well as work such as Lothian Mews (Massey Silver Medal recipient in 1964), Hazelton Lanes (1976) and the Saidye Bronfman Cultural Centre in Montreal, designed with Phyllis Lambert (Massey Medal, 1970). Since 2002 the firm has been known as WZMH and has worked in Europe, China, Egypt and the United Arab Emirates.

Located at the north side of Wynford Drive east of Garamond Court, 100 Wynford Drive has contextual value as its setting and built form define and maintain the character established in the 1960s of a scenic drive framed by a continuous sequence of properties with a landscaped setting of generous setbacks and well-designed low-rise modernist buildings. With its S-shaped curvilinear layout, Wynford Drive, like the adjacent Gervais Drive and Garamond Court were laid out on picturesque Garden City principles in parallel with the Don Mills street plan to the north. 100 Wynford Drive is one of 10 properties completed on this section of Wynford Drive by 1970 and as such is historically linked to its surroundings in this part of Don Mills as it developed through the 1960s establishing its current well-designed landscaped campus headquarters

character. The building is prominently sited overlooking the Don Valley Parkway which with its dramatic profile makes it a striking landmark.

The Heritage Attributes of the property at 100 Wynford Drive are:

- The set-back, placement and orientation of the building on the north side of Wynford Drive
- The landscaped setting including the lawns with mature coniferous and deciduous trees, shrubs, the pedestrian walkway leading to the front entrance from Wynford Drive with seating area with planting, the small parking area with planted areas on the west side of the walkway, the driveway on the west side of the property leading to parking at the north rear side
- The scale, form and massing of the six-storey flat-roofed building sitting on a raised podium.
- The elevations on all sides composed of a recessed glazed first storey with square piers supporting paired beams, above which are five storeys of ribbon window glazing and concrete bands with projecting flanges at the top and bottom of the windows, and the top parapet
- The materials which include smooth concrete of the piers, and the pebble-textured brown coloured concrete sections and the thin dark metal mullions of the window glazing

ATTACHMENT 4

DON MILLS CROSSING CULTURAL HERITAGE RESOURCE ASSESSMENT – ASI'S
REPORT

Attachment 4 - Part 1 - Don Mills Crossing Cultural Heritage Resource Assessment
(ASI's Report)
(<http://www.toronto.ca/legdocs/mmis/2019/ph/bgrd/backgroundfile-131010.pdf>)

Attachment 4 - Part 2 - Don Mills Crossing Cultural Heritage Resource Assessment
(ASI's Report)
(<http://www.toronto.ca/legdocs/mmis/2019/ph/bgrd/backgroundfile-131145.pdf>)

Attachment 4 - Part 3 - Don Mills Crossing Cultural Heritage Resource Assessment
(ASI's Report)
(<http://www.toronto.ca/legdocs/mmis/2019/ph/bgrd/backgroundfile-131155.pdf>)