

# **Inclusion on the City of Toronto's Heritage Register, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act, Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 1150 Eglinton Avenue East**

**Date:** March 13, 2020

**To:** Toronto Preservation Board  
North York Community Council

**From:** Senior Manager, Heritage Planning, Urban Design, City Planning

**Wards:** Ward 16 – Don Valley East

## **SUMMARY**

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This report recommends that City Council include the property at 1150 Eglinton Avenue East on the City of Toronto's Heritage Register, and state its intention to designate the property under Part IV, Section 29 of the Ontario Heritage Act, approve the alterations proposed for the heritage property in connection with a proposed development of the subject property and that Council grant authority to enter into a Heritage Easement Agreement for the subject property.

The Former IBM (Canada) Headquarters building is located within Block 12 of the 60-acre master planned Crosstown community. Five buildings are proposed within Block 12, including three residential towers of 32, 39 and 34 storeys respectively, located behind the south facade of the IBM building. The new construction will incorporate approximately 50% of the total elevation of the IBM building as a base building.

## **RECOMMENDATIONS**

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

1. City Council include the property at 1150 Eglinton Avenue East on the City of Toronto's Heritage Register.
2. City Council state its intention to designate the portion of the property at 1150 Eglinton Avenue East generally identified as Block 12 of the Draft Plan of Subdivision as

approved by the Local Planning Appeal Tribunal In its decision/orders issued November 2, 2018, January 21, 2019, and July 10, 2019 in PL171369) (the “Heritage Property”) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 1150 Eglinton Avenue East (Reasons for Designation) attached as Attachment No. 4 to the report March 13, 2020 from the Senior Manager, Heritage Planning, Urban Design, City Planning.

3. If there are no objections to the designations in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

4. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.

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

6. City Council approve the alterations to the heritage property at 1150 Eglinton Avenue East, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a 60-acre master planned community known as Crosstown on the lands known municipally in the year 2020 as 844 Don Mills Road and 1150 Eglinton Avenue East, with such alterations substantially in accordance with plans and drawings dated March 12, 2020, prepared by Core Architects Inc. and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning (the “Plans”); and the Heritage Impact Assessment (“the HIA”), dated February 13, 2018, and Status Update of Heritage Matters for 1150 Eglinton, dated November 12, 2019 both prepared by Goldsmith Borgal and Company Ltd. Architects, and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Planning and subject to the following additional conditions:

a. That prior to final Site Plan approval for the heritage property located at 1150 Eglinton Avenue East the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the Block 12 Lands, substantially in accordance with the plans and drawings dated March 12, 2020 (the “Plans”), prepared by Core Architects Inc. and on file with the Senior Manager, Heritage Planning, the Heritage Impact Assessment, dated February 13, 2018 and the Status Update of Heritage Matters for 1150 Eglinton, dated November 12, 2019, both prepared by Goldsmith Borgal & Company Ltd. Architects, and in accordance with the Conservation Plan required in Recommendation 6.a.2 to the satisfaction of the Senior Manager, Heritage Planning including registration of such agreement to the satisfaction of the City Solicitor.

2. Provide a detailed Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the

Heritage Impact Assessment, dated February 13, 2018 and the Status Update of Heritage Matters for 1150 Eglinton, dated November 12, 2019, both prepared by Goldsmith Borgal & Company Ltd. Architects, (the "HIA"), to the satisfaction of the Senior Manager, Heritage Planning.

3. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 6.a.2 to the satisfaction of the Senior Manager, Heritage Planning.
4. Provide a Heritage Lighting Plan that describes how the exterior of the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager Heritage Planning.
5. Provide a detailed landscape plan for the heritage property, satisfactory to the Senior Manager, Heritage Planning.
6. Provide an Interpretation Plan for the heritage property, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.
7. Submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Planning.

b. That prior to the issuance of any permit for all or any part of the heritage property including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Planning, the owner shall:

1. Provide building permit drawings for the subject phase, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 6.a.2, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Planning.
2. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Planning to secure all work included in the approved Conservation Plan, Lighting Plan, Interpretation Plan and Landscape Plan.

c. That prior to the release of the Letter of Credit required in Recommendation 6.b.2 above, City Planning Division, the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation

work and the required interpretive work has been completed in accordance with the Conservation Plan and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning.

2. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning.

7. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of the heritage property in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.

8. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of a Heritage Easement Agreement for the heritage property.

## **FINANCIAL IMPACT**

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

## **DECISION HISTORY**

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At its meeting of May 5, 2011, the Toronto Preservation Board endorsed the nomination of 1150 Eglinton Avenue East for designation.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.PB3.6>

At its meeting of August 7, 2014, the Planning and Growth Management Committee adopted with amendments a Preliminary Report on the Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision applications. The Committee requested Heritage Planning staff to evaluate the property at 1150 Eglinton Avenue East for potential listing on the City's Inventory of Heritage Properties and to evaluate the heritage listed property at 844 Don Mills Road for potential designation under Part IV, Section 29 of the Ontario Heritage Act.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PG35.12>

The owners appealed Official Plan Amendment 231 (OPA 231) as it applies to the Lands at 844 Don Mills Road and 1150 Eglinton Avenue to the former Ontario Municipal Board (OMB). The owners also appealed the Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision applications to the former OMB, citing City Council's failure to make a decision within the prescribed time frames set out in the Planning Act.

At its meeting of June 7, 2016, City Council adopted a report from the City Solicitor on 844 Don Mills Road and 1150 Eglinton Avenue East - Appeal of Official Plan Amendment 231 - Ontario Municipal Board Hearing.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.CC19.8>

At its meeting of October 13, 2016, North York Community Council considered a report recommending designation of 844 Don Mills Road and 1150 Eglinton Avenue East under Part IV, Section 29 of the Ontario Heritage Act. North York Community Council referred the matter to the Chief Planner to allow any recommendations with respect to cultural heritage to be made in tandem with recommendations on the comprehensive development framework and the final report on the planning application for the lands.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.NY17.30>

At its meeting of January 11, 2017, the Planning and Growth Management Committee adopted with amendments a Preliminary Report on the Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision applications.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PG17.8>

At its meeting of December 5, 2017, City Council adopted a report with confidential instructions to staff titled 844 Don Mills Road and 1150 Eglinton Avenue East - Ontario Municipal Board Appeal of Official Plan Amendment 231.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.CC35.5>

At its meeting of June 26, 2018, City Council adopted with amendments a Request for Direction Report directing the City Solicitor, together with City Planning staff and any other City staff as appropriate, to attend the Local Planning Appeal Tribunal hearing in support of the with prejudice settlement offer dated May 28, 2018.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG30.7>

## **BACKGROUND**

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### **Proposal**

The development site is located at 844 Don Mills Road and 1150 Eglinton Avenue East, and contains the Former IBM (Canada) Headquarters building. The overarching proposal is to construct a 60-acre master planned community known as Crosstown. The Former IBM (Canada) Headquarters building is located within Block 12 of the larger development. Five buildings are proposed within Block 12, including three residential towers located behind the south facade of the Former IBM (Canada) Headquarters building. These towers will be 32 storeys, 39 storeys and 34 storeys tall and they will incorporate approximately 50% of the total elevation of the Former IBM (Canada) Headquarters building as a base building. An eight storey midrise building will be

located to the north of the towers and eighteen town homes will be located at the northwest corner of Block 12.

### **Heritage Property**

The subject property at 1150 Eglinton Avenue East is recommended for inclusion on the City's Heritage Register and designation under Part IV, Section 29 of the Ontario Heritage Act. The property is located in the Don Mills neighbourhood on the north side of Eglinton Avenue East, west of the intersection with Don Mills Road and contained by the CPR railway line and the Don River ravine. The property contains the building known historically as the IBM headquarters building and the Former IBM (Canada) Headquarters building. The property has cultural heritage value for its design, historical associations and context. The building complex is composed of a central, three-storey block with five wings of one to four storeys completed in 1967 and extended in 1970-71. The building is clad in brick, with a glazing system of solar-bronze tinted glass with black anodized window frames and spandrel panels. Set on a hill top surrounded by mature trees and lawns, its wings form a series of courtyards with lawns. The north entry court features a circular drive with a circle of formally landscaped planting.

### **Adjacent Heritage Property**

There are no heritage properties adjacent to the development site.

### **Policy Framework**

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

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

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

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

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2019) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform to the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform to the Growth Plan.

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

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

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

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

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

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

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

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

## **The Standards and Guidelines**

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

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

## **COMMENTS**

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### **Proposed Conservation Strategy**

Heritage Planning has reviewed the Heritage Impact Assessment (HIA) submitted in support of the application. The HIA finds that the proposed alterations and associated mitigation measures retain the integrity of the cultural heritage value, attributes and character of the site, as described in the statement of significance. Overall, staff concur with this assessment and are supportive of the proposal.

The proposed development will retain 49.7% of the Former IBM (Canada) Headquarters building walls and incorporate them into the podium for the new development. The walls to be retained are facing Eglinton Avenue. The north facade will be removed and replaced with a new construction that is compatible with the retained portions of the former IBM (Canada) Headquarters building.

Three new towers will be located on top of the Former IBM (Canada) Headquarters building, which will form a three-storey base building. A tower is located on top of each of the three clusters where the massing of the Former IBM (Canada) Headquarters building is concentrated. The heritage base building varies from one to four storeys in height with the tall buildings articulated with a variety of step backs ranging generally from 1.5 metres to 9.3 metres as a result of the configuration of the base building. The tall buildings and the base buildings are situated within the valley setting of the ravine with generous landscaped setbacks from Eglinton Avenue East.

The design of the new towers is intended to be distinguishable from and compatible with the Former IBM (Canada) Headquarters building. The vertical fins on the front elevations of the new towers and the use of dark metal cladding material take their cues from the Former IBM (Canada) Headquarters building. The contrast between the vertical fins on the front elevations and the square extruded balconies on the side elevations relate to the interplay between the detailed front and simple side elevations of the Former IBM (Canada) Headquarters building. The towers have a stepped form that mimics the modular form of the Former IBM (Canada) Headquarters building.

The proposal includes alterations to the existing window pattern of the former IBM (Canada) Headquarters building to accommodate inset balconies. The inset balconies will maintain the existing masonry piers but remove the glazing and spandrel panels. The balcony strategy will impact a portion of the windows and the original rhythm and pattern of the openings will be preserved.



New window openings are proposed predominantly on secondary elevations of the retained Former IBM (Canada) Headquarters building facade, within the masonry portions of the walls. These windows are intended to provide additional light for the new residential use and they will support the adaptive reuse of the property. The design of the new windows is simple and contemporary and it references the materiality and proportions of the existing openings without mimicking the historic design.

The property contains a variety of courtyard spaces that respond to the topography of the site. The series of open courtyards with grass lawns is an important heritage attribute identified in the statement of significance. The proposal involves the retention of the east courtyard. A lawn amphitheatre POPS space will be located within this courtyard and it will be enclosed at the north by a freestanding heritage wall that is being retained and braced at the back where a green wall will be installed. To the east and west, the courtyard will be enclosed by the retained Former IBM (Canada) Headquarters building walls that are being incorporated into the new development.

Mitigation measures are proposed to commemorate the property's history and the Former IBM (Canada) Headquarters building, which is being partially demolished. Salvaged bricks, which have a unique orange-brown tone, will be incorporated into the paving pattern. Traces of the original footprint of the Former IBM (Canada) Headquarters building will be recreated as a feature throughout the open spaces.

### **Conservation Plan**

Should Council approve the proposed conservation strategy, the owner should be required to submit a conservation plan for the work described in the Heritage Impact Assessment prepared by a qualified heritage professional to the satisfaction of the Senior Manager, Heritage Planning. A conservation plan prepared by Goldsmith Borgal & Company Ltd. Architects and dated January 17, 2020 has been provided, but it should be updated to provide further details on the alterations to the windows of the Former IBM (Canada) Headquarters building to allow for inset balconies.

### **Heritage Interpretation and Heritage Lighting**

Should Council approve the proposed conservation strategy, prior to the issuance of site plan approval for the proposed development the applicant should be required to submit a heritage lighting plan and an interpretation plan to the satisfaction of the Senior Manager, Heritage Planning. This lighting plan should include details of how the Former IBM (Canada) Headquarters building will be lit to highlight its unique heritage character. The interpretation plan should serve to communicate the cultural heritage values of the Former IBM (Canada) Headquarters building to users and visitors of the property.

### **Landscape Plan**

Staff is recommending that the applicant be required to provide a final Landscape Plan that enhances the heritage character of the property to the satisfaction of the Senior Manager, Heritage Planning as a condition of Site Plan approval.

## **Designation and Heritage Easement Agreement**

Staff is recommending that the property be designated under Part IV, Section 39 of the Ontario. Staff is also recommending that the owner enter into a Heritage Easement Agreement to secure the long-term protection of the property.

## **CONCLUSION**

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Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment 4) and determined that the property at 1150 Eglinton Avenue East is consistent with Ontario Regulation 9/06 and meets the criteria for designation under all three categories of design, associative and contextual values.

The Statement of Significance (Attachment 3) for 1150 Eglinton Avenue East comprises the Reasons for Designation, which is the Public Notice of Intention to Designate, and will be advertised on the City of Toronto's website in accordance with the City of Toronto's website in accordance with the City of Toronto Act provisions and served on the Ontario Heritage Trust to the provisions of the Ontario Heritage Act.

Staff are supportive of the proposal to alter the Former IBM (Canada) Headquarters building to allow for the construction of three new towers within Block 12 of the 60-acre master planned community known as Crosstown. Staff are supportive of the proposed alterations in the context of the conservation and mitigation strategies proposed for the site and are of the opinion that the proposal has been designed to conserve the cultural heritage values, attributes and character of the heritage property.

## **CONTACT**

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Urban Design, City Planning  
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## **SIGNATURE**

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Mary L. MacDonald, MA, CAHP  
Senior Manager, Heritage Planning  
Urban Design, City Planning

## **ATTACHMENTS**

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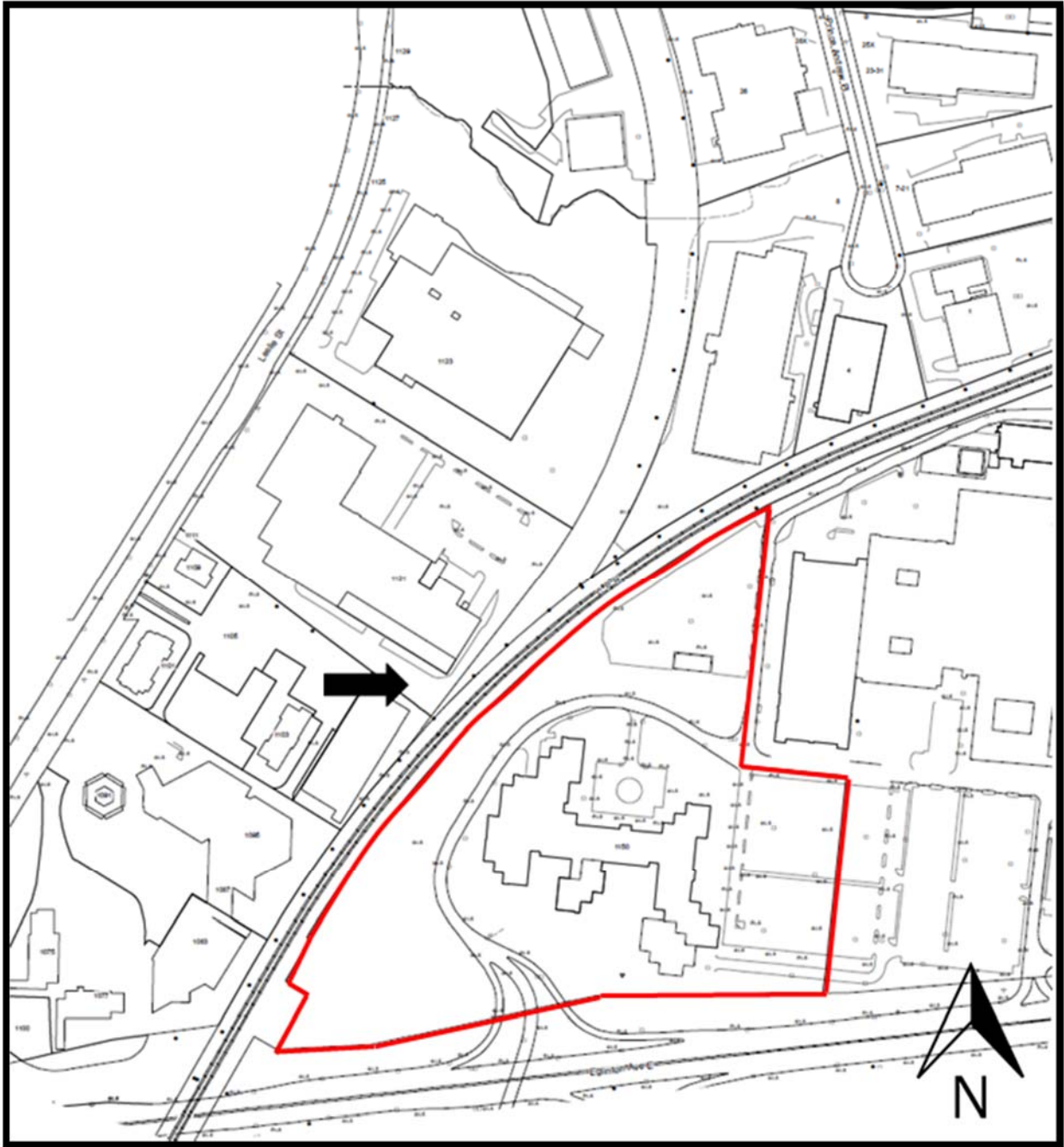
Attachment No. 1 - Location Plan - 1150 Eglinton Avenue East

Attachment No. 2 - Photographs

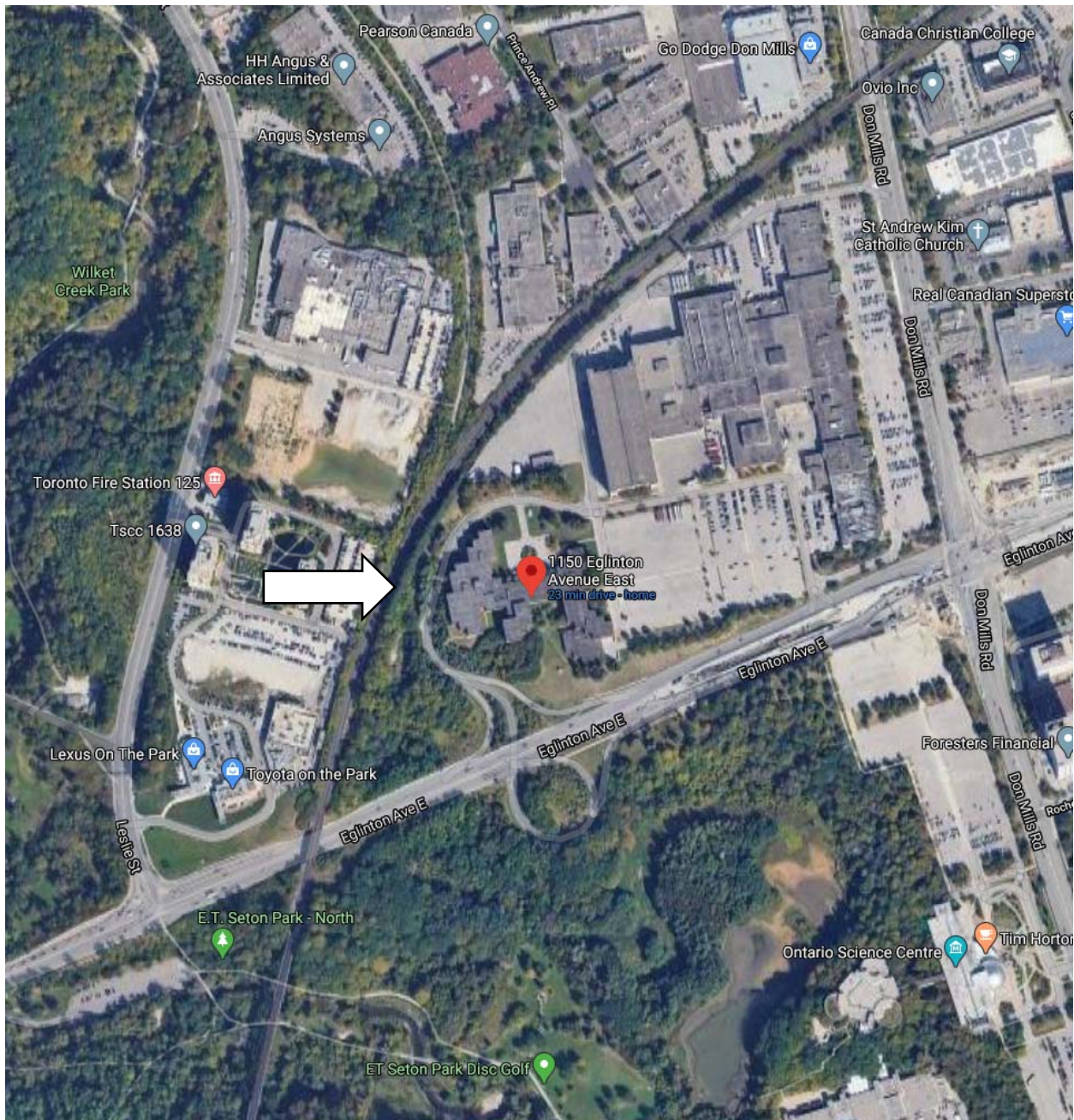
Attachment No. 3 - Statement of Significance (Reasons for Designation)

Attachment No. 4 - Research and Evaluation

Attachment No. 5 - Proposal



This location map is for information purposes only and is oriented with North at the top. The arrow marks the subject property at 1150 Eglinton Avenue East.



Bird's-eye view of the development site, which is indicated by the arrow. The exact boundaries of the site are not shown.



1150 Eglinton Avenue East (Source: Goldsmith Borgal & Company Ltd. Architects, February 13, 2018) - View looking north



1150 Eglinton Avenue East (Source: Goldsmith Borgal & Company Ltd. Architects, February 13, 2018) - Partial view of the south elevation



1150 Eglinton Avenue East (Source: Goldsmith Borgal & Company Ltd. Architects, February 13, 2018) - Partial view of the north elevation



1150 Eglinton Avenue East (Source: Goldsmith Borgal & Company Ltd. Architects, February 13, 2018) - Partial view of the south elevation



1150 Eglinton Avenue East (Source: Goldsmith Borgal & Company Ltd. Architects, February 13, 2018) - Partial view of the south elevation



1150 Eglinton Avenue East (Source: Goldsmith Borgal & Company Ltd. Architects, February 13, 2018) - Partial view of the northeast elevation



The property at 1150 Eglinton Avenue East is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act, for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

#### Description

Located in the Don Mills neighbourhood on the north side of Eglinton Avenue East, west of the intersection with Don Mills Road and contained by the CPR railway line and the Don River ravine, the property contains the former Canadian IBM headquarters building. The building complex is composed of a central, three-storey block with five wings of one to four storeys completed in 1967 and extended in 1970-71. The building is clad in brick, with a glazing system of solar-bronze tinted glass with black anodized window frames and spandrel panels. Set on a hill top surrounded by mature trees and lawns, its wings form a series of courtyards with lawns. The north entry court features a circular drive with a circle of formally landscaped planting.

#### Statement of Cultural Heritage Value

The former IBM headquarters building has design value as a representative of a corporate headquarters building in the Late Modern style. The building displays a high degree of craftsmanship and artistic merit in its innovative and dramatically simple composition of blocks which are clad in alternating plain brick and window walls divided into tall vertical openings, framed by narrow brick piers and which step incrementally in relation to the surrounding lawns, mature planting and hill-top setting which responds to the adjacent Don Valley ravine landscape. The high quality design was recognized in 1970 with a nomination for a Massey Medal for Architecture.

The headquarters building has historic value as it is associated with IBM, the technologically innovative and internationally influential American company and its development and expansion in Canada over the past century. It was with the opening of its Canadian subsidiary in Toronto in 1917 that the company first acquired its identity as International Business Machines Co. Ltd. (IBM). The building is also valued for its association with the history and development of Don Mills from a 19th century settlement to a significant mid-20th century, fully-planned subdivision, privately developed by E. P. Taylor. It is also valued for its association with the architectural firm John B. Parkin Associates, one of Canada's leading Modernist and most prolific firms of the 1950s and 1960s who contributed many significant buildings to Don Mills during this period.

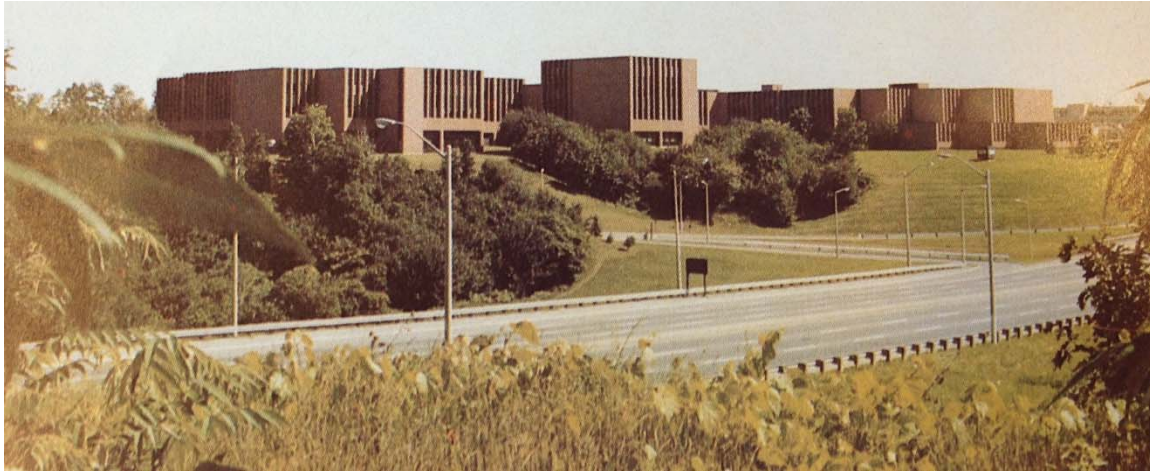
Situated on a well-treed hill-top overlooking Eglinton Avenue, contained by the historic factors of the Don Mills Road, Eglinton Avenue, the CPR railway line and Don Valley ravine, the property has contextual value as a landmark within the community for over 60 years. It is also valued for maintaining the character of the area which features many mid-century modern industrial buildings of distinctive high-quality design

surrounding Don Mills. The design of the building and landscape responds to, and provides continuity with, the adjacent Don Valley River ravine. As a successor to IBM's first industrial building in Don Mills, it is visually, physically and historically linked to its surroundings.

### Heritage Attributes

The heritage attributes of the former IBM headquarters building completed in 1967 and extended in 1970 on the property at 1150 Eglinton Avenue East are:

- The placement, set back and orientation of the building, as it is located on the north side of Eglinton Avenue.
- The setting of the building on a hill top, surrounded by trees and shrubs, with a series of open courtyards with grass lawns extending around the complex
- The arrival sequence to the north entrance with the driveway approaching on axis with the north entrance then circling around the north court with a central circular landscaped planted area
- The massing and composition of the building with a series of five flat-roofed wings of one to four stories on a stepped plan extending from the central north-facing entrance core
- The elevations combine solid brick planes alternating with wall sections composed of a rhythmic sequence of narrow brick piers of 25' bays, extending from a half to four storey height, flanking black anodized window frames with glazed sections and spandrel panels
- The materials which are orange-brown toned brick of a smooth finish, black anodized door frames, window frames and spandrel panels, concrete stair cases with brick balustrades and dark metal coping at the eaves and sills and window glazing of solar bronze-tinted glass
- The north and east entrances feature recessed glazed entrances alternating doors with glazed panels



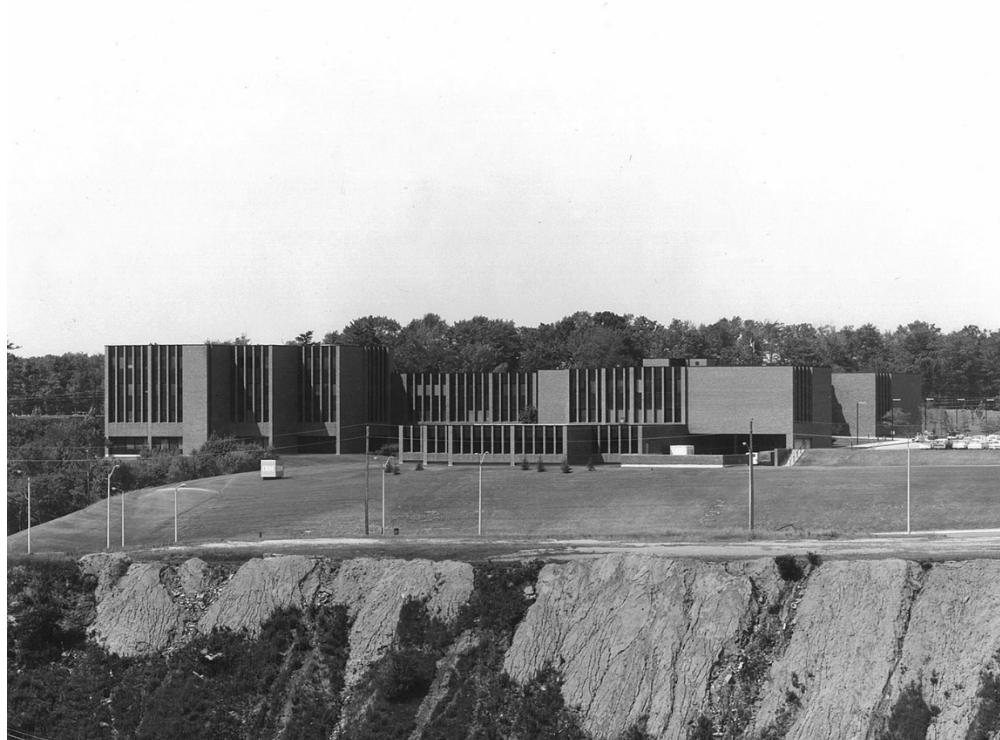
I B M (Canada) Headquarters, 1150 Eglinton Avenue East

Prepared by:  
Heritage Planning  
City Planning  
City of Toronto

September 2016

## 1. DESCRIPTION

Cover: 1150 Eglinton Avenue East, IBM Headquarters, 1967, 1970  
(Canadian Interiors, May 1978, p 13)



Above: 1150 Don Mills Road, IBM Headquarters Building, 1967 and 1971 looking north to the south and east elevations (Panda Associates, IBMhq-07, NORR Architects, Engineers and Planners)

<b>1150 Eglinton Avenue East: IBM (Canada) Headquarters</b>	
ADDRESS	1150 Eglinton Avenue East
WARD	26 – Don Valley West
LEGAL DESCRIPTION	YORK CON 3 EYS PT LOTS 1 AND 2 RP 66R23708 PARTS 1 TO 25
NEIGHBOURHOOD/COMMUNITY	Don Mills
HISTORICAL NAME	IBM (Canada) Headquarters
CONSTRUCTION DATE	1966-67
ORIGINAL OWNER	International Business Machines Co. Ltd.
ORIGINAL USE	Offices
CURRENT USE*	Vacant
ARCHITECT/BUILDER/DESIGNER	John B. Parkin Associates
DESIGN/CONSTRUCTION	Brick cladding
ARCHITECTURAL STYLE	Late Modern
ADDITIONS/ALTERATIONS	1970-71 - extension
CRITERIA	Design/Physical, Historical/Associative and Contextual Values
HERITAGE STATUS	n/a
RECORDER	Heritage Preservation Services: Marybeth McTeague
REPORT DATE	September 2016

## 2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the IBM property at 1150 Eglinton Avenue East, and applies evaluation criteria in order to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluations are found in Section 4 (Summary).

### i. HISTORICAL TIMELINE

Key Date	Historical Event
1816	As the 19th century settlement of Don Mills begins, amongst the earliest settlers are the Gray brothers, James, William and Alexander, who build a mill at the current intersection of Leslie Street and Eglinton Avenue East
1825	Farmers initiate the Don Independence Road (today's Don Mills Road)
1850	A tavern and School Section No. 9 School House are built at the intersection of Don Mills and Lawrence Avenue providing a centre for the Don Mills village
1882	The Ontario-Quebec Railway (later Canadian Pacific Railway) is constructed crossing, Lot 1, Con 3 EY, creating the future north-west limit of the future IBM property
1904	W. F. MacLean buys over 900 acres of property from the Taylor and Milne families on both sides of Don Mills Road, including the future IBM property, creating Donlands Farm
1911	The Computing Tabulating Recording Corporation (CTR) is founded in Binghamton New York.
1917	CTR establishes a Canadian subsidiary known as International Business Machines in Toronto, with a plant at 300 Campbell Avenue
1922	Donlands Farm is purchased by Robert J. Fleming, a former mayor of Toronto
1924	CTR changes its name to International Business Machines Ltd.
1945	"At the end of World War II, North York was little more than a constellation of tiny settlements separated by miles of farms." (Hart, p 273)
1951	IBM dedicates its new Canadian head office and factory on Don Mills Road
1952	To the north of IBM, E. P. Taylor purchases 31 parcels of land totalling 2,200 acres and Don Mills Developments Ltd. begins planning and construction of a new development based on garden city ideals, Don Mills
1954	IBM's extension of head office and factory extension is complete
1956	Eglinton Avenue is extended eastwards along the southern border of the IBM property connecting Laird Drive with Victoria Park Avenue.
1958	Flemingdon Park, the first planned high-rise community is begun south of Eglinton, on former Donlands Farm property, commemorating R. J. Fleming.
1961-7	The Don Valley Parkway is constructed

1964-9	On the South-west corner of Eglinton and Don Mills Road, the Ontario Centennial Centre of Science and Technology is built
1966-7	The new IBM Headquarters, designed by John B. Parkin Associates is constructed to the west of the original IBM buildings and faces Eglinton Avenue East
1970	The first major addition to the rear of 844 Don Mills Road is completed
1970-1	The pre-planned addition to the new IBM Headquarters is completed.
1980-1	The second major addition to 844 Don Mills Road is completed by NORR
1994-5	Celestica is incorporated as a wholly-owned subsidiary of IBM as IBM relocates its headquarters to Don Mills leaving the Don Mills site primarily for manufacturing purposes
2010	Initial construction begins on the new Eglinton LRT. A station is proposed for the intersection of Don Mills Road and Eglinton Avenue East
2014	The IBM/Celestica site is proposed for substantial re-development

ii. HISTORICAL BACKGROUND

**Don Mills**

The IBM head office and factory was built in 1951 on a large plot of land on the west side of Don Mills Road, north of the fourth concession (today's Eglinton Avenue East) and adjacent to the CPR railway corridor. (Image 1) At that time the name Don Mills was associated with the 19th century settlement which had grown to the north, around the intersection of the fifth concession (now Lawrence Avenue) and Don Mills Road, after the arrival of the earliest settlers following the war of 1812. These included the Scottish Gray family of James, and his brothers Alexander and William who built one of the earliest mills, to the west of the IBM site at the intersection of today's Eglinton and Leslie Street and Eglinton Avenue. By 1830, Alexander Milne, another mill owner, moved to what is now the intersection of Lawrence Avenue and Don Mills Road and his mills were augmented by mills built by the Taylor family brothers who would own property on both sides of Don Mills Road between Eglinton and Lawrence Avenues. (Image 2) With the addition of a tavern, and School Section No. 9 school house in the 1850s and a post office in 1868, the Don Mills village had a firmly established centre at the intersection of Lawrence Avenue and Don Mills Road.

The name, Don Mills Road commemorates the continued importance to the settlement and development of the Town of York, and later the City of Toronto, of both the Don River and the mills that sprang up on its banks soon after the town was established in 1793. The river previously had many Aboriginal names, including Nechinquakakonk, before British settlement. As with the naming of the town of York, the British re-named the river after the Don in Yorkshire. The Don was an important means of transport for the settlers, as well as a source of food, as salmon was plentiful.

The Don Independence Road, as Don Mills Road was first known, was built by farmers on land they donated. Its north-south route cut across their two-hundred acre lots at their mid-point. (Image 3) By 1852, the road crossed the Don joining the Mill Road on the south side of the river, which had been constructed in the 1790s extending from

today's Queen Street East to the mills on the Don at Todmorden (today's Broadview Avenue and O'Connor Drive).

In 1882 the arrival of the Ontario-Quebec Railway line (later owned by Canadian Pacific Railway) provided an important new form of transportation for the mill owners. This was augmented by the Canadian Northern Railway (later owned by the Canadian National Railway) in 1905. The two lines ran northwards, parallel to the Don, and then just north of the fourth concession, at the future IBM site, diverged with the CNR line, swinging to the north-west. In contrast, the CPR line curved eastwards across lands containing the future IBM property, within a quadrant shape that is a feature of the site today. (Image 4)

The Taylor family, with brothers John, George and Thomas, played a significant role in the mills on the Don, taking over the Todmorden mills site in the 1850s, building saw, paper and grist mills, a distillery as well as the Don Valley Brickworks in 1880. Besides owning mills, the brothers also farmed and bred cattle and horses. Along the Don, they had substantial property holdings with mill sites in the second, third and fourth concessions (Danforth Avenue to Lawrence Avenue). By the 1880s they had acquired 900 acres of property south of Don Mills village between Eglinton and Lawrence.

In 1904, William Findlay MacLean (1854-1929), the journalist, founder of the World newspaper and former MP for York, bought over 900 acres of Taylor and Milne property between Eglinton and Lawrence avenues with Don Mills Road at the centre and named the estate Donlands Farm. In 1922, Robert J. Fleming (1854-1925), former mayor of Toronto, a director of the Board of Trade and a general manager of numerous companies including the Toronto Railway Co, the Toronto and Niagara Power Co., purchased Donlands. On his death, his property passed to his widow Lydia (d. 1937). The Lydia Fleming estate would include the future sites of IBM, the Ontario Science Centre, the high-rise community of Flemingdon Park and the extension of Eglinton Avenue and the Don Valley Parkway.

Don Mills was part of North York, which became an independent municipality in 1922. As Patricia Hart would write evocatively, "at the end of World War II, North York was little more than a constellation of tiny settlements separated by miles of farms."<sup>1</sup> Although within 7 miles of the city's centre, it was geographically isolated between the Don River Valleys, with access only via Don Mills Road and the CPR line.

Within 20 years of World War II's end, this picture was dramatically changed by a number of factors. The first was the Toronto Industrial Commission's support for rezoning the farmland for industrial use. IBM was the first industry to take advantage of this change in land use with the purchase of their property in 1950. The second factor was E. P. Taylor's 1952 purchase of 2,200 acres, north of the CPR line and centred on the intersection of Don Mills Road and Lawrence Avenue, building the new Don Mills, a fully-planned subdivision, based on Garden City principles.<sup>2</sup> (Image 5) As transportation was improved with additional routes, including the extension of Eglinton Avenue, the completion of the Don Valley Parkway and the proximity of the 401,

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<sup>1</sup> Hart, p. 258.

<sup>2</sup> Armstrong, p. 176.

commerce and industry located in Don Mills. Luxury hotels such as the Inn on the Park, and cultural centres such as the Japanese Canadian Cultural Centre, the Ontario Science Centre and, recently, the Aga Khan Museum followed. The distinguishing factor of the town design and the buildings that populated it was the implementation of regulations that required high quality design. Don Mills was ultimately studded with significant modern masterpieces by the country's leading architectural firms, set on the Don Valley's verdant plateau between two ravines.

### **International Business Machines Co. Ltd. (IBM)**

IBM as it is now known, was first incorporated as the Computing Tabulating Recording Corporation (CTR) in Binghamton, New York, by Charles R. Flint (1850-1934) who merged several companies specializing in "collecting, quantifying and analyzing information"<sup>3</sup> such as workers' time clocks, computing scales, and D. C. Hollerith's tabulating machine built to count the 1890s U.S. Census using punched cards. This means of sorting information was soon applied to other businesses. From these beginnings, and with the addition of Thomas J. Watson (1874-1956) as CEO of the company in 1914, CTR would grow to become "the most significant player in every stage of the evolution of information technology over the 100 years after it was first formed."<sup>4</sup>

In 1917, CTR expanded to Canada, locating in a factory at 300 Campbell Avenue, just south of Dupont Street and the CPR line. (Image 6) For its Canadian subsidiary, CTR used the name International Business Machines Co. Ltd. (IBM). In 1924, the name International Business Machines Co. Ltd. was adopted for the entire company as it expanded operations to Europe, Asia, South America and Australia. The company's product lines extended beyond business applications having a wide-ranging, transformative impact on society with such products as electric typewriters (1930s), artificial intelligence (1956), hard drives (1956) floppy discs (1967), airline ticket vending kiosks (1970), the first ATM (1972), barcodes (1974) the personal computer (1981), and ThinkPad (1992). From the 1950s onwards, IBM was a contractor developing computer hardware with the United States Air Force, as well as NASA. In 2013, IBM held the record for generating more patents for two decades straight than any other company.<sup>5</sup>

Apart from technological innovation, IBM is credited with social advances too, with the introduction of an equal opportunity policy in 1953, eleven years before the American Civil Rights Act of 1964, initiating programs to support minority-owned businesses and inner city populations. In 1984, their company policy expanded to add sexual orientation to its non-discrimination policy. The company has also been recognized for its contribution to sustainability and the reduction in global warming. In a 2002 interview, the new CEO Samuel Palmisano stated that he was influenced by the company's founders who "always defined IBM as a company that did more than sell computers; they believed that it had an important role to play in solving societal challenges."<sup>6</sup>

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<sup>3</sup> IBM website <http://www-03.ibm.com/ibm/history/ibm100/us/en/icons/founded/>

<sup>4</sup> Ibid.

<sup>5</sup> Complex Pop Culture website <http://ca.complex.com/pop-culture/2013/11/ibm-computing-devices-gallery/>

<sup>6</sup> Wikipedia citing Matt Richtel, New York Times, 30 January, 2002.



Architecture and design was recognized as being an essential component in IBM's corporate strategy under the leadership of Watson's son, Thomas Watson Jr. (1914-1993). In 1956, as president and new CEO of IBM, Watson hired Eliot Noyes (1910-1977), a Harvard-trained architect and industrial designer who had studied under Walter Gropius and Marcel Breuer, as the lead consultant for all aspects of design for IBM. This resulted in collaborations with artists, designers and architects, outstanding leaders in their fields including Eero Saarinen, Marcel Breuer, Mies van der Rohe, Isamu Noguchi, Alexander Calder and Richard Sapper, to design everything from stationary and logos to products, exhibitions and buildings.

By 1950, the Toronto branch of IBM still had two locations with a sales office at 36 King Street East and the original production facility in the factory building at 300 Campbell Avenue. With the post-war economic expansion following the war, the growth of IBM's products and sales and Thomas Watson Jr.'s belief in the importance of design to corporate branding, approximately 25 acres was purchased on the west side of Don Mills Road just north of the fourth concession (future Eglinton Avenue East) as the site for a new office headquarters and assembly plant building.<sup>7</sup> The building, designed by the architect, Clare G. MacLean, was completed in 1951. A full-page newspaper article announcing the dedication of the new facility was placed on June 22, 1951.<sup>8</sup> (Image 7) In the newspaper, IBM declared that "the occasion marks another major advance in the progress of IBM. Combined with the long established plant on Campbell Avenue, the new building will greatly extend IBM operations in Canada and enable the company to supply the ever increasing Canadian and export demand for IBM Electric Accounting Machines, Proof Machines, Electric Typewriters and Time Recording Products."<sup>9</sup> The announcement also stated that the building's dedication would be broadcast on the radio and dedicated to the United Nations, indicating IBM's pride in their new facility, as well as their corporate awareness of global political and social issues.

Within a year of completion, a proposed extension to the south on Don Mills Road, at a cost of two million dollars, tripling the company's floor space and adding 500 new jobs was reported in the Toronto Daily Star<sup>10</sup> and completed in January 1954. (Image 8) An additional 40 acres of land, to the south of the original building, had been acquired.<sup>11</sup> (Image 9) In the advertisement in the Star, IBM declared that at 1200 feet the building would be "one of the longest of its kind in Canada."<sup>12</sup>

In 1962, IBM announced the construction of new downtown Toronto sales and services offices building at 36 King Street East on the same site as their previous sales offices.<sup>13</sup> A sketch was published with the announcement and the architect was Clare G.

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<sup>7</sup> North York Assessment Rolls, Ward 1 Division 1, 1950 for 1951, indicates IBM ownership of NE pt of west half of Lot 1 and Lot 2, Con 3 EY with a total of 24.9 acres.

<sup>8</sup> Toronto Daily Star, June 22, 1951, p. 7.

<sup>9</sup> Ibid.

<sup>10</sup> Toronto Daily Star, May 23, 1952, p. 12.

<sup>11</sup> North York Assessment Rolls, Ward 1 Division 1, 1952 for 1953, indicates additional IBM ownership of 40 acres of Lot 1, Con 3EY.

<sup>12</sup> Toronto Daily Star, 1952, p.12

<sup>13</sup> Toronto Daily Star, 21 Sept., 1962, p. 9.

MacLean. MacLean was the architect of the Don Mills facility but this is the first time he was referenced in IBM's newspaper marketing. (Image 10)

In 1966, IBM hired John B. Parkin Associates<sup>14</sup> to undertake a new headquarters building on the west end of the property on Don Mills Road. The new headquarters building was proposed to meet the growth of staff, now at 1,000, who were accommodated at several different sites in Don Mills, as well as providing customer training facilities. (Image 11) Located on the north side of Eglinton Avenue, the new headquarters building was complete in 1967 and then extended according to original plans in 1970-71. (Images 12-14) The building was nominated for a Massey Medal for Architecture<sup>15</sup> in 1970. In that year and again in 1980-81 large extensions were undertaken to the designs of Parkin Associates' successor firm, Neish Owen Rowland and Roy (NORR) at the rear of the original 1950s IBM building facing Don Mills Road. (Images 15-18)

In 1994 IBM incorporated Celestica as a wholly-owned, subsidiary of IBM. IBM relocated to a new headquarters building on Steeles Avenue and Celestica took over the site. The original building at 844 Don Mills Road is still occupied by Celestica but the headquarters building at 1150 Eglinton Avenue is vacant.

## Architect

### John B. Parkin Associates

John B. Parkin Associates<sup>16</sup> were Toronto's leading Modernist architects winning many of the city's most significant commissions throughout the 1950s and 1960s. By 1963, the influential British publication *Architectural Review* described Parkin Associates as "Canada's most distinguished architectural office."<sup>17</sup> (Image 19) Their high quality modern designs and high profile commissions and collaborations would have made them an obvious choice for executives at IBM, including Thomas Watson Jr. and his advisor Eliot Noyes, when selecting a firm to undertake the new headquarters. As Robert Moffat has noted, the choice "exemplified IBM's commitment to modern design to communicate its corporate prestige, social progressiveness and technological leadership."<sup>18</sup>

John B. Parkin (1911-1975) first worked in the United Kingdom (1935-37), returned to Canada and then in 1947 set up John B. Parkin Associates with his brother Edmund (1913-1994) an engineer, and John C. Parkin (no relation, 1922-1988) in 1947. John C. Parkin had studied architecture at Harvard under the renowned Bauhaus Modernists, Walter Gropius and Marcel Breuer. The firm quickly established itself in Toronto as one

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<sup>14</sup> In the mid-late 1960s the firm was known as John B. Parkin Associates Architects and Engineers.

<sup>15</sup> The Massey Medal for Architecture prize was initiated in 1950 and superseded by the Governor-Generals Awards for Architecture in 1982

<sup>16</sup> John B. Parkin Associates is the name generally cited for the firm. The permit drawings for the IBM Headquarters indicate the firm's name in 1966 as John B. Parkin Associates Architects and Engineers.

<sup>17</sup> *Architectural Review*, Sept. 1963, p. 152.

<sup>18</sup> Moffat, 2010.

of the leaders in Modernism, becoming "a highly competent professional firm that quickly became known as one of the most progressive in Canada and in the 1950s and 1960s gained international recognition."<sup>19</sup> By the end of the 1950s, it was the largest firm in Canada, capturing a high percentage of the most important commissions of the time. These included the Yonge Subway line, the Sun Life Building, OAA Headquarters, Toronto International Airport, and Ottawa Union Station, as well as collaborating on master plans for York and Brock universities. John C. Parkin was the Chair of the advisory committee on design at Expo '67. The firm collaborated as the architects of record on major commissions with international architects such as Toronto City Hall (Viljo Revell) and the Toronto Dominion Centre (Mies van der Rohe). Along with the IBM Headquarters, Parkin Associates made a substantial contribution to Don Mills including Don Mills Shopping Centre (1959), Ortho Pharmaceuticals (1956), the Bata Building (1965), Imperial Oil (1963), Don Mills Collegiate and Junior School (1965) and their own offices (1956).

Parkin Associates' philosophy also reflected IBM's social commitment, as John C. Parkin would write, "Like all those others who were there at the beginning of contemporary architecture in Canada, we were possessed with a quite extraordinary idealism. We really felt that buildings could enrich the lives of those living in them."<sup>20</sup> In the year that the Massey Medals were inaugurated, the firm won 5 of the 9 medals, the record for the highest number of medals awarded to a firm in a single year. Following John B.'s retirement from the firm in 1969, John C. Parkin established the Parkin Partnership winning the competition for the National Gallery of Canada in 1976 (unbuilt) as well as the commission for the extension to the Art Gallery of Ontario to house the Henri Moore collection. Other former Parkin Associates established the firm of Neish, Owen, Rowland and Roy (NORR) who undertook the extensions to the rear of the IBM buildings at 844 Don Mills Road.

### iii. ARCHITECTURAL DESCRIPTION

#### **IBM Headquarters Building, 1150 Eglinton Avenue, 1966-7 and 1970**

The 1966-7 IBM headquarters was set high on a grassy hill to the west of the 1950s head office and factory. Unlike the first IBM building which faced Don Mills Road directly, the new headquarters had its address on Eglinton Avenue East and was approached via a circular driveway which wound around the hillside from the south side on Eglinton, to the west edge of the property through a woodsy terrain to arrive at a landscaped forecourt facing north. (Images 36-8) The Parkin office summarized, "the design takes maximum advantage of the location overlooking the ravine, the plan form of the building responding to the contours of the crested site. With the intention of creating interest to motorists on Eglinton Avenue and on approaching the site, the building is composed of solid and fractured volumes that recede and advance as one drives by."<sup>21</sup>

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<sup>19</sup>Howarth, Thomas, p.12.

<sup>20</sup> *Canadian Interiors*, May 1978, p. 15.

<sup>21</sup> Parkin Associates projects book – portion forwarded by Silvio Baldassarra, President of NORR Architects, Engineers and Planners, Canada, 9 August 2016

Beyond a poetic response to the landscape and the intended experience of the building from a car, both as a passerby and as a visitor or occupant of the building, there were practical aspects to the design, the "alliance to the land's formation minimized cut and fill of existing grade. The articulation of the large and broken building masses achieves a reduction of heat and glare from the sun, most windows facing north and south, the solid walls east and west."<sup>22</sup>

The building was designed to provide offices for 1,000 IBM staff, but it also acted as a promotional and training centre for IBM customers with computer display areas, lecture rooms and customer training. These functions were accommodated in a building with a central entrance core facing the north forecourt which then extended into 5 wings. (Image 39) Based on a 5' grid, and built of a steel frame with steel deck floors and roofing with concrete topping, the building typically stepped in increments of 25' creating an irregular form on its exterior with partly enclosed grassy courtyards. (Images 40-41)

The building's height varied between one storey, for the staff cafeteria, and four. The elevations were uniform on all sides presenting either solid planes of "ranged orange-brown-black brick", chosen to be "in harmony with the natural surroundings"<sup>23</sup> or glazed in a "special bronze-tinted glass in a rhythmically articulated façade [to achieve] a reduction of heat and glare from the sun"<sup>24</sup> with black anodized frames and spandrel panels framed by slender brick piers. The minimal material palette extended to the black metal window sills and flashing. The principal entrance facing north to a courtyard and the east entrance facing the parking lot were accessed by a flight of stairs with brick balustrades with the glazed doors recessed under a cantilevered bay. (Images 42-43)

The material palette was extended to the interior with the brick piers on the windows expressed inside and areas such as the stairs, services and executive offices featured brick walls. Floor tile picked up the colour palette. (Images 44-45)

Stylistically, the 1966-71 IBM headquarters represented a departure in design for both IBM and John B. Parkin Associates. IBM's previous Toronto buildings, on Don Mills Road and King Street East, had presented a straight-forward modernity characterized by an elegant clarity. IBM had cited the great length of the Don Mills Road building as its impressive feature. Parkin Associates' work had been chiefly aligned with International Style Modernism in its rigour, expressed structure and formal clarity, typically favouring glass cladding and light coloured materials. Relying not on size, but rather on the experience of the viewer and the relationship to the landscape, the new IBM headquarters, may be seen to represent a subtler, more confident approach for IBM and a shift on the part of Parkin Associates to a new approach to architecture, a second wave Modernism that was more organic and favoured earthy-toned brick cladding. The late work of Le Corbusier and Alvar Aalto was an influence behind this theoretical shift which was also reflected in the contemporary work of Louis Kahn and recent Toronto buildings such as New College (1964) by Fairfield and Dubois and especially Massey College (1961-3) by the influential west coast architect Ron Thom.

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<sup>22</sup> Ibid.

<sup>23</sup> Ibid.

<sup>24</sup> Ibid.

The shift in this second wave or Late Modernism is evident in the diminished focus on the expression of structure, new technology and materials in favour of the experience of the user and a relationship to the exterior of the site. This is manifest in the variety in plans, massing and windows, the relationship with nature and in the use of brick of different tones. The building has been described as a "hill-top fortress"<sup>25</sup> which reflects the evocative quality of late modernism to suggest familiar past typologies. (Image 46) At the same time, the dramatically simple composition of cubic forms composed of alternating window walls with brick mullions and solid planes of brick has a minimal simplicity that recalls painting of the period such as works by Barnett Newman, Ad Reinhart and Josef Albers' "Homage to the Square" series. The sculptural IBM sign, a cube raised on a recessed pedestal with the logo "IBM," designed by Eliot Noyes, picked up on the cube/square theme. (Image 47)

This starkly original modern building was reflective of its time and was fitting for a corporation that was innovative not only in the technological and business spheres but also in the value they placed on a positive employee work experience.<sup>26</sup> Their sensitivity to the environment, is seen in the way the building responds to the site, its orientation to the sun and the positive impact that access to sunlight had on people as well as on reduced energy use.

#### iv. CONTEXT

The former IBM complex sits on a triangular site at the north-west corner of Eglinton Avenue and Don Mills Road with Don Mills to the north and Flemingdon Park to the south. (Images 48-50) With the Don River Valley landscape and the CPR line on the west and north and the historic 1820s Don Mills Road and fourth concession road that was part of the original York township survey of the 1790s on the east and south, the former IBM site represents in a microcosm the pre and post war history, topography and development of Don Mills. The two buildings preserve this context in their design and setting.

The 1950s head office and factory captured in its 1200-yard long, narrow block form and its set back on a lawn lined at the edge with trees, the vastness of the surrounding farm landscape, the physical and historic extent of Don Mills Road and the orthogonal order of the historic surveyor's grid. Exploiting its hilltop location, the 1960s headquarters building embodies the naturally irregular terrain of the Don River Valley with a building that extended in a series of irregular steps and varying heights with a series of partially enclosed grassed courtyards merging into a wooded surrounding of pine and deciduous trees. In both cases, the view from the road was to have an impact on the passer-by and the visitor. The 1950s IBM building lit up at night, or viewed by day, set against the surrounding open farm fields must have initially astonished the local

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<sup>25</sup> Moffat, Robert, 2010.

<sup>26</sup> "...the recognition of the dignity of every individual is the backbone of IBM employee relations." Thomas Watson Jr., 1961 - <http://www-03.ibm.com/ibm/history/documents/pdf/quotes.pdf>

farmers, passersby, visitors and workers arriving at the plant. The 1960s building, by contrast, with its setting and circuitous landscaped and hilly arrival route really enhanced the experience of the ravine setting. On the south side of Eglinton Avenue, Raymond Moriyama's design of the Ontario Science Centre made a corresponding move in its response to lush ravine setting by taking visitors on a dramatic descent into the valley.

As discussed, from the 1950s onwards Don Mills was distinguished by attracting a variety of building types which were of a high design calibre resulting in the area containing a collection of post-war Modern landmarks. The former IBM properties at 844 Don Mills Road and 1150 Eglinton Avenue are an important part of that legacy.

### 3. EVALUATION CHECKLIST

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

#### 1150 Eglinton Avenue East, IBM Headquarters, 1966-67

<b>Design or Physical Value</b>	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	X
ii. displays high degree of craftsmanship or artistic merit	X
iii. demonstrates high degree of scientific or technical achievement	N/A

The former IBM headquarters building has design value as a representative of a corporate headquarters building in the Late Modern style. The building displays a high degree of craftsmanship and artistic merit in its innovative and dramatically simple composition of blocks which are clad in alternating plain brick and window walls divided into tall vertical openings framed by narrow brick piers and which step incrementally in relation to the surrounding lawns, mature planting and hill-top setting which responds to the adjacent Don Valley ravine landscape. The high quality design was recognized in 1970 with a nomination for a Massey Medal for Architecture.

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

The headquarters building has historic value as it is associated with IBM, the technologically innovative and internationally influential American company and its development and expansion in Canada over the past century. It was with the opening of its Canadian subsidiary in Toronto in 1917 that the company first acquired its identity as International Business Machines Co. Ltd. (IBM). The building is also valued for its association with the history and development of Don Mills from a 19th century settlement to a significant mid-20th century, full-planned subdivision, privately developed by E. P. Taylor. It is also valued for its association with the architectural firm John B. Parkin Associates, one of Canada's leading Modernist and most prolific firms of the 1950s and 1960s who contributed many significant buildings to Don Mills during this period.

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

Situated on a well-treed hill-top overlooking Eglinton Avenue, contained by the historic factors of the Don Mills Road, Eglinton Avenue, the CPR railway line and Don Valley ravine, the property has contextual value as a landmark within the community for over 60 years. It is also valued for maintaining the character of the area which features many mid-century modern industrial buildings of distinctive high-quality design surrounding Don Mills. The design of the building and landscape responds to, and provides continuity with, the adjacent Don River Valley ravine. As a successor to IBM's first industrial building in Don Mills, it is visually, physically and historically linked to its surroundings.

#### 4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 1150 Eglinton Avenue East has design, associative and contextual values.

On the north side of Eglinton Avenue East and contained by the Don River ravine and CPR railway line, the 1966-67 IBM Headquarters building at 1150 Eglinton Avenue East is valued for its associations with the history of the IBM corporation, the development of the industrial manufacturing sector of Don Mills and with the prolific, modernist, architectural firm of John B. Parkin and Associates. Nominated for the Massey Medal for Architecture in 1970, the building has design value for its Late Modern style which rejected the technological bias of early Modernism in favour of a more organic approach evident in the response to the natural qualities of the Don River Valley site. As a corporate headquarters for Canada, this was an innovative design approach for both IBM and Parkin Associates. Contextually, the building has been a landmark emphasizing the natural topography of the ravine site and contributes to the sequence of high-quality-designed, third-quarter twentieth century Modernist structures that characterize Don Mills.

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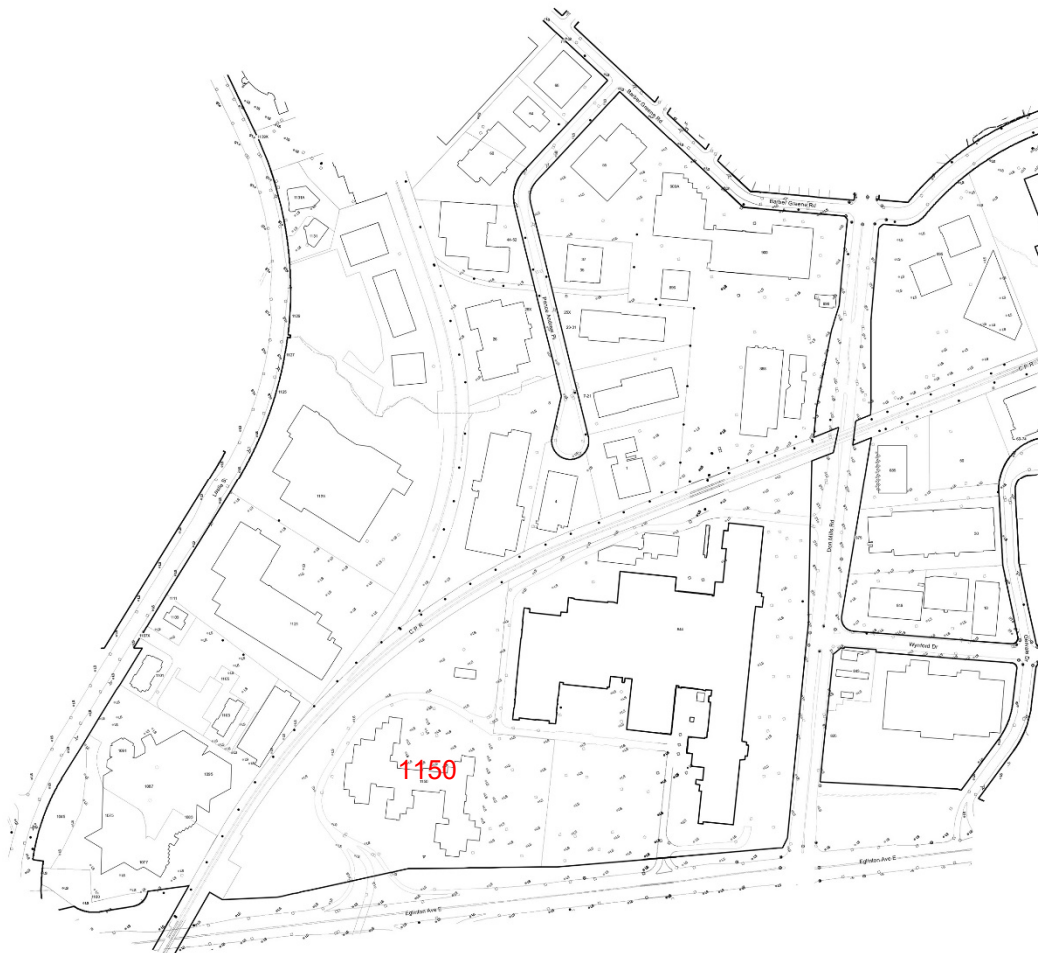
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- Prior, Corinna. Don Mills and Eglinton: Development History. City of Toronto, Strategic Initiatives, Policy and Analysis. 2016 (Completed in partial fulfillment of a Master of Urban Planning Degree, Ryerson University).
- <https://donmills.wordpress.com/>
- Sotiron, Minko. "W. F. MacLean" Dictionary of Canadian Biography. [http://www.biographi.ca/en/bio/maclean\\_william\\_findlay\\_15E.html](http://www.biographi.ca/en/bio/maclean_william_findlay_15E.html)
- <http://ca.complex.com/pop-culture/2013/11/ibm-computing-devices-gallery/>
- The News, September 23, 1965. (IBM unveils plans for new headquarters building in Don Mills)
- Toronto Daily Star, June 2, 1926, p. 30. (Clare G Maclean weds)
- Toronto Daily Star, June 22, 1951, p. 7. "IBM – International Business Machines Announces the Dedication of its New Factory and Head Office,"
- Toronto Daily Star, May 23, 1952, p.12 (IBM announces the extension of its plant in Don Mills)
- Toronto Daily Star, November 17, 1959, p. 23. (obituary for Godwin MacLean)
- Toronto Daily Star, September 21, 1962, p. 9. "The New IBM Downtown Toronto Office Building at 36 King Street East"
- Toronto Daily Star, May 9, 1967, p. 10. "Home Sweet Home for Computers."

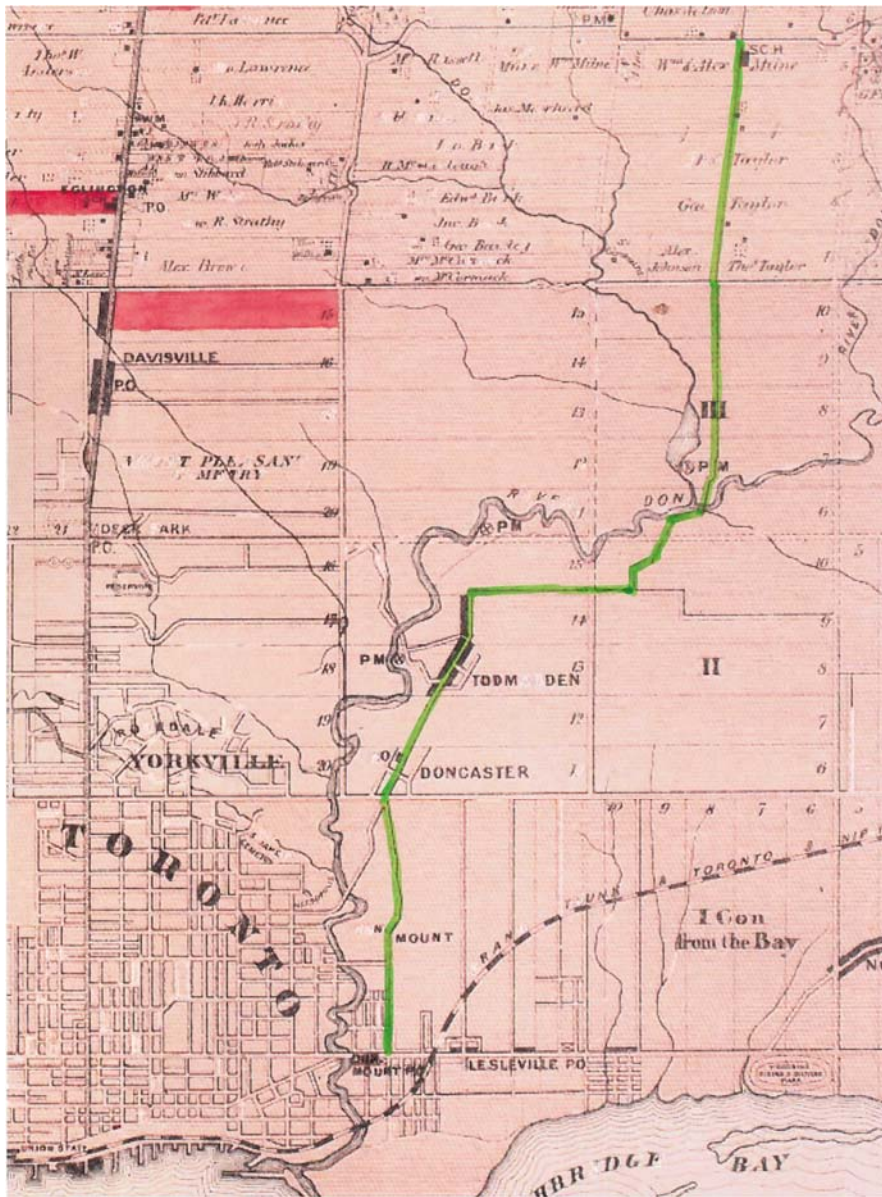
6. IMAGES: the arrows mark the location of the subject properties unless otherwise indicated. North is always at the top of all plans unless otherwise indicated.



City of Toronto Property Data Map: showing the property at 1150 Eglinton Avenue East at the northwest corner of Don Mills Road and Eglinton Avenue East.



George R. Tremaine, Tremaine's Map of the County of York and Canada West, 1860: showing the future location of the IBM site on Lot 1 and 2 just north of the Fourth Concession (Eglinton Avenue). The west end of the lot shows the saw mill originally established by William Mill Jr. in 1846 and now owned by William Jones. The east portion is owned by Francis Johnson and later by George Taylor. Lot 2 is part of the "John Taylor & Bros." holdings. The centre of Don Mills is marked by the intersection with an Inn on the northwest corner just north of Alexander Milne's property. (Ng)



Miles & Co. Illustrated Historical Atlas of County of York. 1878: showing the continuous route of the Don Mills Roads from Queen Street East to Lawrence Avenue (and beyond). Don Mills Road above the fourth concession from the bay was begun in 1825, crossing the Don in 1852. The IBM property is marked with the blue arrow. (Ng)



1942 Aerial Photographs of the Valley Lands: showing the railway lines, CPR and CNR as they diverge just north of the fourth concession line (now Eglinton Avenue - blue dashed line set just below). The green arrow shows the approximate location of 1150 Eglinton Avenue East (right). The red dashed line marks Lawrence Avenue. (City of Toronto Archives (CTA), File 9, Sheet 10, 3 April 1942)



Aerial View, 1960: showing the IBM building as marked facing Don Mills Road and the development of Don Mills to the north with Lawrence Avenue marked by the red dashed line and Eglinton Avenue marked with blue. (CTA; Aerial photographs of the Metropolitan Area, Series 12, Map 107 and 128, 1960)



International Business Machines Co. Ltd. 1920: photograph showing the first Toronto premises for IBM at 300 Campbell Avenue, south of Dupont Avenue and west of Lansdowne Avenue

(IBM website: <http://www->

[03.ibm.com/ibm/history/exhibits/vintage/vintage\\_4506VV2030.html](http://www-03.ibm.com/ibm/history/exhibits/vintage/vintage_4506VV2030.html) )

*Our Congratulations*  
to  
**INTERNATIONAL BUSINESS MACHINES CO., LTD.**

On The Opening  
of their  
**NEW PLANT**  
and  
**OFFICE BUILDING**  
DON MILLS ROAD

MILNE and NICHOLLS Ltd.  
GENERAL CONTRACTORS


*Congratulations to*  
**International Business Machines Co., Ltd.**  
BROOKS MARBLE and TILE  
354 MADISON AVE. R.R. 1142

*Congratulations to*  
**International Business Machines Co., Ltd.**  
Geo. W. Porter Construction Co., Ltd.  
GRADING and LAYING

*Congratulations to*  
**International Business Machines Co., Ltd.**  
*on the opening of their new modern building*  
PRINCIPAL STEEL  
FURNISHING and ERECTING  
**RUNNYMEDE IRON and STEEL**  
3382 DUNDAS ST. WEST L.N. 119

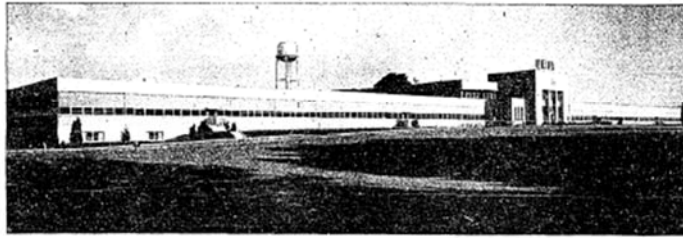
**W**e are pleased to have carried out the complete plumbing, heating and ventilating installations in the new International Business Machines factory on Don Mills Rd.

REDFIELD & POWELL—Consulting Engineers.  
MILNE & NICHOLLS—General Contractors.



**CANADIAN COMSTOCK Company Limited**  
LONDON • HALIFAX • OTTAWA  
TORONTO • MONTREAL • BALFAN

**IBM**



**International Business Machines  
Announces the Dedication  
of its New Factory and Head Office**

Don Mills Road, Toronto

**T**HE Dedication of the new plant and head office of International Business Machines Company Limited takes place today.

The occasion marks another major advance in the progress of IBM. Combined with the long established plant at Campbell Avenue, Toronto, the new building will greatly extend IBM operations in Canada, and enable the Company to supply the ever increasing Canadian and export demand for IBM Electric Accounting Machines, Proof Machines, Electric Typewriters, and Time Recording products.

The Toronto Sales Office and Service Bureau will continue to operate as heretofore, from 36 King Street East, Toronto.

The Dedication program, which will take the form of a Tribute to the United Nations, will be broadcast by Station CFBF at 9:30 p.m. Eastern Daylight Saving Time tonight, and throughout the world by shortwave Station WRUL, Boston, Mass.

**INTERNATIONAL BUSINESS MACHINES COMPANY LIMITED**

Toronto Daily Star, Friday June 22, 1951, p 7: showing the IBM announcement of its new factory and head office on Don Mills Road. (Toronto Public Library(TPL))





**Announcing the Dedication Today  
of the Addition to  
International Business Machines Factory**

Don Mills Road, Toronto

The building of this addition is another major advance in IBM policy of keeping in the forefront of the unceasing industrial expansion taking place in Canada. And it is further evidence of IBM faith in Canada's growth and of her present and future importance in world affairs.

The addition is designed to keep IBM abreast of the great developments taking place in the immense field of electronics, assuring to Canadian science and business the benefits of IBM electronic devices as discovered and developed in the Company's vast research and engineering laboratories.

The building is constructed of brick, glass block and steel. It is 1,200 feet in length, one of the longest of its kind in Canada. The addition triples facilities for making and assembling IBM machines and it should enable the Company to meet the ever increasing demands of the domestic and export markets for IBM Electric and Electronic Accounting Machines, Time Systems and Electric Typewriters.

The Dedication program, which is taking the form of a Tribute to the United Nations, will be re-broadcast tonight by Station CFBT at 9:30 p.m. Eastern Standard Time, and later will be heard throughout the world by transmission.

**INTERNATIONAL BUSINESS MACHINES COMPANY LIMITED**

Toronto Daily Star, Tuesday January 26, 1954, p 9: showing the IBM announcement for the two-storey extension to the Don Mills Road facility(TPL)

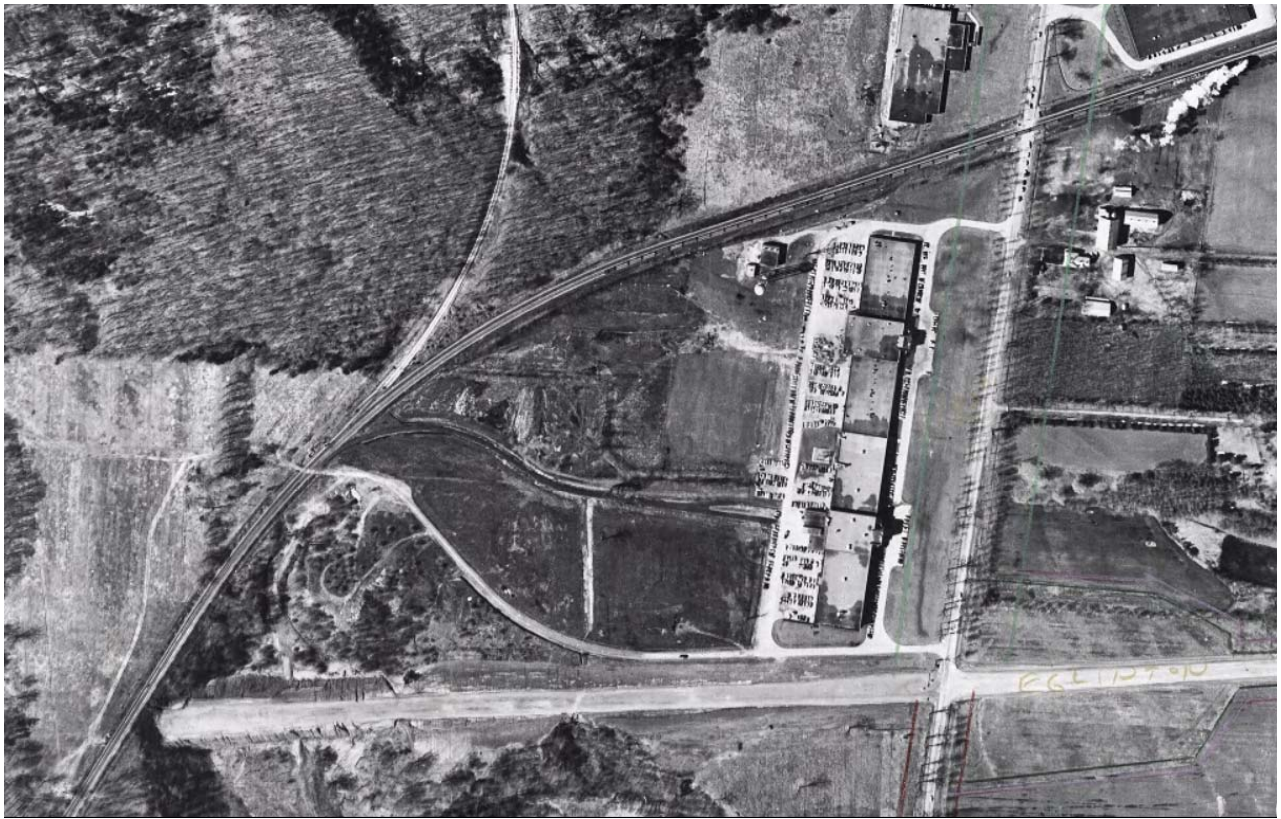


Plate 118, Series 12 Aerial Photographs of the Metropolitan Toronto Area, 1956: showing the IBM complex with its extension to the south set well back from Don Mills Road with a large area of lawns as deep as the building, with trees planted along Don Mills Road. A driveway enters the site at both north and south access points on Don Mills Road and passes along the front of the building. A row of parking is in front of the building and the rest of the parking is at the rear of the building. A railway siding diverges from the CPR line and terminates at the rear parking lot. Note the well-treed landscape of the future 1150 Eglinton Avenue headquarters building and that Eglinton Avenue has been extended west along the south edge of the site but has not yet been extended beyond the railway line. (CTA)



Architect:  
Clare G. MacLean  
Contractor:  
Eaton Construction Company

## The New IBM Downtown Toronto Office Building at 36 King Street East

To meet the demand of increasing business in the downtown area and to provide even better service to our customers, we at IBM are proud to announce the opening of our new Sales and Service Office at 36 King Street East.

This new building, erected on the site of our former King Street office, will bring back again, under one roof, all departments temporarily located at 100 and 481 University Avenue. They include:

DATA PROCESSING DIVISION: Electronic Computers, Punched Card Accounting Machines.

ELECTRIC TYPEWRITER DIVISION: Electric Typewriters, EXECUTER\* Dictation Equipment, RT Accounting Machines.

TELEPHONE SYSTEMS DIVISION: Time Recorders, Walchman's Clocks, Nurse's Call Systems, Fire Alarm Systems, Time and Signalling Systems.

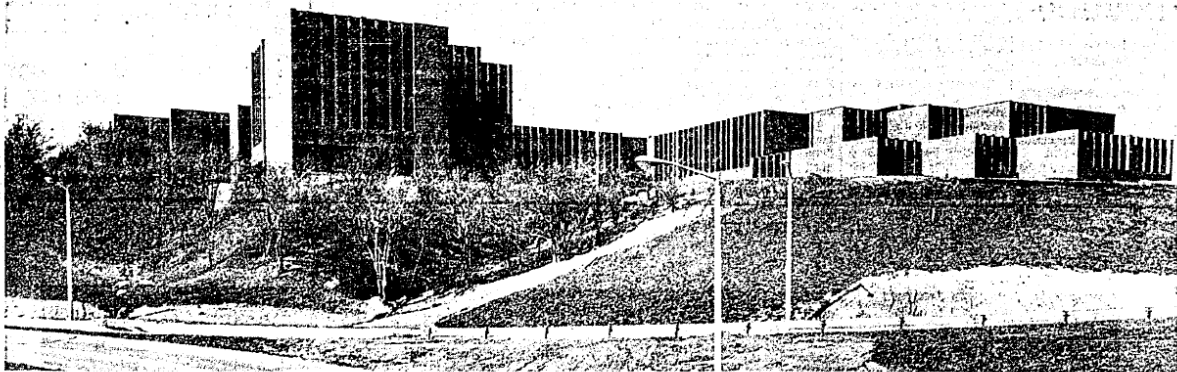
IBM DATA CENTER: IBM Systems available by the hour for business or scientific data processing.

# IBM

INTERNATIONAL BUSINESS MACHINES COMPANY LIMITED

Head Office and Plant — Don Mills, Ont.

Toronto Daily Star, Friday September 21, 1962, p 9: IBM announcement of proposed new Sales and Services building at 36 King Street East, designed by Clare G. MacLean. The announcement confirms that the new building will occupy the same site as their current premises on King Street. (TPL)



—Star photo by Dick Durrell

**HOME SWEET HOME FOR COMPUTERS**

There will be more business machines per square desk jammed into this building when it is completed than in any other office in Canada. It's the new \$6,000,000, split-level national headquarters for International Business Machines of

Canada, a modern, sprawling building atop the gently rising slopes near the Inn-On-The-Park on Eglinton East. Due to be completed in mid-summer, the complex will house all 1,000 of IBM's headquarters staff under one roof.

Toronto Daily Star, Tuesday, May 9, 1967: "Home Sweet Home for Computers": showing the new John B. Parkin Associates designed IBM headquarters. The caption reads, "there will be more business machines per square desk jammed into their building when it is completed than in any other office in Canada. It's the new \$6,000,000, split-level national headquarters for International Business Machines of Canada, a modern sprawling building atop the gently rising slopes near the Inn-on-the-Park [since demolished] on Eglinton East. Due to be completed in mid-summer, the complex will house all 1,000 of IBM's headquarters staff under one roof." (TPL)



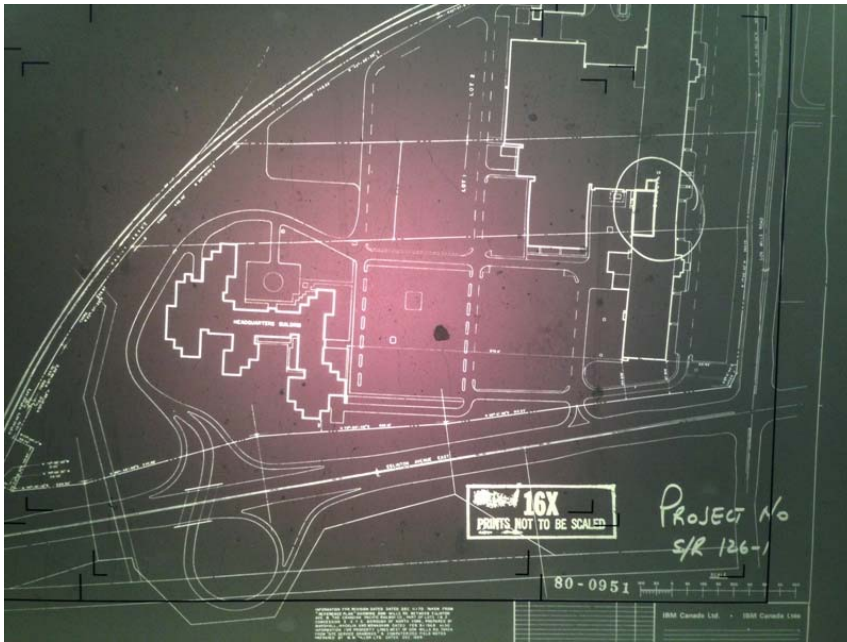
Location Plan, Headquarters Building, International Business Machines Company Ltd., John B. Parkin Associates, January 18, 1966: showing the site plan with the 1950s 844 Don Mills Road building to the east facing Don Mills Road and the new headquarters building, phase 1, to the left with a driveway from Eglinton Avenue. (North York Building Records Department, Permit 66-249)



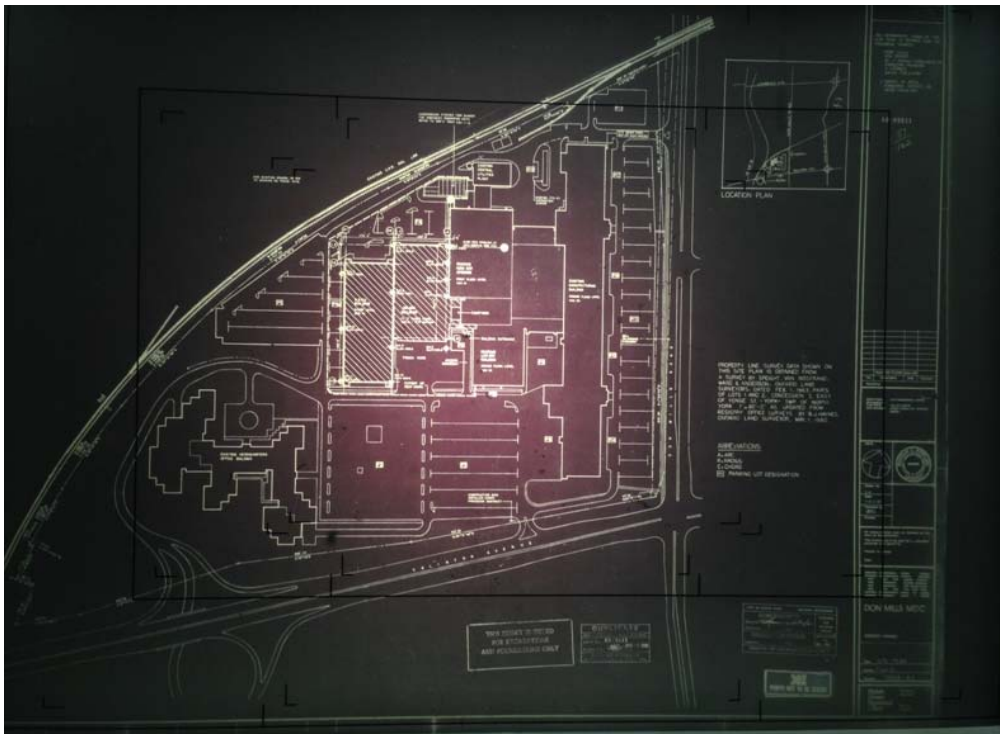
Plate 118, Series 12 Aerial Photographs of the Metropolitan Toronto Area, 1968: showing the first stage of the Former IBM (Canada) Headquarters at 1150 Eglinton Avenue complete with its entry court and treed area, the extension of the parking lot area between the two buildings, the railway siding still in use at the upper west corner of the lot and the preservation of the lawns along Don Mills Road. (CTA)



Plate 117, Series 12 Aerial Photographs of the Metropolitan Toronto Area, 1971: showing the completion of the pre-planned extensions at the west and north-west corners of the Former IBM (Canada) Headquarters building at 1150 Eglinton Avenue and the large extension to the rear of 844 Don Mills Road as shown in the plan drawing below. Note that the lawns on Don Mills Road have been replaced with parking. (CTA)



Site Plan, Neish, Owen, Rowland and Roy, 1980: showing the plan of first extension to the 844 Don Mills Road building. Note that the plan of the Former IBM (Canada) Headquarters building at 1150 Eglinton Avenue is showing the 1970-71 completed wings at the north-west. N.B. this drawing was submitted as part of a permit for a minor alteration to the original 1950s building as circled, but is included here to show the plan of the first extension (North York Building Records Department, Permit 80-0951)



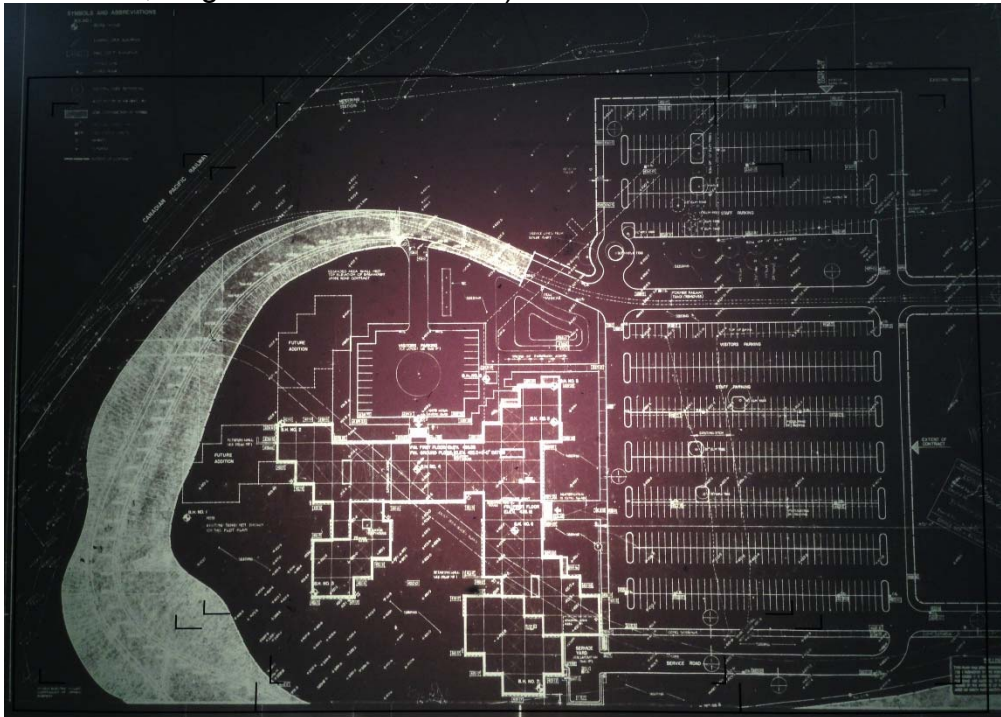
The Site Plan, Neish, Owen, Rowland and Roy Architects, approved November 1980: showing the final extensions (hatched) to the 844 Don Mills Road building. (North York Building Records Department, Permit 80-9611)



Photograph of John B. Parkin Associates in their Don Mills offices with the model for the Toronto International Airport, 1960: showing from left to right, John C. Parkin, John B. Parkin and Edmund Parkin with the airport design team. (Martins-Manteiga, p. 50)



The Former IBM (Canada) Headquarters building, 1966-67: showing the building and its site following Phase 1 completion in 1967 (Panda Associates, IBMhq-12, NORR Architects, Engineers and Planners)



The Former IBM (Canada) Headquarters building, International Business Machine Company Limited, Don Mills, Ontario, John B. Parkin Associates, First Floor Plan, 1966: showing the entry court on the north side in front of the entrance with the four additional wings and to the west and north the outlines for the future additions. The shaded area indicates the slope of land flanking the entry driveway from Eglinton Avenue East. The parking lot for 600 cars is located to the east (Building Permit 66-249, North York Building Records)





The Former IBM (Canada) Headquarters building, North Entry Court 1966-67: showing the building prior to Phase 2 (Panda Associates, IBMhq-06, NORR Architects, Engineers and Planners)



The Former IBM (Canada) Headquarters building, 1966-7: looking west at the north elevations and the northwards facing entry court with various plantings (HPS, 2016)



The Former IBM (Canada) Headquarters building: looking north-west towards a sequence of landscaped courtyard spaces facing south with the single-storey cafeteria in the foreground. (HPS, 2016)



The Former IBM (Canada) Headquarters building: looking north at a south-west-facing courtyard space (HPS, 2016)



North Courtyard with Main Entry: showing the entry forecourt planting and wide steps leading up to the main entry with a bay cantilevered over the recessed doors (HPS, 2016)



East Entry: showing the same arrangement as the north entry with the broad steps, recessed doors and cantilevered bay here modified with a ramp for universal access. The east elevation faces the parking lot but is set back in lawns with mature trees (HPS, 2016)



Interior, North Entry Lobby: showing the continuation of the material palette of brick and black framing into the interior and extending brick tones into the floor tiles and the furniture. (Panda Associates, IBMhq-02, NORR Architects, Engineers and Planners)



The Former IBM (Canada) Headquarters building: showing the staircase with the material palette of the exterior, brick and black metal continued inside. (Panda Associates, IBMhq-01, NORR Architects, Engineers and Planners)



The Former IBM (Canada) Headquarters building: viewed from the driveway from Eglinton Avenue East (HPS, 2016)



The Former IBM (Canada) Headquarters building: looking east with a view of the cube sign designed by Eliot Noyes (Panda Associates, IBMhq-04, NORR Architects, Engineers and Planners )



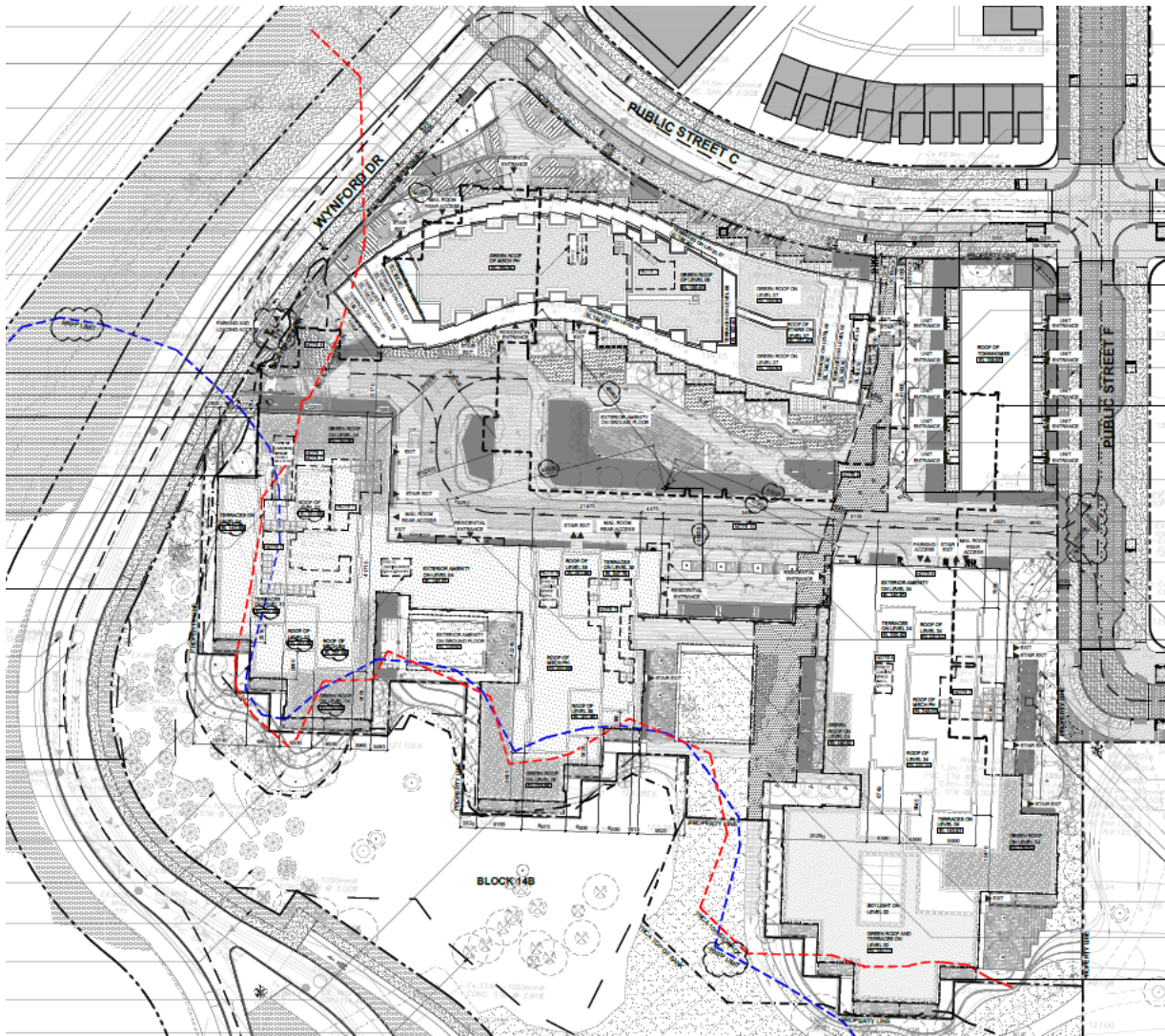
844 Don Mills Road: viewed from Don Mills Road with the row of trees along. Parking lots replace the original lawns that provided a landscaped setting for the building (Google Maps)



North West Corner of Don Mills Road and Eglinton Avenue East: looking north at the corner of Eglinton with the IBM/Celestica Site on the left. (Google Maps)



1150 Eglinton Avenue East: viewed from Eglinton Avenue East with the setting of the hilly, well-treed landscape and extensive lawns (Google Maps)

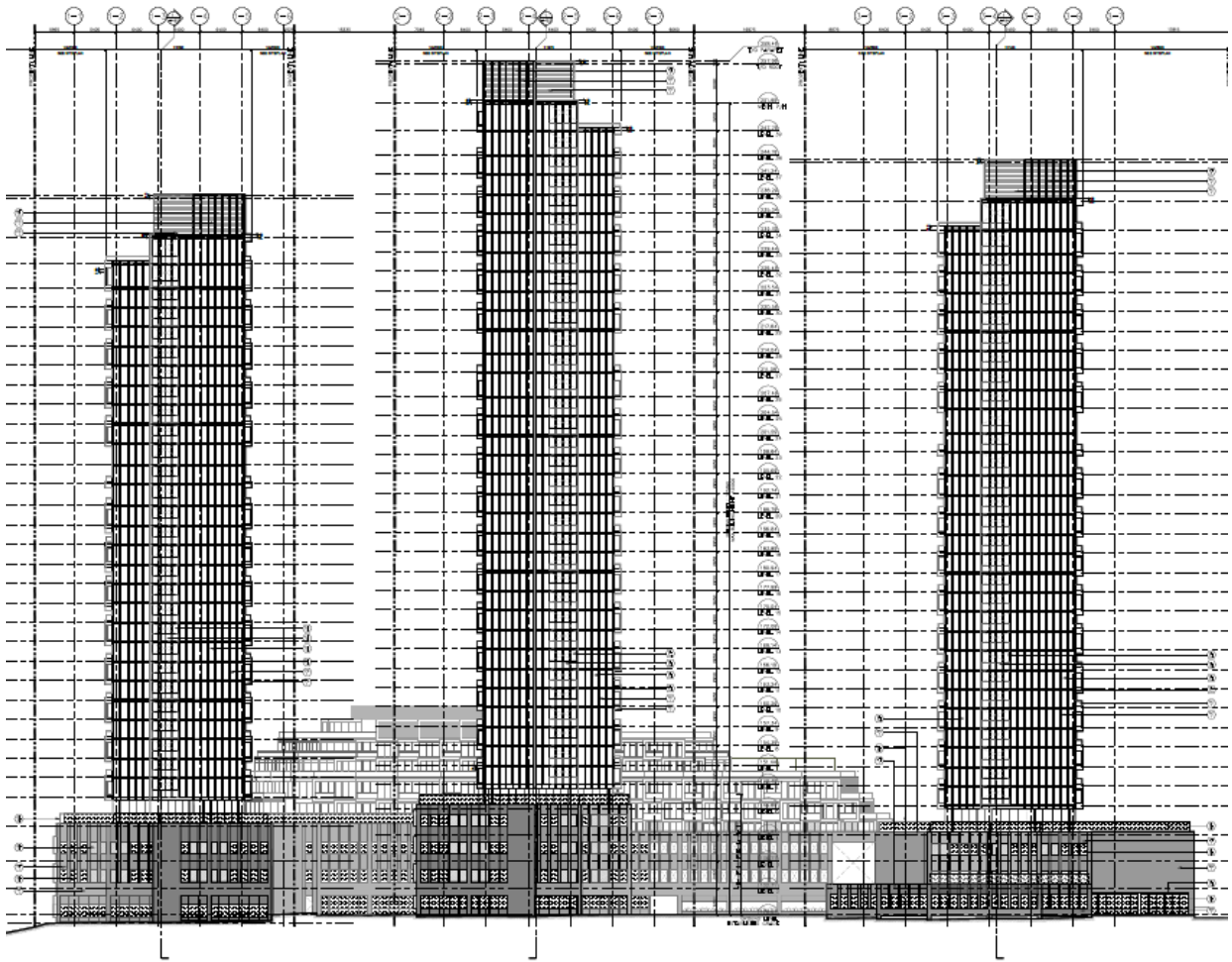


Proposed site plan

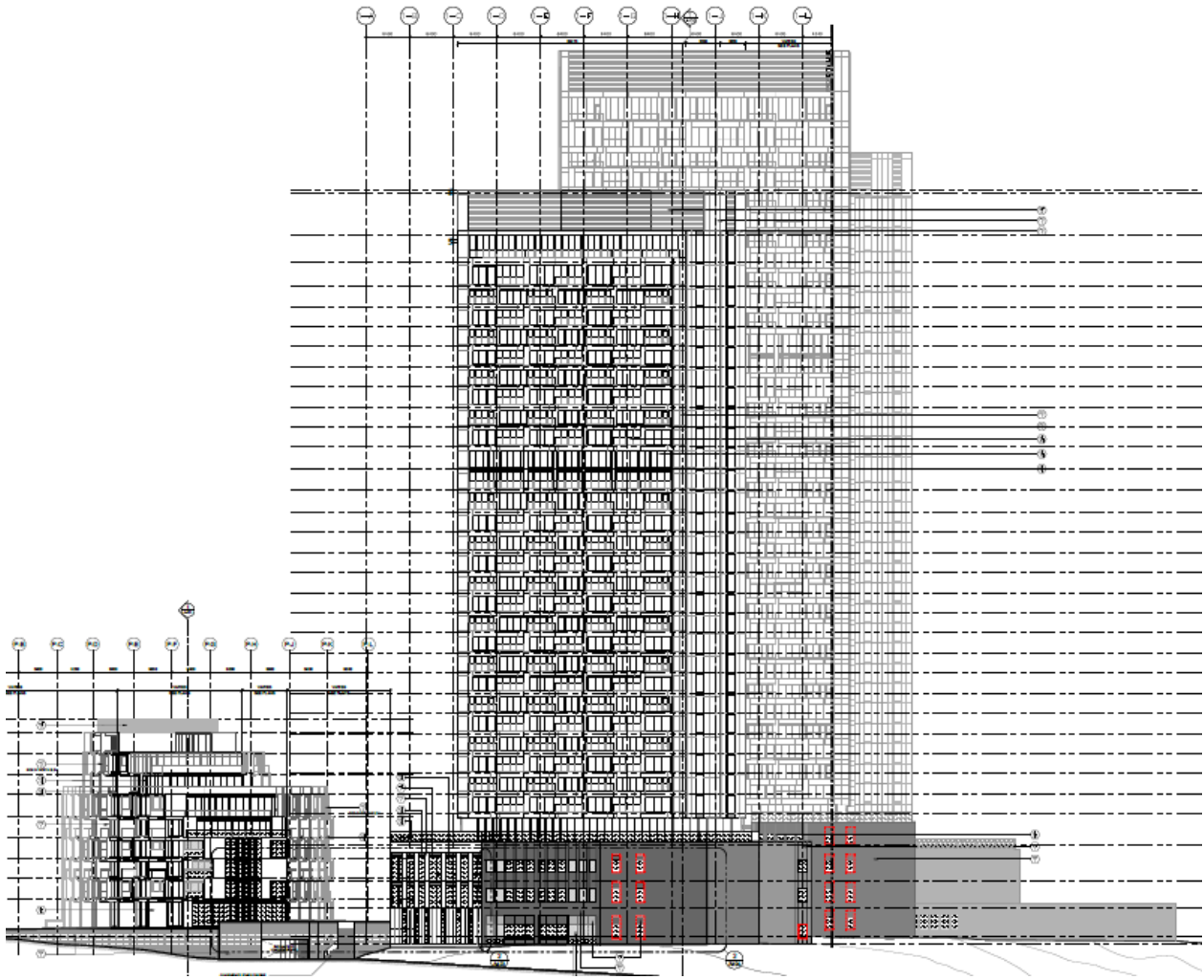


Proposed bird's-eye view looking northeast

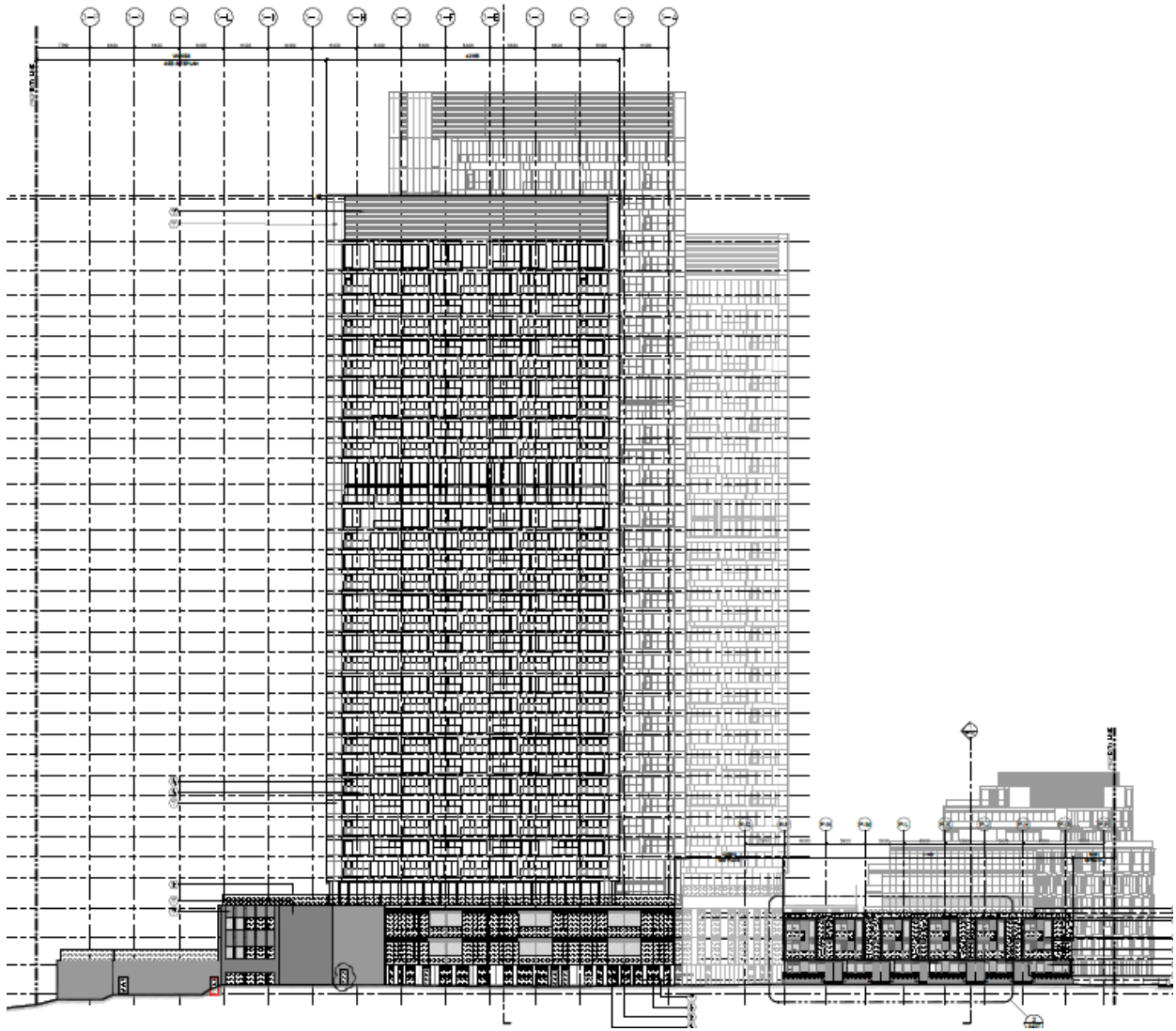




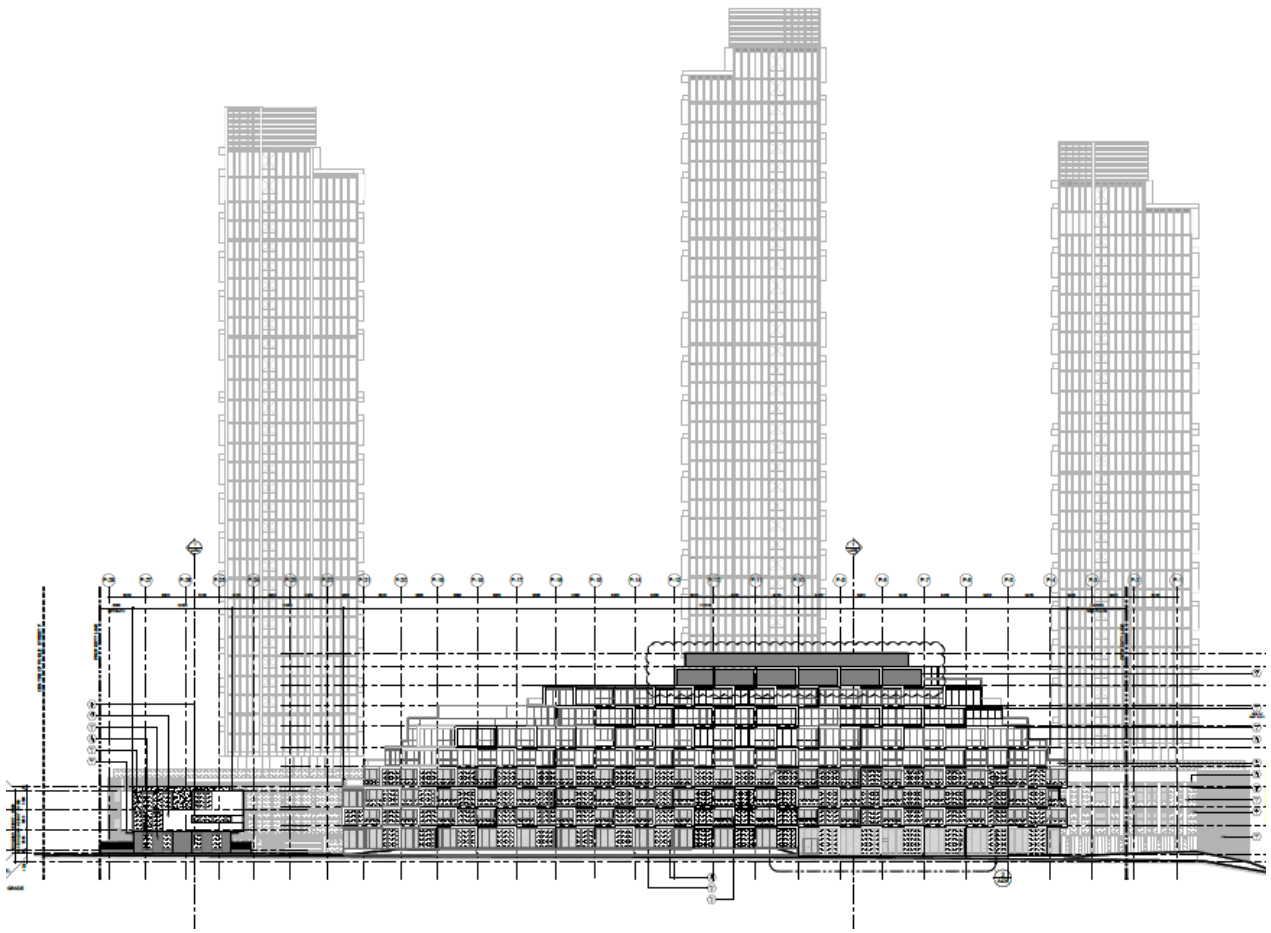
Proposed south elevation



Proposed west elevation



Proposed east elevation



Proposed north elevation