

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act, Alterations to Designated Heritage Properties, and Authority to Enter into a Heritage Easement Agreement - 80 and 84 Queen's Park

Date: September 2, 2020
To: Toronto Preservation Board
Toronto and East York Community Council
From: Senior Manager, Heritage Planning, Urban Design, City Planning
Wards: Ward 11 - University - Rosedale

SUMMARY

This report recommends that City Council state its intention to designate 80 and 84 Queen's Park under Part IV, Section 29 of the Ontario Heritage Act and give authority to enter into Heritage Easement Agreement(s) for these properties.

This report also recommends that City Council approve the proposed alterations for the heritage properties at 80 and 84 Queen's Park, in connection with a Zoning Amendment Application by the University of Toronto (UofT) to permit the construction of a new 9-storey institutional building for the University's Centre for Civilizations, Cultures and Cities ("CCC") at 78-90 Queen's Park. The new building would be situated in the interstitial space between Falconer Hall and the Edward Johnson Building. It would be integrated into the back of Falconer Hall with a link to the Edward Johnson Building.

The conservation strategy for the heritage properties proposes to retain both the Edward Johnson Building at 80 Queen's Park and Falconer Hall at 84 Queen's Park but the McLaughlin Planetarium at 90 Queen's Park would be demolished. The proposed new 43m high building (including mechanical penthouse) would not affect any of the protected views of Queen's Park and it is setback approximately 36 metres from the Queen's Park frontage in order to lessen its visual impact on this important avenue that links Bloor Street to the Legislative Assembly of Ontario. The removal of McLaughlin Planetarium allows for improvements to the open space between Falconer Hall and the Royal Ontario Museum (ROM) which would enhance the views of its south entrance. In conjunction with the project, there would also be considerable enhancements to the public realm at the Queen's Park frontage and between the buildings.

This report includes a detailed assessment of the heritage values and attributes of the subject property (see pages 12-30); a description of the proposed development and its impact on the heritage properties on the subject property (see pages 7-9); an analysis of the impact of the proposed changes to the heritage properties on the subject lands and on the adjacent properties in relation to the City's Official Plan policies (pages 31-6) and staff recommendations with respect to this proposal (pages 2-5).

Statements of Significance for the properties recommended for Part IV designation under the Ontario Heritage Act are included in Attachments 4 and 5.

RECOMMENDATIONS

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

1. City Council include the property at 80 Queen's Park on the City of Toronto's Heritage Register.
2. City Council state its intention to designate the property at 80 Queen's Park (Edward Johnson Building) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance (Reasons for Designation) contained in Attachment 4 of the September 2, 2020 from the Senior Manager, Heritage Planning, City Planning.
3. City Council state its intention to designate the property at 84 Queen's Park (Falconer Hall) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance (Reasons for Designation) contained in Attachment 5 of the September 2, 2020 report from the Senior Manager, Heritage Planning, City Planning.
4. If there are no objections to the designations, City Council authorize the City Solicitor to introduce the bills in Council designating the properties under Part IV, Section 29 of the Ontario Heritage Act.
5. If there are objections to the designations, City Council direct the City Clerk to refer the designations to the Conservation Review Board.
6. If the designations are 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 designations of the properties.
7. City Council authorize the entering into Heritage Easement Agreement(s) under Section 37 of the Ontario Heritage Act with the owner of 78-90 Queen's Park for the properties at 80 and 84 Queen's Park, in a form and with 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 Heritage Easement Agreement(s) for the properties at 80 and 84 Queen's Park.

9. City Council approve the alterations to the heritage properties at 80 and 84 Queen's Park in accordance with Section 33 of the Ontario Heritage Act, to allow for alterations to the heritage properties on the lands known municipally as 80 and 84 Queen's Park with such alterations substantially in accordance with plans and drawings prepared by Architects Alliance, dated March 18, 2020, and on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment (HIA), dated March 18, 2020, prepared by ERA Architects Inc., 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 the related site specific Zoning By-law Amendment giving rise to the proposed alterations has been enacted by City Council and has come into full force and effect in a form and with content acceptable to City Council, as determined by the Chief Planner and Executive Director, City Planning, in consultation with the Senior Manager, Heritage Planning;

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

1. Enter into a Heritage Easement Agreement(s) with the City for the properties at 80 and 84 Queen's Park, substantially in accordance with plans and drawings prepared by Architects Alliance, dated March 18, 2020, and on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment (HIA), dated March 18, 2020, prepared by ERA Architects Inc., subject to and in accordance with the approved Conservation Plan required in Recommendation 9.b.2, all to the satisfaction of the Senior Manager, Heritage Planning including execution of such agreement to the satisfaction of the City Solicitor.

2. Provide detailed Conservation Plan(s) prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment for 80 and 84 Queen's Park, prepared by ERA Architects Inc., dated March 18, 2020, all to the satisfaction of the Senior Manager, Heritage Planning.

c. That prior to final Site Plan approval, for the development contemplated for 80 and 84 Queen's Park, the owner shall:

1. Provide final site plan drawings substantially in accordance with the approved Conservation Plan(s) required in Recommendation 9.b.2 to the satisfaction of the Senior Manager, Heritage Planning.

2. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect.

3. Provide a Heritage Lighting Plan that describes how the exterior of the heritage properties will be sensitively illuminated to enhance their heritage character to the satisfaction of the Senior Manager, Heritage Planning and

thereafter shall implement such Plan to the satisfaction of the Senior Manager Heritage Planning.

4. Provide an Interpretation Plan for the subject properties, 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 subject property satisfactory to the Senior Manager, Heritage Planning.

d. That prior to the issuance of any permit for all or any part of the properties at 80 and 84 Queen's Park, 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. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect.

2. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan(s) required in Recommendation 9.b.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.

3. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Planning to secure all work included in the approved Conservation Plan(s), and approved Interpretation Plan.

4. Provide full documentation of the existing heritage properties at 80 and 84 Queen's Park, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a CD in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans and original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Planning.

e. That prior to the release of the Letter of Credit required in Recommendation 9.d.3, 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(s) 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.

FINANCIAL IMPACT

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

DECISION HISTORY

Falconer Hall, located at 84 Queen's Park was listed on the City of Toronto's Heritage Register on August 18, 1976. As per listings at that time, there was no statement or description of heritage attributes for the property.

The Royal Ontario Museum, a property located at 100 Queen's Park was listed on the City of Toronto's Heritage Register on June 20, 1973. The property was designated under Part IV of the Ontario Heritage Act by City Council under By-Law 380-2003 on May 23, 2003. The property is also subject to a Heritage Easement Agreement (Instrument No. AT347470) with the City of Toronto dated November 28, 2003.

<http://www.toronto.ca/legdocs/bylaws/2003/law0380.pdf>

A Preliminary Planning Report for the Zoning Amendment Application, dated March 29, 2019 was submitted to Toronto and East York Community Council for consideration.

<https://www.toronto.ca/legdocs/mmis/2019/te/bgrd/backgroundfile-131635.pdf>

BACKGROUND

Area Context

80 Queen's Park - Edward Johnson Building

84 Queen's Park - Wymilwood (later known as Falconer Hall)

90 Queen's Park - McLaughlin Planetarium

The buildings at 80, 84 and 90 Queen's Park are located on the west side of Queen's Park, north of Hoskin Avenue and south of Bloor Street West in the northeast quadrant of the University of Toronto campus. The immediate area is characterized by a mix of early 20th-century houses, which were once grand estates, owned by significant financial leaders, who were also generous benefactors of the university, and institutional buildings. The number of institutional buildings has steadily increased since 1913 and now includes the Royal Ontario Museum, the Edward Johnson Building and the McLaughlin Planetarium. Since 1925 the grand estate houses have been adaptively re-

used for university purposes but the landscaped setting of these grand houses flanking Queen's Park survives. Their lawns, shrubs and trees now make an important contribution to the unique landscape character of the Queen's Park environs. To the west of the subject properties is the Taddle Creek ravine which now contains Philosopher's Walk. Philosopher's Walk is an important landscaped pedestrian route running between Bloor Street West and Hoskin Avenue and it includes bridges and stairs to access the adjacent buildings.

The two properties recommended for inclusion on the Heritage Register and Designation under Part IV of the Ontario Heritage Act are 80 Queen's Park, which contains the Edward Johnson Building and 84 Queen's Park, which contains Falconer Hall.

The Edward Johnson Building is an exceptionally fine representative of the Late Modernism style of architecture that has been carefully designed to integrate with its context in particular along its principal facades with Philosophers Walk to the west and with the Faculty of Law and Flavelle House to the south and Wymilwood (Falconer Hall) to the east. It was designed in 1960 by one of Canada's leading Modernist firms, Gordon S. Adamson Architects as the first Canadian purpose-built Faculty of Music building for the University of Toronto.

Wymilwood, later renamed Falconer Hall, is an important example of one of the grand Edwardian, Arts and Crafts houses built on this section of the "University Grounds" in the late 19th and early 20th centuries prior to the development of this area as a university and cultural precinct. It was designed in 1902 by Sproatt & Rolph as a residence for Edward R. Wood and it includes a number of later extensions.

The McLaughlin Planetarium designed by Allward & Gouinlock was constructed in 1966-1968 for the Royal Ontario Museum as part of a wave of investment in provincial and city institutions devoted to culture, education and recreation in the late 1960s and early 1970s. It is an interesting example of late Modern style building and its domed form became a unique Toronto landmark and educational facility. Although determined to have cultural heritage value this building has been vacant for a number of years and is not being recommended for Part IV designation.

The full evaluation of the three properties can be found later in this report under the heading Heritage Properties on pages 12-30. The Statements of Significance which comprise the Reasons for Designation for the properties at 80 Queen's Park (Edward Johnson Building) and at 84 Queen's Park (Falconer Hall) are included in Attachments 4 and 5 at the end of this report.

Adjacent Heritage Properties

The Queen's Park frontage has a unique character with a mix of heritage and modern institutional buildings set within generous landscaped spaces that flank a broad avenue leading to the Legislative Assembly of Ontario. The project site is adjacent to the properties identified below.

Flavelle House abuts the project site to the south at 78 Queen's Park. It was originally known as "Holwood" and was built in 1901-2 by architects Darling & Pearson for financier Sir Joseph Flavelle. This property was added to the City of Toronto's Heritage Register on June 20, 1973.

The Birge-Carnegie Library and Emmanuel College at 75 Queen's Park are located across the street from the project site and are part of the U of T's Victoria University. The Birge-Carnegie Library was constructed in 1911, and Emmanuel College in 1928. Both buildings were designed by Sproatt & Rolph Architects and were added to the City of Toronto's Heritage Register on June 20, 1976.

Annesley Hall at 95 Queen's Park and 150 Charles Street West is located across the street from the project site and is part of the U of T's Victoria University. It was designed by architect George Martell Miller and constructed in 1903 as a women's residence for Victoria University. Annesley Hall was added to the City of Toronto's Heritage Register on June 20, 1976 and was designated as a National Historic Site on November 16, 1990.

The Royal Ontario Museum (ROM) abuts the project site to the north at 100 Queen's Park. The original building (current west wing) was designed by Darling & Pearson and constructed in 1914. The contemporary Daniel Libeskind-designed Michael Lee-Chin Crystal addition was added in 2007. The ROM was designated under Part IV of the Ontario Heritage Act under by-law no. 380-2003 on May 23, 2003.

Development Proposal

This application proposes to amend the zoning by-law provisions for the property at 78-90 Queen's Park to permit the construction of a 9-storey (43 metres, including mechanical penthouse), 14,770 square metre building on the site. The proposed building would comprise institutional and ancillary uses, including a recital hall, laboratories, and work areas, meeting rooms, offices and a cafe.

The new 9-storey institutional building for the U of T Centre for Civilizations, Cultures and Cities ("CCC") would necessitate the demolition of the McLaughlin Planetarium. The new CCC building would be integrated with the rear (west) side of Falconer Hall, which would be conserved substantively whole and maintained in situ. The Edward Johnson Building would also be maintained in situ and would abut and connect with the project along its east facade.

Falconer Hall Modifications

Most of Falconer Hall, including all areas containing significant exterior and interior attributes are proposed to be retained in situ. Select areas would be removed in order to facilitate the construction of the new development. The parts that are proposed to be removed comprise of:

- a. The small ground-floor entry vestibule on the south side of the building. This vestibule contains no significant exterior or interior features and its removal will reinstate an original exterior wall.

b. The northwest corner of the building. Much of this area of the building is at the rear and is not original but relates to alterations and additions from the early 20th century.

These changes would reveal earlier exterior walls that were concealed by the later additions. The existing condition of these (now concealed) exterior walls is currently unknown. Therefore the extent of repairs and conservation work required to reinstate them as exterior walls is not currently known. Details of the restoration of these walls will be determined when further investigations are possible.

The proposed new CCC building would be physically connected to the rear (west) of Falconer Hall. Part of the new building would cantilever over Falconer Hall from above the fourth floor level. Staff have worked with the University's consultants to reduce the size of the cantilever so that it is now graduated and would only affect the rear wing of Falconer Hall.

A new ramp is proposed on the west side of the new building to provide barrier-free access between Falconer and CCC. This allows for the removal of an existing exterior concrete accessibility ramp on the south side of Falconer Hall which will be replaced with a landscaped space. This would enhance sightlines and improve the appearance of the highly visible south façade of Falconer Hall.

Edward Johnson Building Modifications

The proposals involve connecting the new CCC building with the east facade of Edward Johnson Building (EJB) at the ground floor level entrance. Along the remainder of this façade a modest separation is proposed between the two buildings with an exterior courtyard acting as a buffer between them and maintaining daylight to east-facing rooms of the EJB. The east façade of the EJB would be conserved and maintained in situ. As previously mentioned, the visual impact of the project relative to the EJB is largely limited to reduced visibility of its eastern facade which is already set back significantly from street frontages and not readily viewed from the Queen's Park frontage.

Where the new construction physically connects to the east wall of EJB (at the lobby only), the connection will consist of glazing and contemporary materials to minimize physical and visual impacts and clearly distinguish between the new and old elements. EJBs principal west and south facades face onto open space framed by the Philosopher's Walk and the Faculty of Law buildings and are not impacted by the project.

The Centre for Civilizations, Cultures and Cities (CCC) Development - Design

The Centre for Civilizations, Cultures and Cities is proposed to be a new institutional building on the U of T St. George Campus that is planned to accommodate program space for several university departments, the ROM, as well as a recital hall for the Faculty of Music and event/conferencing space.

As stated above, the new CCC building would be constructed on the interstitial lands to the west (rear) and north of Falconer Hall and to the east of the Edward Johnson Building and would have only minor physical and material impacts on both of these buildings.

The building has been designed with a north-south rectangular orientation and would rise to a height of 9 storeys, with a rooftop mechanical level above. A glazed "fissure" would run up this facade to align with Falconer Hall to give prominence to the heritage building and to break up the mass of CCC into smaller visual components as seen from the public realm. The CCC building is proposed to have a contemporary design, with facade articulation that expresses its voluminous interior spaces, and a complimentary colour palette utilizing natural tones to reduce visual prominence. The double-height lobby space of the new CCC building would maintain transparency at grade and provide visibility of the north and west facades of the rehabilitated Falconer Hall.

Alterations to Grade and Public Realm Landscaping

Minor re-grading of the site is proposed to provide functional plazas, landscaped areas, and circulation routes. No modifications to the grade east (in front) of Falconer Hall are proposed. On the south side of Falconer Hall, a new loading access ramp would be constructed diverting loading vehicles underground to the basement servicing and mechanical areas. This ramp would provide access to loading areas for the ROM that currently use a driveway from Queen's Park and up the west side of Falconer Hall. The new access ramp is set back several metres south of Falconer Hall and will not have an impact on the heritage fabric.

The proposed access ramp requires the existing circular driveway at the south end of the site to be shifted further south of its current location but it would still maintain ample separation from Flavelle House while providing for functional vehicular flow and providing a fire truck access route to the Edward Johnson Building.

The landscaped areas of the site have been modified over time. Some landscape elements from the 1934 Plan of Queen's Park and Environs may still exist and as part of this proposal they would be maintained and reinstated where possible.

At the site of the McLaughlin Planetarium a new forecourt would be created between the north facade of Falconer Hall and the south facade of the ROM. This would provide a significant amount of new open space at the northeast portion of the site. This space would also provide an opportunity for commemorative interpretation of the McLaughlin Planetarium as discussed further in this report.

Heritage Planning Framework

Provincial Policy Statement and Planning Act

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 of the PPS directs 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."

Growth Plan

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) 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 (2020) 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."

City of Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan. The Plan provides the policy framework for heritage conservation in the City. Relevant policies include

3.1.5.3 Heritage properties of cultural heritage value or interest, including Heritage Conservation Districts and archaeological sites that are publicly known will be protected by being designated under the Ontario Heritage Act and/or included on the Heritage Register.

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 as 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. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work.

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.

3.1.5.7 Prior to undertaking an approved alteration to a property on the Heritage Register, the property will be recorded and documented by the owner, to the satisfaction of the City.

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 façades alone is discouraged.

3.1.5.28 The owner of a designated heritage property will be encouraged to enter into a Heritage Easement Agreement where the City considers additional protection beyond designation desirable due to the location, proposed alteration, and/or the nature of that property.

3.1.5 View of Queen's Park Legislative Assembly. Map 7B of the City of Toronto Official Plan ("Identified Views from the Public Realm: Downtown and Central Waterfront") identifies the view of the Queen's Park Legislature Assembly, as viewed from the intersection of Queen Street West and University Avenue, as a view to be protected in accordance with the policies of Section 3.1.5 of the Official Plan as noted below:

3.1.5.8 Scenic routes with public views of important natural or human-made features should be preserved and, where possible, improved by:

a). maintaining views and vistas as new development occurs.....

3.1.5.9 Views from the public realm to prominent buildings, structures, landscapes and natural features are an important part of the form and image of the City. Public works and private development will maintain, frame and, where possible through project design, create views from the public realm to important natural and human-made features as identified on Maps 7a and 7b.

3.1.5.10 Views from the public realm to prominent buildings, structures, landscapes and natural features identified on Maps 7a and 7b are important and are described in Schedule 4.

Parks Canada Standards and Guidelines for Conservation of Historic Places in Canada

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

<http://www.historicplaces.ca/en/pages/standards-normes.aspx>

HERITAGE PROPERTIES

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 80 Queen's Park (the Edward Johnson Building), 84 Queen's Park (Wymilwood, later known as Falconer Hall) and 90 Queen's Park (the McLaughlin Planetarium) have cultural heritage value, for design-physical, historic-associative and contextual values.

The Statements of Significance comprise the Reasons for Designation for the properties at 80 Queen's Park (the Edward Johnson Building, Attachment 4) and 84 Queen's Park (Wymilwood, later known as Falconer Hall, Attachment 5. Although it is not recommended for designation, a Statement of Significance for the McLaughlin Planetarium at 90 Queen's Park was prepared by the City as a public record of the property's heritage value and to guide the commemoration strategy for the site.



Edward Johnson Building, 80 Queen's Park (HP, 2020)

80 Queen's Park - The Edward Johnson Building

The property 80 Queen's Park 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 criteria of design and physical, historical and associative, and contextual values.

Description

The property at 80 Queen's Park contains the Edward Johnson building which was constructed in 1960-1961 to accommodate the University of Toronto's Faculty of Music. The five-storey brick and concrete building, which was designed by one of Canada's leading Modernist firms, Gordon S. Adamson Associates architects, is representative of Late Modernism. Situated behind Falconer Hall (originally known as Wymilwood) on the edge of the bank overlooking the former Taddle Creek Ravine, the building faces Queen's Park and the lower level Philosophers Walk. Named for Edward Johnson, a tenor at the New York Metropolitan Opera and Board Member, it contains two concert halls, one for opera with the requisite fly tower and named for Sir Ernest MacMillan, the renowned composer and Head of the Faculty of Music (1927-1952) and a chamber hall, known as Walter Hall. The building was extended in 1988 by Moffatt, Kinoshita and Associates Inc. with a double-storey underground music library whose western elevation has views of Philosopher's Walk.

Statement of Cultural Heritage Value

Design and Physical Value

The Edward Johnson Faculty of Music Building has design and physical value as a very fine representative of the Late Modernism style which is expressed in its integration and reinterpretation of traditional and modern elements and in its response to context and landscape. The building is designed to sit on a raised podium and features a double-storey colonnade, which is set before a curtain wall facade, surrounds the building on its principal three facades, and is evocative of a historic classical archetype used to distinguish important public buildings. Above the colonnade, the traditional pediment is replaced by a brick clad cruciform volume, originally containing the library, cantilevering over the colonnade with windows in its base. The modernist form-follows-function motto is present in the frank expression of the opera hall's fly tower on the northern end of the building and the combination of concrete with a textured surface and brick is characteristic of the humanism that infused Post-World War II Modernism. The colonnade responds to the context of the adjacent historic Flavelle House with its portico of double-storey columns. The darker red brick with the light-coloured concrete corresponds to the brick and stone cladding of both Flavelle House and Falconer Hall. Located on the edge of the Taddle Creek ravine, the building design responds to the landscape as it extends its base two-storeys down providing a secondary entrance accessed by a bridge traversing the former river bed and connecting with Philosopher's Walk and providing a pedestrian route to Royal Conservatory of Music on Bloor Street West. The 1988 addition, concealed beneath the lawn between the Edward Johnson Building and the Faculty of Law and Flavelle House continued this approach in its respect for existing context and in its relationship with the ravine and Philosophers' Walk as a flank of sloping glazing permits views to the ravine and light to the lower levels of the music library.

The interior of the Edward Johnson Building has design and physical value which is evident in its double volume, brick-clad and concrete detailed lobby, lit by two monumental skylights as well as in the chamber music venue, Walter Hall which is considered to be one of "Toronto's finest small auditoriums."¹

Historical and Associative Value

The Edward Johnson Building has historic and associative value as it was the first purpose-built Canadian faculty of music building and is named for and associated with Edward Johnson (1878-1959) a Canadian opera tenor who was the lead tenor at the world-renowned La Scala in Milan (1912-1917) before joining the Metropolitan Opera in New York (1922-1935) where he later acted as the General Manager of the Opera (1935-1950). Johnson also served on the University of Toronto's Board of Governors and as the Chairman of the Board of the Royal Conservatory of Music.

The larger concert-opera hall is named for Sir Ernest MacMillan (1893-1970) "one of the major figures in Canada's musical history, Macmillan influenced virtually all facets of the country's musical life both by his precocity and by his tireless activities on behalf of education."² As well as being a child prodigy organ player and composer with a D MUS

¹ Richards, p. 129.

² Beckwith, p.1.

from Oxford, from 1927-1952 MacMillan was Dean of the Faculty of Music, served as Principal of the Toronto Conservatory of Music, was the conductor of the Toronto Symphony Orchestra and the Mendelsohn Choir. He founded the Canadian Music Council, the Canadian Music Centre and was a founding member of the Canada Council. He was knighted in 1935 and became a Companion of the Order of Canada in 1970.

The second, smaller concert hall, designed for chamber music, is associated with Arnold Walter (1902-1973), a "visionary and influential leader of music education"³ who brought the Faculty of Music international renown and established one of the most comprehensive music libraries in North America. He became a Companion of the Order of Canada in 1971.

The building is associated with the University of Toronto and the Faculty of Music which was founded by the University in 1843 and has, in partnership with the Royal Conservatory of Music, been instrumental in the teaching of music as well as the promotion of its appreciation and the nurturing of many great talents. It was the first Canadian university to establish a musicology department in 1954, and the second in North America to have an electronic recording studio established in 1959, promoted ethnomusicology in the 1970s and from the 1950s, through the UofT Press, published extensively on Canadian music. The music library has the largest music research collection in Canada.

The Edward Johnson Building is valued as it is associated with the important Canadian architectural practise known as Gordon Adamson and Associates (now Adamson Associates) which was founded in 1946 by Gordon Sinclair Adamson (1904-1986) and is credited with advancing Canadian modernism after World War II. The practise undertook a wide range of building types including the Savoy Plaza mid-rise apartment block (1951, Massey Medal recipient), the Redpath Sugar Refinery (1957, listed on the City's Heritage Inventory) and the E J Pratt Library at Victoria College, University of Toronto, (1960, OAA winner of 25-year Award in 1996) as well as numerous commercial buildings in Toronto and institutional buildings across the province. Following Adamson's retirement in 1971 the practice continued to expand and grow with large projects in Toronto including Toronto Pearson International Airport redevelopment, Medical and Related Sciences (MaRS) Centre as well as commissions in partnership with internationally renowned practices in New York, London, Kuala Lumpur for which the firm has received multiple awards including one for the record-breaking Petronas Towers, the 2004 recipient of the Aga Khan Award for Architecture). The Edward Johnson Building is representative of a mature phase in the development of the firm's body of work as it combines the influences of post-war modernism evident in the work of Le Corbusier and Alvar Aalto in a fitting design for a high-profile university faculty building with two public performance spaces, that responds sensitively to historic and landscape contexts.

3 Macmillan et al., p.1

Contextual Value

The Edward Johnson Building has contextual value as it defines and supports the character of this north section of the University Grounds facing Queen's Park which reflect 130 years of evolving character and development. Originally subdivided for development with grand residential estates, the area flanking the east and west sides of Queen's Park from the 1890s began to include university buildings, such as Victoria College, 1892, and institutional buildings such as the Royal Ontario Museum from 1913 alongside the residential estate buildings constructed in 1901-2 like Flavelle House and Falconer Hall which were later adapted for university uses. The Edward Johnson Building represents the increased development of the area in the 1950s and 1960s with the first addition to Flavelle House for the Faculty of Law and of institutional buildings such as the McLaughlin Planetarium (1966-8) and the Gardiner Museum (1984). Its form and massing support the low-rise character of the adjacent residential and institutional buildings.

The Edward Johnson Building is physically, functionally, visually and historically linked to its surroundings. Its physical link is evident in its location behind the two grand estate houses of Flavelle House and Wymilwood (Falconer Hall) as it sits on the edge of the Taddle Creek ravine and extends down into the valley. Functionally, it contributes to the cultural character of the area as it is both a performance centre with its opera hall and chamber hall as well as being educational as the university's faculty of music. Visually it is linked to its surroundings as its low-rise form complements the adjacent buildings. Its modernist style represents the 1960s, a significant period in the growth and development of this north section of Queen's Park while its materials and details such as the colonnade and dark red brick are complementary to the adjacent historic estate houses of Flavelle House and Falconer Hall. With its lower level access to and bridge across the Taddle Creek Ravine to Philosopher's Walk and its pedestrian link to the Royal Conservatory of Music, the building enhances one of the great natural landscapes of the university campus. As part of the 130 year evolution of this area, it is historically linked to its surroundings.

Heritage Attributes - 80 Queen's Park - The Edward Johnson Building

Design and Physical Value

The following attributes contribute to the value of the property at 80 Queen's Park as a representative of the Late Modern style:

- The form and massing of the building which includes a two-storey colonnaded volume on a raised base, above which is a cruciform volume cantilevering over the colonnade, a fly-tower expressive of the opera hall function, two-storey, below-ground levels which are revealed on the west façade and respond to the lower level of the Taddle Creek ravine topography, and the bridge which connects with Philosopher's Walk. The cantilevered form of the attic with the canted angle at its base, which with its glazing is suggestive of a periscope is characteristic of Late Modern, expressive fortress-like forms
- The south, east and west facades which combine a traditional double-storey colonnade of concrete piers on the three principal elevations, with modern curtain wall glazing, a podium and lower levels clad in textured concrete panels and the

addition of a deep red brick which clads the fifth storey attic volume and the unrelieved fly tower.

- Details such as the concrete beams and the adjacent glazing which are exposed beneath the slab of the colonnade and are structurally expressive
- The asymmetrical location of the principal entrance in the east facade which leads to a double volume lobby which is glazed at the western end providing a view out to Philosopher's Walk and access to the staircase leads to the secondary entrance from Philosopher's Walk
- The design of the double-volume lobby which is brick-lined with patterned brick at the upper levels of both ends and features concrete columns, lintels and handrails with the balcony from the MacMillan theatre on its north side and which features two dramatic circular skylights which pierce the attic floor of the original library space

Contextual Value

The following attributes contribute to the contextual value of the property at 80 Queen's Park as supporting the evolving character of both period and typology as well as responding the landscape of the Taddle Creek Ravine:

- Its location on the north section of the UofT Campus flanking Queen's Park just south of Bloor where its three-storey mass and institutional scale of its colonnades and 1960s Late Modern style complement the adjacent institutions and contribute to the educational and cultural character of this area as well as to the variety of periods and architectural styles expressed in the buildings on both the west and east sides of Queen's Park
- The placement and location of the building behind Flavelle House, 78 Queen's Park and Falconer Hall, 84 Queen's Park with its east entry facade facing Queen's Park, its south elevation facing the lawn shared with and faced by the west elevation of Flavelle House and its west elevation extending two stories down to a bridge which connects a second entrance to Philosopher's Walk
- The combination of dark red brick and concrete colonnades and details which correspond to the brick and light stone details of Flavelle House, 78 Queen's Park and Falconer Hall, 84 Queen's Park



Wymilwood (later known as Falconer Hall), 84 Queen's Park (HP, 2020)

84 Queen's Park - Wymilwood (later known as Falconer Hall)

The property at 84 Queen's Park 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 criteria of design and physical, historical and associative, and contextual values.

Description

Wymilwood, later known as Falconer Hall, was built in 1902-3 on the west side of Queen's Park, on land leased from the University of Toronto, by the financier and philanthropist, Edward Rogers Wood. Designed by the architects Sproatt & Rolph, the two-and-half-storey house, on a raised basement, clad in red brick with stone trim, is representative of the Arts and Crafts manner of domestic architecture with its asymmetrical massing, multiple gable roofs, bay windows and prominent clusters of chimneys. The interiors are noteworthy for their finely designed and detailed rooms and for murals attributed to Gustav Hahn.

The house was extended to include a wing constructed on the south-west corner (1908), and a single-storey solarium (also known as the music room) on the south-east corner (1914). Following Edward and Agnes Euphemia Wood's donation of the house to Victoria University in 1925, and with a donation from Lady Flavelle, a single-storey extension on the north-west to accommodate a cafeteria and other functions was added when it was adaptively re-used as a university women's residence, social and athletic centre. It was subsequently owned by the University of Toronto in 1949 and its name changed to Falconer Hall in 1952. It was occupied by the newly-created York University in 1960-61. From 1972 it has been occupied by the University of Toronto's Faculty of Law. Facing Queen's Park and located between Sir Joseph Flavelle's former house, Holwood, (1901) to the south, the McLaughlin Planetarium and the Royal Ontario

Museum to the North and the Edward Johnson Building to the west, the house is part of the rich architectural and cultural history of this section of the University of Toronto campus and contributes to the evolving sequence the grand thoroughfare of University Avenue and Avenue Road.

Statement of Cultural Heritage Value

Design and Physical Value

Wymilwood (Falconer Hall) is valued as an example of the grand residential houses built on this section of the "University Grounds" in the late 19th and early 20th centuries, first characterizing this side of Queen's Park prior to its development as a university and cultural precinct. In its massing and details the house is an excellent example of a design which incorporates Arts and Crafts principles cloaking them in Elizabethan detail and the influence of the Edwardian period. The two-and-a-half storey house reveals the Arts and Crafts sensibility as it is composed with complex asymmetrical massing consisting of multiple projecting bays and bay windows, steeply projecting gable roofs and tall clusters of chimneys terminated by bands of decorative brick. The post-1925 extensions to the house are representative of the adaptive re-use of the house as a university women's centre.

Clad in a deep red brick with limestone detail, the Elizabethan details are present on the exterior in the half timbering of the gables on the south, west and north facades, the stone details including the irregular quoins surrounding the windows, the profiles of the columns on the window bays on the south elevation, and the styling of the rain spouts and decorative details on the north bay window on the east elevation. The Edwardian taste for the Baroque is present in the pedimented door case with its pair of stone, Tuscan Doric columns surrounding a recessed barrel-vaulted entry loggia. The windows provide the informal variety associated with the Arts and Crafts in their diverse number of sashes and sizes. On the principal east facade, the inclusion of small multiple-paned sashes in each window unifies the elevation and is also characteristic of the Arts and Crafts movement.

The interior of the house has cultural heritage value as it is similarly eclectic in its design and detail. The Arts and Crafts is present in the large entry hallway with its fireplace and the winding stair, but the detailing throughout the interiors is classical reflecting the Edwardian period in which the house was built. Two fine examples of this are the Billiard Room which was added in 1908 and features Circassian walnut panelling and an elaborately carved stone fireplace and the solarium (also known as the music room) of 1914. The Elizabethan style is evident in the living room fireplace with the strap work and floral carving on the large hood above the recessed fireplace and in the octagonal panelling of the ceiling. The Art Nouveau, which was a popular style during the construction of the house, is contained within the small library and is evident in the stylized linear figures and decoration in two of the four murals attributed to Gustav Hahn. The floral carvings on the panelling and the cross-barrel vaulted ceiling which features carved plaster with fine floral and vine motifs are similar characteristics of the Art Nouveau. The plaster carving is also likely the work of Hahn as he created carved plasterwork in combination with murals at the neighbouring Flavelle House.

Historical and Associative Value

Wymilwood (Falconer Hall) is valued for its association with Edward Rogers Wood (1866-1941) who constructed the house as his residence in 1902-3 and he lived there with his wife, Agnes Euphemia Wood (1868-1950) until 1924. With a reputation of being a financial genius, Wood was an important Canadian financier, the Managing Director of the Central Canada Loan and Savings Co. and a founder and Head of Dominion Securities in 1901 which, within two years of its inception, became the largest bond dealership in Canada. Wood was also the Vice-President of the National Trust, Brazilian Traction, Light and Power, Canada Life Assurance and the Canadian Bank of Commerce and served on numerous boards. Wood was a Methodist and a generous benefactor. With his neighbour Sir Joseph Flavelle, Wood was appointed a Regent of the Board of Governors of Victoria University in 1903. The following year, his wife, Agnes Euphemia Wood was appointed to the Victoria University Women's Educational Association. In 1905 the Woods donated \$30,000 to convert Drynan house, at the south-east corner of Queen's Park as a women's residence, enabling Victoria University to accept many more women students. In 1925, Edward and Agnes Wood gave Wymilwood to Victoria University, and with financial contributions from their neighbour, Lady Flavelle, to adaptively re-use the house to provide a much needed women's centre for social, athletic and residential purposes at the UofT. During the First World War, Wood served as the Director of the IMB's Aviation Department, including the Curtiss Aeroplane branch plant in Toronto as well as leading the Victory Loan Campaign, the highly successful campaign to raise funds through bonds. Wood supported teaching programs at Victoria University, the YMCA, and the Toronto General Hospital. He was a founder of the Art Gallery of Toronto (now the AGO), served as a Chairman of the Board of Grace Hospital and was a Trustee of the Toronto Orthopaedic Hospital. Agnes and Ed Wood were among the private donors supporting the commission of the Gustav Hahn ceiling at St. Paul's on Avenue Road in 1901 and subsequently commissioned Hahn to do murals in the library at Wymilwood.

Wymilwood is also valued for its association with the UofT and York University. It was owned by the UofT from 1949 and re-named in 1952 for Robert Falconer who served as the fourth president of the UofT from 1907-1932. In 1960 Falconer Hall was, with Glendon Hall (the second Wood residence), the location of the incipient York University in its first years of its creation and from 1974 has provided additional accommodation for the Faculty of Law, located in Flavelle House. The house and its occupant have contributed to the rich history and evolution of the Victoria University and the UofT throughout the 20th and 21st centuries.

Wymilwood is valued for its association with the architects Sproatt & Rolph. Henry Sproatt (1866-1934) and Ernest Ross Rolph (1871-1958) were the partners of one of Toronto's leading firms from 1900-1934 with a reputation for its range of commissions for residential, institutional, commercial and industrial buildings. The practice extended its influence across Ontario and as far away as Manitoba and Nova Scotia. Important projects included the Birge Carnegie Library, Victoria College (1908-10), Hart House (1911-19), Upper Canada College (1923-4), Canada Life Building (1930-31), Royal York Hotel (1927-29 with Ross and Macdonald), and Eaton's College Park (1929-30 with Ross and Macdonald) and the Ontario Hydro Electric Power Commission Building (1934-5) now the Princess Margaret Hospital.

Wymilwood is valued for its association with the architectural firm of Carrere & Hastings & Eustace G. Bird Architects. The firm was created following the commissioning of the New York firm of Carrere & Hastings to undertake the Royal Bank building in 1906. Eustace Bird, a Canadian who had worked in Toronto, was working in their office and agreed to be the local architect supervising the job and the partnership lasted from 1906-1916. Carrere & Hastings were one of New York's leading architectural firms, championing the Beaux Arts architectural style best exhibited in their design of the New York Public Library.

Wymilwood is also valued for its association with the artist Gustav Hahn (1866-1962) who undertook the murals and the decoratively carved plaster ceiling in the library.⁴ Hahn was a German-born Canadian artist, well-known for his painting, murals and interior design, who contributed to the introduction of the Art Nouveau style in Canada and was influential through his teaching at the Ontario College of Art. He was commissioned to undertake murals at the Old Toronto City Hall, the Ontario Legislature Building and the Parliament Buildings in Ottawa in 1906.

Contextual Value

Located on the west side of Queen's Park, Wymilwood, at 84 Queen's Park, is valued as it defines and maintains the character of this section of Queen's Park between Bloor Street West and Hoskin Avenue. Its domestic typology, complex massing, form and details, representing early 20th century house-form architecture, and its setting with lawns, trees and shrubs are of contextual value as they maintain the residential character which represents the early history and development of this particular section.

The house is situated to the north of Holwood, (1901-2) Sir Joseph Flavelle's grand estate, now adaptively re-used as the Faculty of Law, to south of the Royal Ontario Museum (1913-2007) and the McLaughlin Planetarium (1966-68) and to the west of the Edward Johnson Building (1960-62) all of which introduced important educational and cultural uses to the area as it evolved over time. Wymilwood, in its many incarnations is historically and functionally linked to this evolution. Physically it contributes to the diverse architectural character and periods of its neighbours while contributing to and maintaining a low-rise scale and character.

Heritage Attributes of Wymilwood (Falconer Hall), 84 Queen's Park

Design and Physical Value

The following attributes contribute to the value of the property at 84 Queen's Park as a representative of an Edwardian Arts and Crafts style house:

- The location of the house set back from the street in an extensive landscaped setting for the house as it was viewed from Queen's Park which contributes to its domestic character
- The irregular and informal plan of the house, based on an L-shape with the principal rooms on the outer face of the L facing east, towards Queen's Park, and south, and

⁴ Martyn, p. 201 attributes the murals to Hahn. The attribution of the plasterwork is based on Hahn's similar plasterwork done with murals at the adjacent Flavelle House.

with the entry hall and stair allocated at the centre of the plan with the service rooms located to the north and west corner

- The complex massing of the two-and-a-half storey house on a raised basement with its projecting bays terminating in gable roofs, bay windows of circular and polygonal forms, raised gable end walls and numerous clustered chimneys, several of which have dramatic profiles created by buttresses, stepped brick courses and terracotta chimney pots
- The dark, red-brick cladding and its various details including the buttresses, raised gable ends, stepped courses on the chimneys, and piers framing the original entry from the porte-cochere on the north side
- The stone details particularly the irregularly stepped quoins around the windows and caps on the buttresses, rain spouts and window frames with Elizabethan columns
- The principal east façade with its asymmetrical composition of two differently-sized, projecting bays terminating in gable roofs, the entry bay with its stone door case and recessed entry, and two, first-floor projecting bay windows
- On the east façade, the principal entrance with its stone door case and recessed barrel-vaulted entryway which with its pair of Tuscan Doric columns, semi-circular pediment with a cartouche and a floral motif in the niche above which are characteristic of the more florid Edwardian elements of the early 20th century
- On the east façade, the casement windows in their varying sizes and numbers, which are unified by the sashes or upper sashes of multiple small panes
- The south façade with its composition of three gable roofs, two projecting double-storey bays, the single storey addition of the solarium (aka music room) the half-timbering on the jettied third floor of the central bay and the stone window frames with their various details and the wood sash (the one-storey entry vestibule, a later addition, is not included)
- The west facade with its asymmetrical composition of gable roofs of varying heights, projecting hexagonal bay with a set-back gable dormer and half-timbered second storey terminating in a gable roof and the various double-hung and casement wood windows
- The north facade with its raised gabled end wall and projecting chimney and pair of brick piers which were part of the porte-cochere and the half-timbered gable dormer
- The chimneys with their varying decorative brick and stone details and terracotta chimney pots

The following attributes contribute to the evolving history of the house as it was adaptively re-used as a university women's centre which included social, athletic, dining and residential facilities:

- The double-storey, gable-roofed extension to the west of the original entry verandah, including the infill of the verandah with a new door on the west elevation, the single storey extension at the north-west corner of the house, and the infill, with the entry on the west elevation, between the 1908 extension to the south and the later extension to the north with its gable roofed canopy.
- The brick cladding and stone details including window sills, headers, stepped quoins and coping on the parapets and gable ends
- The pairs of casement windows with their cruciform divisions with longer lower sashes and multiple small panes

The following interior attributes contribute to the value of the property at 84 Queen's Park as a representative of an Edwardian Arts and Crafts style house with Elizabethan and Art Nouveau features:

- The entry hall with its fireplace and winding open staircase with richly detailed handrail and stained-glass skylight which are characteristic of an Arts and Crafts house executed in a later Edwardian manner
- The Drawing Room fireplace and decorated ceiling and cornice which exhibit a combination of Edwardian and Elizabethan elements
- The Library murals, carved plaster ceiling, fireplace, woodwork and cabinetry which exhibit a combined Art Nouveau and Edwardian style
- The Living Room ceiling decoration, wood cornice, wood panelling and fireplace with its panelled recess with decorated panels and great carved hood supported on corbel brackets all of which exhibit Elizabethan characteristics
- The solarium (or music room) with its metal stair handrails, marble steps, fire place and ceiling-cornice decoration
- The former central bay of the Palm Room-later Gallery with its barrel vaulted ceiling, classical cornice and Corinthian pilasters
- The Billiard Room with its carved ceiling, cornice and panelled walls of Circassian walnut and carved stone fireplace

Contextual Value

The following attributes contribute to the contextual value of the property at 84 Queen's Park as an early 20th century grand house in the Edwardian Arts and Crafts Style:

- The two-and-a-half-story form and massing of the house with its complex massing seen in the projecting bays and variety and number of roofs and clusters of tall chimneys which convey the original domestic use as well as the period of its construction and the high quality of architectural design which from Hosking Avenue to Bloor Street West characterizes this section of Queen's Park
- The brick cladding with stone trim with Edwardian and Elizabethan details which contribute to an understanding of its period of construction as well as contributing to the diverse architectural character
- The set back of the house from Queen's Park with a landscaped setting on its principal east front, including lawns, shrubs and trees, which indicates the original residential purpose of the building and with the adjacent lawns and plantings at Flavelle House and between Flavelle House and the Edward Johnson Building contributes to the landscaped setting of the context



McLaughlin Planetarium, principal east façade facing Queen's Park (HP, 2020)

90 Queen's Park - The McLaughlin Planetarium

The property 90 Queen's Park has cultural heritage value and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the criteria of design and physical, historical and associative, and contextual values. The property is not being recommended for designation within the context of the existing planning and development application but will be subject to a commemoration plan and design-related interpretation of the generous forecourt.

Description

The property at 90 Queen's Park contains the McLaughlin Planetarium which was constructed in 1966-68 by the Royal Ontario Museum with funding from Robert S. McLaughlin. Designed by the architects Allward & Gouinlock, the three-storey concrete and synthetic rubber-clad structure is a fine representative of the Late Modern style and is technologically innovative in fulfilling the planetarium function.

In 1978 its north wing was demolished to make room for the expansion of the ROM. It was closed due to lack of provincial funding in 1995 and re-opened from 1998-2002 as a children's museum. The ROM sold the property to the UofT in 2009.

The McLaughlin Planetarium was nominated in 2013 by Toronto and East York Community Council for inclusion on the City's Heritage Inventory and/or designation under Part IV of the Ontario Heritage Act.

Statement of Cultural Heritage Value

Design and Physical Value

The McLaughlin Planetarium has cultural heritage value for its design as an exceptionally fine and rare example of a Late Modern style building which combines the Classical architectural typology of a circular temple with a minimalist modern aesthetic and richly textured materials in the design of a technologically and functionally informed 20th-century planetarium. Together they convey a distinctive monumental character appropriate for a building designed to showcase the constellations and other celestial events. The McLaughlin Planetarium display a high degree of craftsmanship and technical achievement in its interior dome of finely crafted aluminium sheets which served as projection screen while also providing sound modification and ventilation.

Although the north wing, originally located behind the ROM has been altered and a new ramp for universal access added, the essential design qualities of the original building remain intact.

Historical and Associative Value

The McLaughlin Planetarium has historic value as it represents technological advances in the 20th century to meet mankind's historic fascination with the movement of the stars through new technology embodied in the Carl Zeiss Universal projector. It is historically associated and representative of the period in the 1950s-60s when the 'space race' between the United States and the Soviet Union caught the imagination of the world bringing the stars and planets closer to us in their relevance. In the wake of these significant political world events and scientific advance, the ROM and the UofT with the Royal Astronomical Society of Canada (RASC) responded with shared goal to build the planetarium with the "main objective to give an increasing number of people from all walks of life some insight into the nature, structure and extent of the astronomical universe."⁵

The McLaughlin Planetarium has value through its association with its benefactor Robert S. McLaughlin, whose generosity and long-held passion to build a planetarium in Toronto resulted in the provisions of funds required to construct the planetarium which recognized his support in its name. McLaughlin was one of the founders of the General Motors of Canada and as a generous philanthropist was recognized in the award of Companion of the Order of Canada, numerous honorary degrees and through his induction into the Automotive Hall of Fame.

The McLaughlin Planetarium also relates to the historic context of Toronto's coming of age, first signalled with the completion of the new City Hall in 1965 and during the centennial year era which saw significant investment in provincial and city institutions devoted to culture, education and recreation including the Ontario Science Centre (1966-69), Ontario Place (1969-71), the Toronto Zoo (1970-74) and the expansions of the Art Gallery of Ontario (1974) and the ROM (1978).

5 King, p. 14.

Further associative value is claimed through the architectural partnership of Allward & Gouinlock, the lead designers on the project, who over a period of more than 35 years were the architects of many important Toronto buildings, including the ground-breaking and internationally renowned UofT Mechanical and Engineering Building.

Contextual Value

Contextually, the McLaughlin Planetarium has value as it contributes to this section of Queen's Park which is characterized by public institutional buildings including the Royal Ontario Museum, the Gardiner Museum of Ceramics and to the west, the Royal Conservatory of Music. It is also related in scale and educational use to buildings on the UofT campus to the south and west including the Edward Johnson Building (1962). It represents the historic evolution of Queen's Park, which was originally lined with grand residential buildings seen in its neighbours to the south, the Flavelle House (1901) and Wymilwood (Falconer Hall), (1902), to that of an important institutional avenue dedicated to education and culture. The buildings represent many period and styles from the turn of the century to the 1930s, 1960s and the 2000s. Situated on the west side of Queen's Park between the historic facades and forms of the ROM and Wymilwood, the McLaughlin Planetarium, with its striking geometric minimalism and concise domed, temple-like form, is an iconic Toronto landmark.

SUMMARY HISTORY AND EVALUATION

Maps, Photographs and a complete Research and Evaluation report are contained in Attachment 2 and Attachment 3.

Description

80 QUEEN'S PARK - THE EDWARD JOHNSON BUILDING	
ADDRESS	80 Queen's Park, Toronto M5S 2C5
WARD	Ward 11 – University-Rosedale
LEGAL DESCRIPTION	PLAN D178 LOT 68 PT LOTS 69 72 PT PARK LOT 12
NEIGHBOURHOOD/COMMUNITY	Queen's Park – University of Toronto
HISTORICAL NAME	The Edward Johnson Building
CONSTRUCTION DATE	1961-1963
ORIGINAL OWNER	University of Toronto
ORIGINAL USE	Faculty of Music and Performance Space
CURRENT USE*	Faculty of Music and Performance Space
ARCHITECT/BUILDER/DESIGNER	Gordon Adamson & Associates
DESIGN/CONSTRUCTION/MATERIALS	Concrete and Brick Cladding
ARCHITECTURAL STYLE	Late Modern
ADDITIONS/ALTERATIONS	Addition: 1988, Moffat Kinoshita Associates
CRITERIA	Design, Associative, Contextual
HERITAGE STATUS	n/a
RECORDER	Heritage Planning: Marybeth McTeague
REPORT DATE	September, 2020

84 QUEEN'S PARK – WYMILWOOD (FALCONER HALL)	
ADDRESS	84 Queen's Park, Toronto, M5S 2C5
WARD	Ward 11 – University-Rosedale
LEGAL DESCRIPTION	PL D178 PT LT69 PT LT70 PT LT71 PARK L 12 PT
NEIGHBOURHOOD/COMMUNITY	Queen's Park – University of Toronto
HISTORICAL NAME	Wymilwood
CONSTRUCTION DATE	1901
ORIGINAL OWNER	Edward R. Wood and Agnes Wood
ORIGINAL USE	Residential
CURRENT USE*	Educational
ARCHITECT/BUILDER/DESIGNER	Sproatt & Rolph
DESIGN/CONSTRUCTION/MATERIALS	Brick and Stone Cladding
ARCHITECTURAL STYLE	Edwardian Arts & Crafts
ADDITIONS/ALTERATIONS	Additions: See Attachment 3
CRITERIA	Design, Associative, Contextual
HERITAGE STATUS	Listed on the Heritage Register in 1976
RECORDER	Heritage Planning: Marybeth McTeague
REPORT DATE	September, 2020

90 QUEEN'S PARK – MCLAUGHLIN PLANETARIUM	
ADDRESS	90 Queen's Park, Toronto, M5S 2C5
WARD	Ward 11 – University-Rosedale
LEGAL DESCRIPTION	PLAN D178 PT LOT 70 PT RD ALLOW RP 66R20340 PART 4
NEIGHBOURHOOD/COMMUNITY	Queen's Park – University of Toronto
HISTORICAL NAME	The McLaughlin Planetarium
CONSTRUCTION DATE	1966-1968
ORIGINAL OWNER	The Royal Ontario Museum
ORIGINAL USE	Planetarium
CURRENT USE*	Unoccupied
ARCHITECT/BUILDER/DESIGNER	Allward & Gouinlock
DESIGN/CONSTRUCTION/MATERIALS	Concrete and synthetic rubber cladding
ARCHITECTURAL STYLE	Late Modern
ADDITIONS/ALTERATIONS	See Research + Evaluation, Section 3
CRITERIA	Design, associative and contextual
HERITAGE STATUS	n/a
RECORDER	Heritage Planning: Marybeth McTeague
REPORT DATE	September, 2020

Historical Timeline

Key Date	Historical Event
1827	Bishop Strachan secures a royal charter to establish King's College, the Town of York's first university. 150 acres including the north halves of Park Lots 11, 12 and 13 are purchased for the university.
1850	The Parliament of Canada passes a law to secularize King's College. The charter, lands and building are now owned by the newly named University of Toronto (UofT)
1860	Queen's Park, a large green space at the centre of the university has been leased to the City of Toronto, named for Queen Victoria and is opened by Edward, the Prince of Wales.
1860s	The north central section of Park Lot 12, to the north of Queen's Park and east of Taddle Creek is subdivided under Plan D178 with large lots intended for residential development with grand estates facing onto east and west sides of the avenue now known as Queen's Park
1875	The first of the grand estates on the west side of Queen's Park between the Park and Bloor Street, Carbrook, is constructed by Archibald H. Campbell at the south-west corner near Queen's Park and Bloor Street West
1901	Sir Joseph W. Flavelle leases parts of Lots 68, 69 and 72 from the UofT and constructs Holwood, designed by Darling & Pearson at 78 Queen's Park
1902	Elias Talbot Malone leases parts of Lot 70 and 71 and constructs his residence at 86 Queen's Park
1901	Edward R. Wood leases parts of Lots 69, 70, and 71 from the University of Toronto and commissions the architects Sproatt & Rolph to design a grand house, Wymilwood, at 84 Queen's Park. The assessment rolls indicate that the house was incomplete in August of 1902 but complete and occupied by the following August, 1903 Murals and carved plasterwork in the library are attributed to Gustav Hahn
1908	Rolph & Sproatt are commissioned to extend the house with a barrel-vaulted room at the south-west corner of the house for billiards with a second floor bedroom above.
1912	The Royal Ontario Museum [ROM] is established by the province and the cost of construction and operation is shared by the province and the University of Toronto. Construction on the first building, begins in 1914.
1914	Building permit 11346 for a one-storey brick addition to Wymilwood is granted on May 8 to Eustace G. Bird, Architect representing Carrere & Hastings & Eustace G. Bird Architects
1921	Sir Robert A. Falconer, President of the University of Toronto, resides at 86 Queen's Park, the former Elias Talbot Malone house, until 1933
1925	Agnes and Edward Wood donate Wymilwood, 84 Queen's Park, to Victoria University as a women's residence and social centre. Lady Flavelle donates \$50,000 to undertake the building alterations
1933	The ROM is extended by Chapman & Oxley and now faces Queen's Park

1937	Falconer's former residence at 86 Queen's Park is opened as The Housing Centre
1939	Sir Joseph Flavelle dies and leaves his house, Holwood at 78 Queen's Park, to the University of Toronto
1949	Victoria University exchanges the Wymilwood property at 84 Queen's Park with the UofT for land on the east side of Queen's Park, where a new Victoria University women's residence, named Wymilwood, would be opened in 1953
1952-59	Wymilwood is renamed Falconer Hall in honour of Sir Robert Falconer, the fourth president of the university. The UofT embarks on plans to develop the property at 84 Queen's Park as a woman's athletic centre, however, with opposition from the Premier who expressed concern about how the new centre might impact the view of Queen's Park, the women's centre was relocated to Huron Street where the Clara Benson Athletic Centre was constructed and opened in 1959
1960	The newly created York University in affiliation with the University of Toronto (until 1965) admits its first class of students at Falconer Hall, 84 Queen's Park, and at Glendon Hall. The UofT Faculty of Law relocated from Glendon Hall to Holwood, afterwards known as Flavelle House
1960	The University of Toronto receives funding of \$3 million from the province which is matched by a Canada Council grant to build a Faculty of Music Building, named for Edward Johnson, behind Falconer Hall. The faculty and the Royal Conservatory of Music are relocated from the corner of College and University Avenue, with the RCM taking over McMaster Hall (the former Baptist College), on Bloor Street West to the east of the entrance to Philosopher's Walk
1960	Gordon Adamson & Associates are commissioned to design the new Faculty of Music Building and submit drawings under Building Permit 61742
1962	A master plan for Philosopher's Walk is undertaken by Michael Hough Associates which includes the relocation of the Queen Alexander Gates from the intersection of Bloor Street and Queen's Park
1964	The Edward Johnson Building is formally opened
1964	Robert McLaughlin provides funding to the University of Toronto and the ROM to build a new planetarium and support its operations at the property located at 86 Queen's Park, the location of the former Elias Talbot House. Allward & Gouinlock, architects, with Stone & Webster, engineers and the contractor Milne & Nichols are engaged to undertake design and construction.
1966-68	During the construction of the Planetarium, the porte-cochere on the north side of Falconer Hall is demolished
1968	The McLaughlin Planetarium is officially opened at 86 Queen's Park with a new address known as 90 Queen's Park
1972	Falconer Hall is now occupied by the UofT Faculty of Law
1976	The recommendation to include Wymilwood/Falconer Hall at 84 Queen's Park on the City's Heritage Register is adopted by City Council on August 18, 1976

1988	Following approval from the province, the joint Bora Laskin Law Library and Faculty of Music Library, known as the Rupert E. Edwards wing, are constructed as a two-storey, underground complex between Flavelle House and the Edward Johnson Building. Moffat Kinoshita & Associates Inc. are commissioned to undertake the project and submit drawings under Building Permit 258030
1995	The McLaughlin Planetarium is closed and its planetarium equipment is removed
1998	The McLaughlin Planetarium is re-opened as a children's museum operating until 2002
2004	The ROM proposes demolishing the McLaughlin Planetarium and replacing it with a high-rise condominium tower
2009	The ROM sells the McLaughlin Planetarium property to the UofT
2013	The McLaughlin Planetarium is nominated for inclusion on the City's Heritage Register and/or designation under Part IV of the Ontario Heritage Act
2015	The McLaughlin Planetarium is included on Docomomo International's list of significant Modern Movement buildings, sites and neighbourhoods
2019	In February 2019, the University of Toronto submits a Zoning Amendment Application to permit a nine-storey development for the Centre for Civilizations, Culture & Cities to be located on the properties known as 78-90 Queen's Park which would demolish the Planetarium and the rear part of Falconer Hall

Evaluation Checklist: Applying the Ontario Regulation 9/06 Criteria

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 property or X if it is applicable, with explanatory text below. A complete research and evaluation report is contained in Attachment 3.

80 Queen's Park - Edward Johnson Building

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

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

84 Queen's Park – Wymilwood/Falconer Hall

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

Historical or Associative Value	
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

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

COMMENTS

Heritage Planning staff has reviewed the Heritage Impact Assessment submitted in support of the proposal prepared by ERA Architects Inc., for conformity with the Planning Act, the Provincial Policy Statement, the Growth Plan and the City's Official Plan heritage policies and the Standards and Guidelines for Conservation of Historic Places in Canada.

Impacts to 80 Queen's Park (Edward Johnson Building) and 84 Queen's Park (Falconer Hall)

The proposed development would be constructed to the rear of Falconer Hall (originally known as Wymilwood) on the westerly portion of the site with a substantial step back from the primary east Street facing facade of Falconer Hall and maintaining the heritage resource in the foreground. Part of Falconer Hall would be removed but this is primarily at its rear. The removal of these areas is not considered to compromise the overall integrity of Falconer Hall. These changes would reveal earlier exterior walls that were concealed by the later additions. The existing condition of these (now concealed)

exterior walls is currently unknown. Therefore the extent of repairs and conservation work required to reinstate them as exterior walls is not currently known.

Only at the rear/west side would Falconer Hall be physically connected to the new development. The removal of McLaughlin Planetarium to the north, as well as the existing accessibility ramp to the south, would improve sightlines of the north and south facades of Falconer Hall. In general, its three-dimensional integrity would be maintained and its setting within the public realm would be enhanced. In addition the significant external and interior heritage attributes of Falconer Hall would be fully conserved and rehabilitated as part of this proposal.

The impact of the project relative to the Edward Johnson Building is largely limited to reduced visibility of its eastern facade which is already set back significantly from street frontages. This eastern facade would be viewed within the courtyard buffer that separates the new development from the property. Save for a new connection to the east wall of the Edward Johnson Building (at the lobby only), the entire building and its east facade would be maintained in situ. The connection between the buildings would consist of glazing and contemporary materials to minimize physical and visual impacts and clearly distinguish between the new and old elements. The properties interface with Philosopher's Walk at the west elevation would be unchanged.

Visual Impact of New Development

Official Plan policies identify and protect views of heritage significance throughout the city. The proposed development is required to comply with a prohibited encroachment into the Queen's Park Legislative Assembly view corridor.

Based on studies conducted by U of T a building on the site would only begin to encroach into the view corridor to the Queen's Park Legislative Assembly at a height of 63 metres. As the proposed development would be below this height, at approximately 43 metres inclusive of mechanicals, it would not penetrate the view corridor from the baseline vantage point at Queen Street West and University Avenue, and would not affect the silhouette of the Legislature in accordance with existing Official Plan policies.

The project, though 9 stories in height, is proposed to be located to the rear of Falconer Hall at 84 Queen's Park and setback approximately 36 metres from the Queen's Park lot line. Particular care has been taken to assess the impact of the proposal on views from the public realm relative to the Queen's Park Legislative Assembly view corridor. Studies have also been provided that demonstrate the project would be minimally viewed from both the west and east corners of Queen's Park and Bloor Street West, north of the site.

The proposed new CCC building would be situated within an enclave of university and cultural institutions at the north end of Queen's Park. This enclave includes a mix of heritage and modern structures in a landscaped setting that lines both sides of this important route to the Legislative Assembly of Ontario and reflects the historic use of this area as an urban park. The proposed CCC building is set back 36 metres from Queen's Park and the generous landscaped setting of Falconer Hall would be enhanced by this proposal. As such the proposal is not considered to harm the park-like character

of this part of Queen's Park. Staff are of the opinion that the proposal, particularly those related to the public realm, will visually support and extend the historic streetscape and enhance the setting of the heritage properties at this section of Queen's Park.

Although part of the new CCC building would cantilever over Falconer Hall from above the fourth floor level, staff have worked with the University's consultants to reduce the size of the cantilever so that it is now graduated and would only affect the rear wing of Falconer Hall. The three-dimensional integrity and house form of Falconer Hall would be conserved entirely when viewed from the public realm along the north, east and south sides and its west rear wall would be visible from the lobby area of CCC. The proposed CCC building is considerably higher than Falconer Hall however the juxtaposition of taller buildings close to heritage buildings is a common feature in many parts of Toronto. The new building has been designed with a series of interconnecting blocks to reduce its visual mass and a glazed "fissure" is included that would align with Falconer Hall to give some visual prominence to the heritage building which would remain in the foreground along Queen's Park within a traditional landscape setting. The CCC building has a contemporary design, with facade articulation that expresses its voluminous interior spaces, and a complimentary colour palette utilizing natural tones to reduce visual prominence. The double-height lobby space of the new CCC building would maintain transparency at grade and provide visibility of the north and west facades of the rehabilitated Falconer Hall. Heritage and Urban Design staff will continue to work with applicant regarding the architectural design of the project.

McLaughlin Planetarium

The McLaughlin Planetarium is an interesting example of late Modern style building. Its distinctive character was noted in 2015 when it was included on Docomomo International's list of significant Modern Movement buildings. Although altered the essential form of the original building remains intact. Staff note that its use as a planetarium ceased at this location over twenty years ago and it has been vacant for a number of years. The Heritage Impact Assessment that was submitted with the planning application details the efforts made by the University to try to adaptively re-use the building, including soliciting external expert opinion. It also notes the technical difficulties in physically altering and adapting its unique dome structure for other purposes. Staff acknowledge the difficulties in finding a meaningful adaptive re-use for this domed building that would support its long term future. In consideration of multiple conservation objectives for the site, staff do not object to the demolition of this unique Toronto landmark as part of a comprehensive development proposal for the subject lands on condition that a comprehensive commemoration strategy be developed for the building.

The current proposal envisages replacing the McLaughlin Planetarium with a generous, open forecourt to the east of the new development between Falconer Hall and the ROM. This new open forecourt would be enhanced by a landscape strategy that includes the renewal and restoration of historic landscape elements along Queen's Park including the restoration of gates and masonry gate posts and soft landscaping. In addition, as part of the overall proposal a comprehensive Heritage Interpretation Plan would be required that would include a strategy for both commemorating and interpreting the former McLaughlin Planetarium. Potential themes for this are still being developed but may include:

- The genesis of the McLaughlin Planetarium and benefactor Robert Samuel McLaughlin
- The golden age of space exploration and growing public interest in Canada in the 1960s
- A highlight of key programming over the years, including space and the cosmos, laser light shows, etc.
- Commemorating the physical form and footprint of the former McLaughlin Planetarium

Locations for heritage interpretation will be determined as part of the required Conservation Plan and commemoration of the McLaughlin Planetarium will be prioritized in the new public building lobby and café areas, which would occupy approximately the same location as the McLaughlin Planetarium does now.

Conservation Strategy

The submitted HIA provides that the proposed development would incorporate a number of design considerations intended to mitigate impacts on the cultural heritage value of on-site and adjacent heritage resources, including providing an appropriate response to the Queen's Park environs. These mitigation measures, as outlined below, would ensure that the proposed development conserves and enhances the cultural heritage value of these properties and the area in general:

The proposed conservation treatment for the site is rehabilitation. As defined by the Standards and Guidelines for the Conservation of Historic Places in Canada (2010), rehabilitation is: The action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.

A Conservation Plan will be submitted at a later date to describe the detailed extent and location of conservation work required for the heritage resources as a result of the proposed development. The Conservation Plan will be substantially in accordance with the conservation strategy contained in the Heritage Impact Assessment.

The general, preliminary scope of conservation work would include:

- Repairs and conservation work to newly re-exposed areas of the building after demolition work is carried out. The existing condition of these areas cannot be fully determined until the removal work begins. The intent is to re-instate as closely as possible the original conditions and provide sympathetic modifications to ensure a compatible transition to the new building
- New construction adjacent and connected to Falconer Hall would be designed to provide a sympathetic transition. This element of the design continues to be refined by the project team

- Renewal of the landscape elements including some trees, the gates and masonry gate posts, and soft landscaping. The landscaped areas of the site have been modified over time, however some landscape elements shown on the 1934 Plan of Queen's Park and Environs may still exist and as part of this proposal they would be maintained to the greatest extent feasible
- Site commemoration and interpretation for Falconer Hall in a publicly-accessible location of the redeveloped CCC site

Conservation Plan

Prior to the introduction of the bills for such Zoning Amendment By-laws for the proposed development at 78 - 90 Queen's Park, staff is recommending that the applicant be required to provide a detailed Conservation Plan to the satisfaction of the Senior Manager, Heritage Planning, that fully describes how the cultural heritage values of the properties at 80 and 84 Queen's Park would be conserved.

Heritage Interpretation Plan

Heritage interpretation enhances personal experiences, increases respect and understanding, and communicates the importance of our cultural heritage properties.

Prior to final Site Plan approval for the proposed development at 78 - 90 Queen's Park, staff is recommending that the applicant be required to provide a detailed Interpretation Plan to the satisfaction of the Senior Manager, Heritage Planning that fully describes how the cultural heritage values of the properties at 80 and 84 Queen's Park would be interpreted. Special attention is to be given to the McLaughlin Planetarium which will be demolished within the existing development proposal.

Heritage Lighting Plan

Prior to final Site Plan approval for the proposed development, staff is recommending that the applicant be required to submit a Lighting Plan to the satisfaction of the Senior Manager, Heritage Planning. This plan will provide details of how the heritage properties would be lit to enhance heritage character as viewed from the public realm at night.

Landscape Plan

Should Council approve the proposed conservation strategy, staff is recommending that the applicant be required to provide a final Landscape Plan that enhances the heritage character of the properties to the satisfaction of the Senior Manager, Heritage Planning as a condition of final site plan approval.

CONCLUSION

City staff have completed the attached Research and Evaluation Report and have determined that the properties at 80 Queen's Park and 84 Queen's Park are consistent

with Ontario Regulation 9/06 and meet the criteria for designation under all three categories of design and physical, historical and associative and contextual value.

The Statements of Significance (Attachment 4 - 80 Queen's Park) and (Attachment 5 - 84 Queen's Park) comprise 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 Act provisions and served on the Ontario Heritage Trust to the provisions of the Ontario Heritage Act.

Through development of the required Conservation Plan, Heritage Planning staff will continue to work with the applicant and design team to articulate a detailed program of conservation work in accordance with the conservation scope that has been outlined in the submitted HIA. Heritage planning staff will also continue to work with the applicant and other City Staff with regard to the project's design compatibility as it relates contextually with both on-site heritage resources and the greater site context.

The proposed development represents an opportunity to restore significant heritage resources and enhance and restore important parts of the public realm as viewed from Queen's Park Circle. As part of this process Heritage staff is recommending that City Council designate both Falconer Hall and the Edward Johnson Building and enter into Heritage Easement Agreements with the University of Toronto to ensure their long term protection.

Heritage Planning staff have reviewed the proposed development and is satisfied the proposal meets the intent of the Planning Act, the Provincial Policy Statement, the Growth Plan (2020) and the City of Toronto's Official Plan heritage policies in conjunction with the Standards and Guidelines for the Conservation of Historic Places in Canada.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment 1 – Location Map

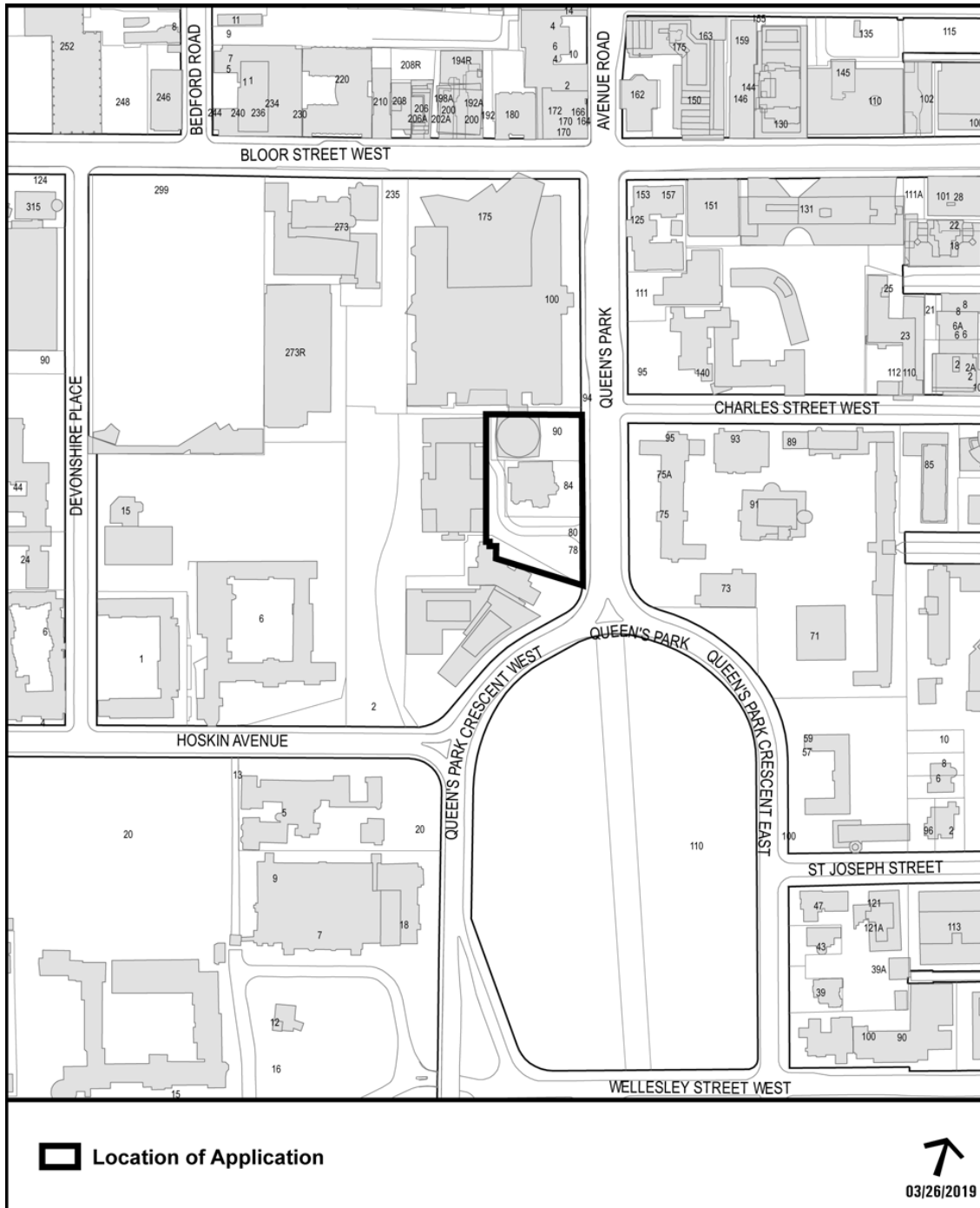
Attachment 2 - Maps and Photographs

Attachment 3 - Research and Evaluation Report

Attachment 4 - Statement of Significance (Reasons for Designation) – 80 Queen's Park

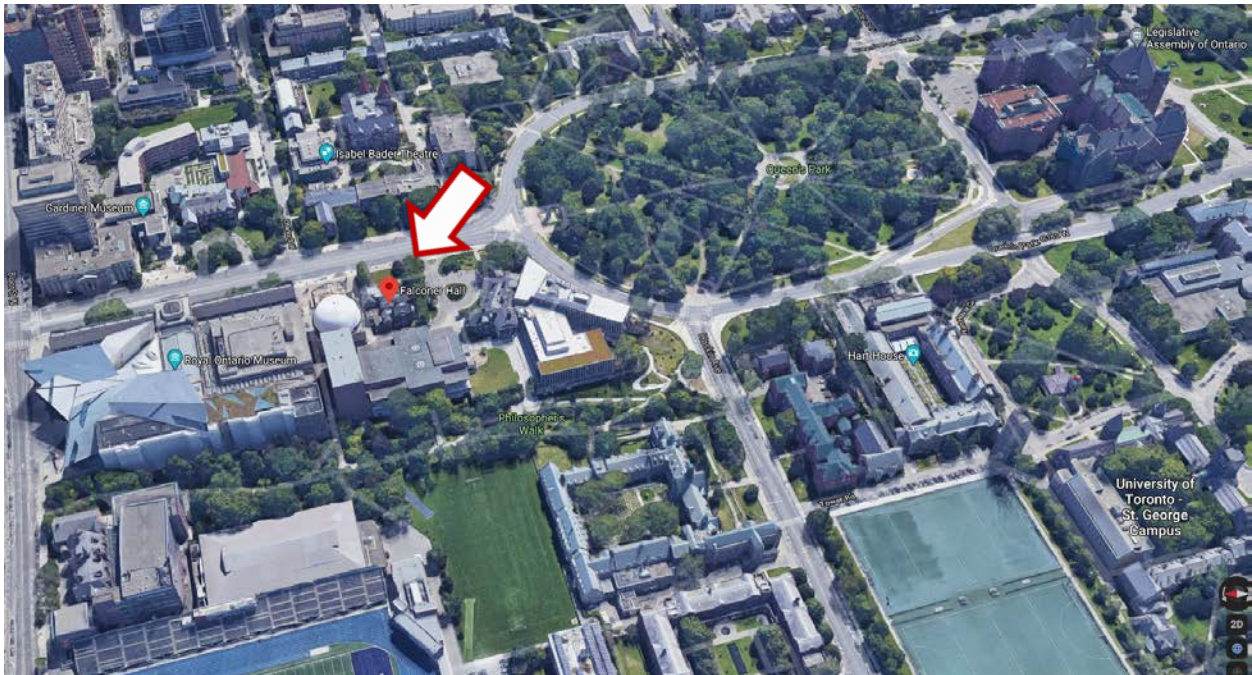
Attachment 5 - Statement of Significance (Reasons for Designation) – 84 Queen's Park

Attachment 6 - Proposal Drawings

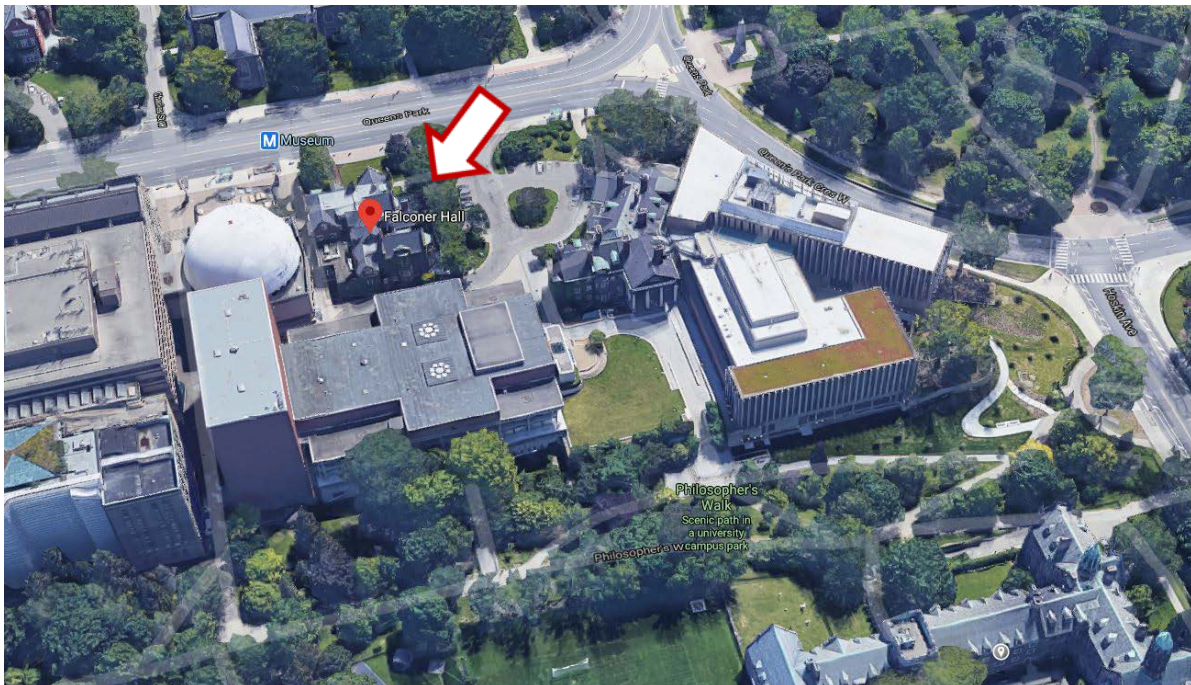


1. Location Map This location map is for information purposes only; the exact boundaries of the property are not shown. The outline marks the location of the application and subject properties.

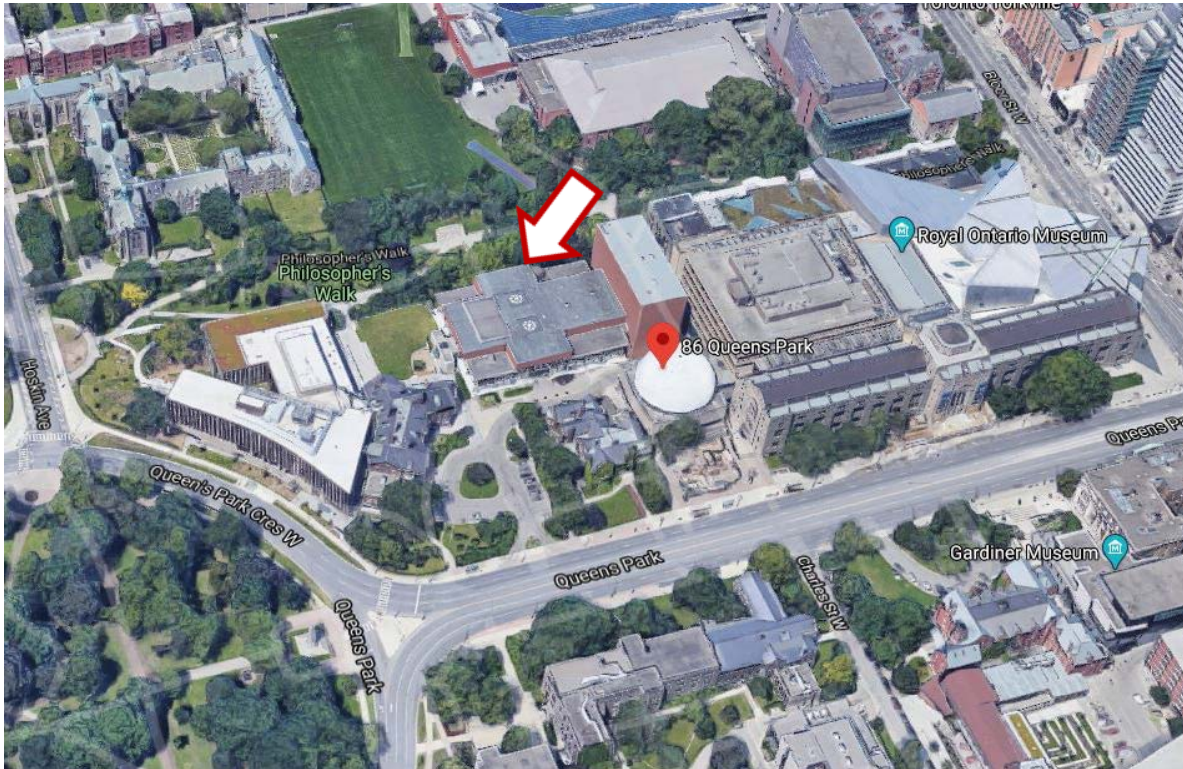
Please note: all maps are oriented with north at the top unless otherwise indicated.



2. Aerial View of the context, looking east, of the properties at 80, 84 and 90 Queen's Park, showing the University of Toronto North West Campus, Queen's Park and the Legislature and Victoria University. (Google, 2019)



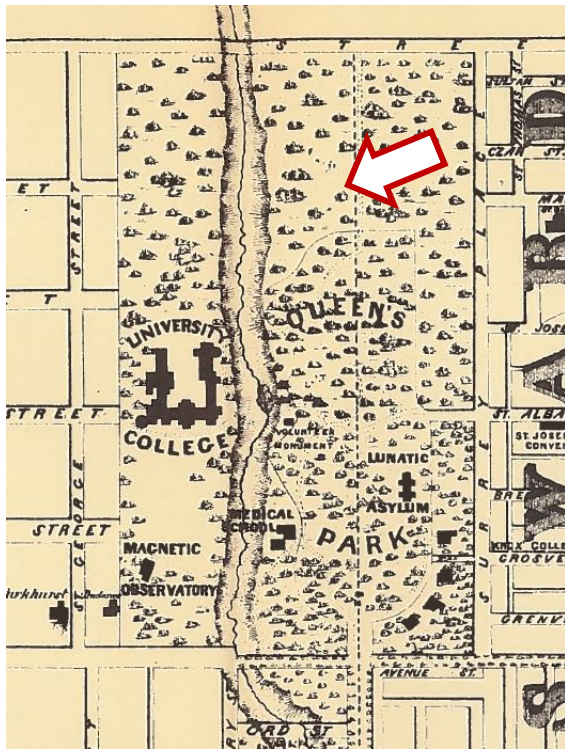
3. Aerial View of the properties looking east and showing Philosopher's Walk and the Taddle Creek Ravine on the south, the Edward Johnson Building with its cruciform former roof-top library, the McLaughlin Planetarium with its white dome, Wymilwood/Falconer Hall (arrow) and Flavelle House with Faculty of Law extensions (Google, 2019)



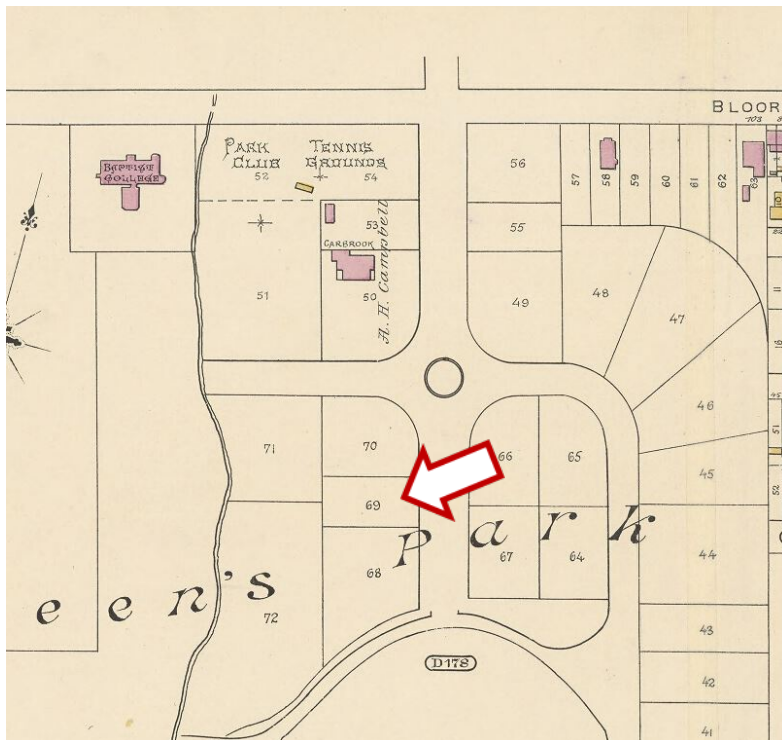
4. Aerial View looking West showing from left to right, Flavelle House and the Faculty of Law extensions, 78 Queen's Park, Edward Johnson Building, 80 Queen's Park (arrow) Wymilwood/Falconer Hall, 84 Queen's Park, the McLaughlin Planetarium, 90 Queen's Park and the Royal Ontario Museum (Google Maps, 2019)



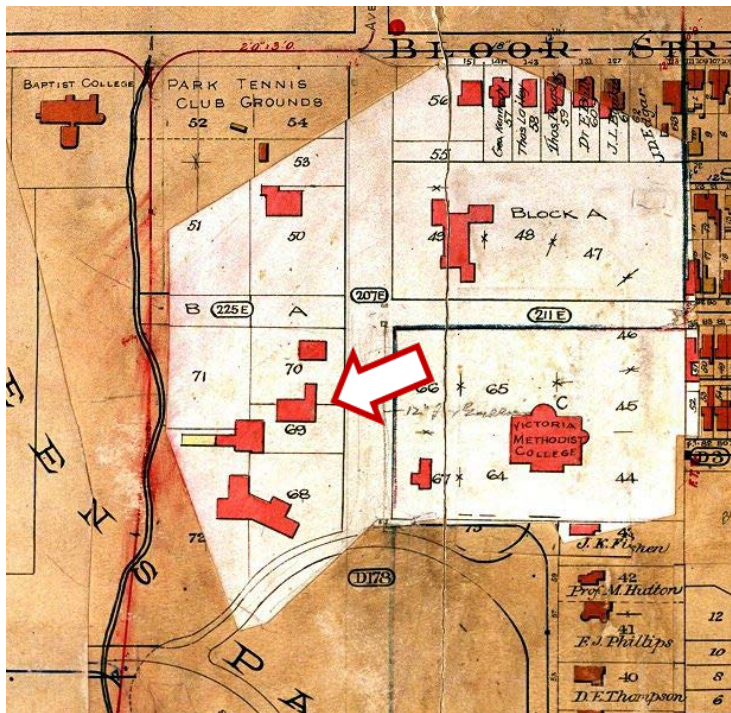
5. View of Flavelle House and the Faculty of Law extensions, 78 Queen's Park, Edward Johnson Building, 80 Queen's Park (arrow), Wymilwood/Falconer Hall, 84 Queen's Park, the McLaughlin Planetarium, 90 Queen's Park and the Royal Ontario Museum (Google Maps, 2009)



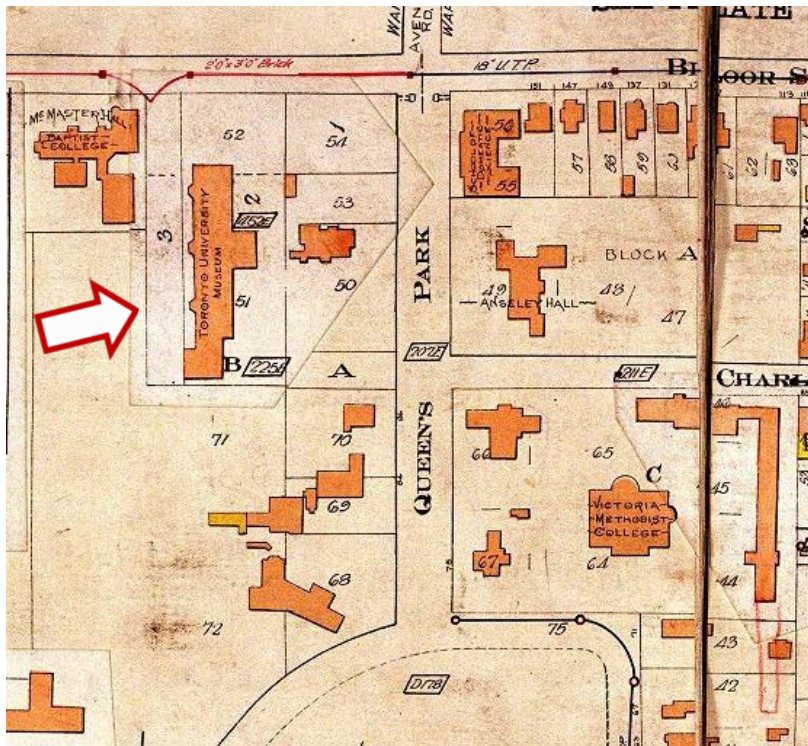
6. 1871 Map of the University of Toronto Lands, showing the extent of Taddle Creek and the dotted lines indicating the future Queen's Park road. The arrow indicates the approximate location of the buildings constructed at 80-90 Queen's Park. (Copp, Clarke & Co., 1871)



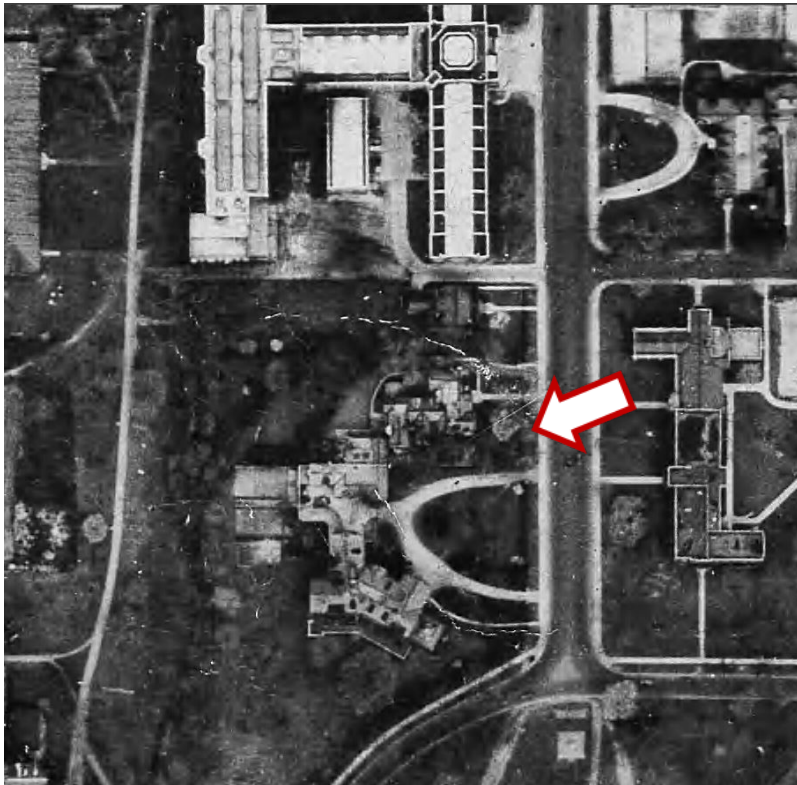
7. 1884 Goads Map showing the lots where 78, 84 and 86 Queen's Park would be developed and, to the north, the Carsbrook estate belonging to A. H. Campbell (City of Toronto Archives [CTA])



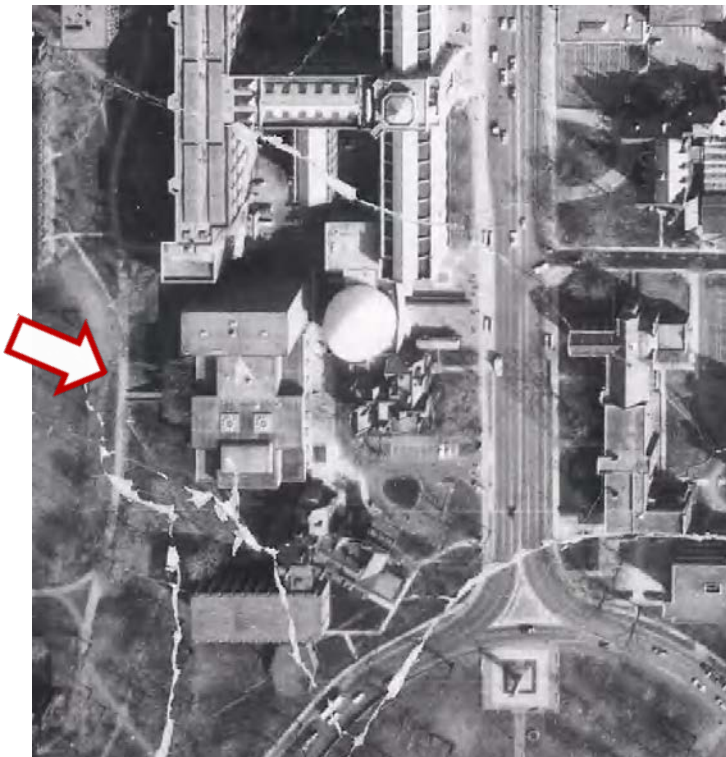
8. 1903 Goad's Atlas showing Holwood, (Flavelle House), lots 68, Wymilwood/Falconer Hall, lots 69-70, 84 Queen's Park and Elias Talbot Malone's House, lot 70, 86 Queen's Park. Note the Baptist College, the future location of the Royal Conservatory of Music and on the east side of Queen's Park Victoria Methodist College, Annesley Hall (Lot 49) and Drynan Hall (Lot 67)(CTA)



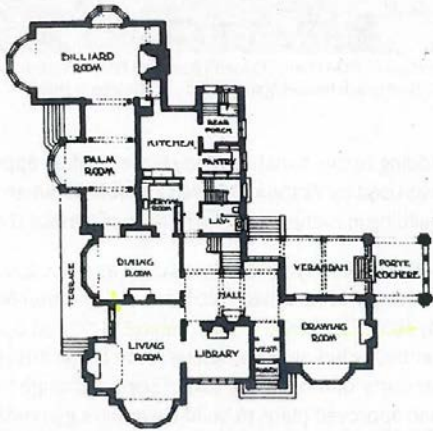
9. 1924 Goad's Atlas showing the advent of the Royal Ontario Museum (ROM), facing Philosopher's Walk (arrow) (CTA)



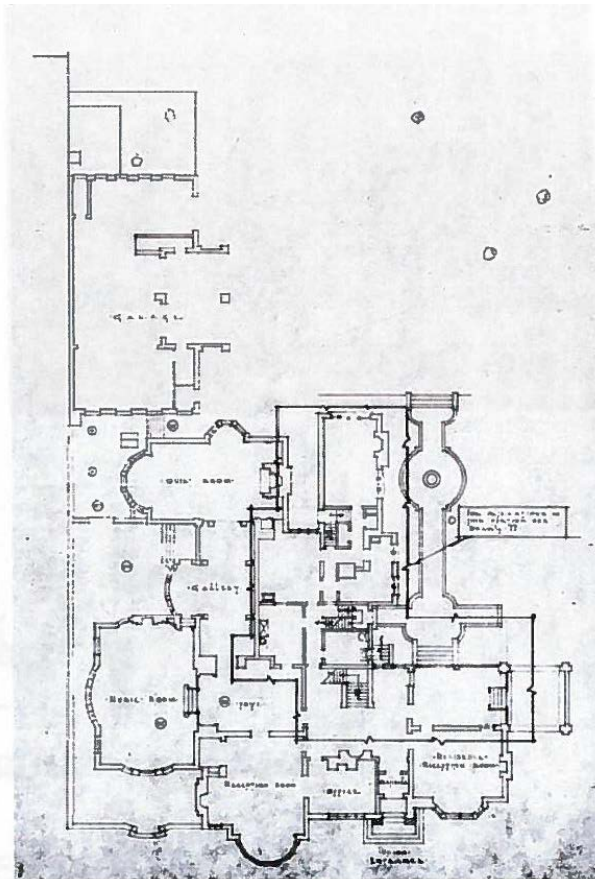
10. Aerial Photograph 1947 showing the site with the addition of the circular drive leading to Flavelle House and the garages and service buildings shared by Flavelle and Wymilwood and the extension of the ROM in 1933 to Queen's Park (CTA, Plate 18g)



11. Aerial Photograph, 1970 showing the addition of the Edward Johnson Building (arrow) and the McLaughlin Planetarium (white dome) and the extensions to Flavelle House (CTA, plate 68)



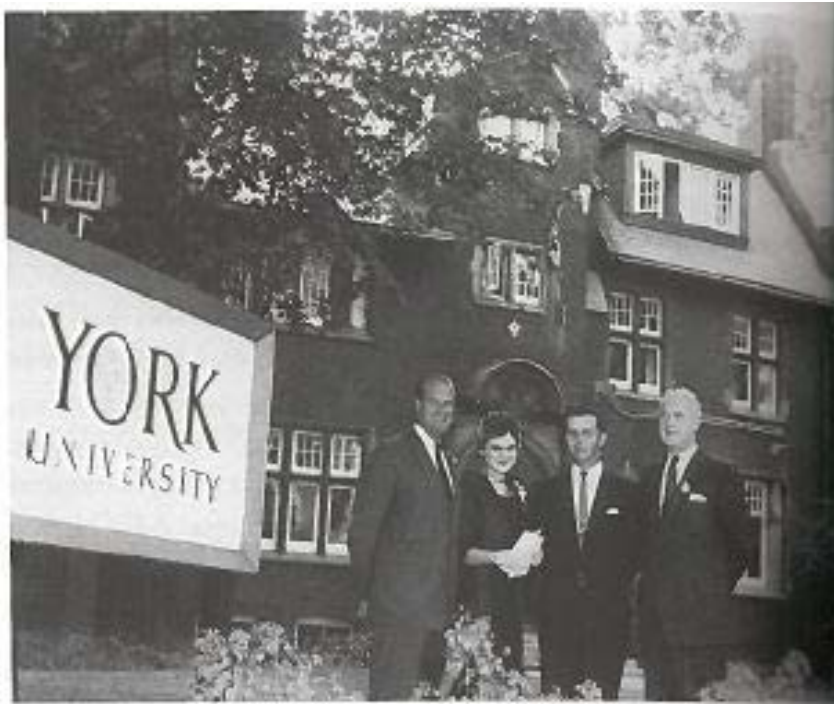
12. Plan of Wymilwood with the 1908 addition of the Billiard Room
 (*Construction*, Vol. III, Nov. 1910, pp 58-63)



13. Plan of Wymilwood (oriented with the west at the top) 1925, by Molesworth, West and Secord, showing the addition of the music room (solarium) at the south-east corner with its surrounding terrace and the extent of some formal landscaping extending to the north west from the entrance loggia with its porte-cochere all of which were demolished with the 1925 extensions to accommodate the new facilities including a dining room/cafeteria for the Victoria University women's centre.
 (University of Toronto Archives – ERA, p. 17.)



14. Wymilwood, as it appeared shortly after completion when it was featured in the Canadian Architect and Builder in 1904 (Canadian Architect and Builder, October, 1904)



15. Wymilwood, now known as Falconer Hall, during the time of its occupation by York University, c 1960-62. Note the addition of the gable dormer, likely undertaken during the rehabilitation of the house in 1925. (Friedland, p. 444)



16. Wymilwood/Falconer Hall, principal east elevation facing Queen's Park (Heritage Planning [HP], 2020)



17. Wymilwood/Falconer Hall, principal east elevation and side north elevation with the Edward Johnson Building behind (HP, 2020)



18. Wymilwood, east facade, stone door case and recessed entrance (HP, 2020)



19. South facade showing the original bay window of the former Palm Room between the solarium extension and the later addition of an exit door. Note the Elizabethan detailing of the engaged columns flanking the window openings (HP, 2020)
20. (right) South facade, chimney design and gable end (HP, 2020)



21. Corner of the south and west facades showing the 1908 with the two projecting bay windows, and the later kitchen wing with its half timbering on the upper level. To the left of the wing is a post-1925 addition which accommodated dining facilities (HP, 2020)



22. West facade showing the post-1925 basement and first floor addition on the left (HP, 2020)



23. Wymilwood, Entry Hall with grand staircase. The bench was removed prior to 1925 (Canadian Architect and Builder, October, 1904)



24. Entry Hall with grand stair (HP, 2020)



25. Entry Hall Fireplace (HP, 2020)



26. Drawing Room with fireplace and Elizabethan-style plaster-work ceiling and cornice (HP, 2020)



27. Living Room with Elizabethan fireplace with an inglenook, and Elizabethan-style ornament on the ceilings and wood panelling and cornice (HP, 2020)



28. Photograph of the Elizabethan style fireplace and inglenook (HP, 2020)



29. Library with Gustav Hahn murals and carved plaster, west wall and cross-vaulted ceiling (HP, 2020)



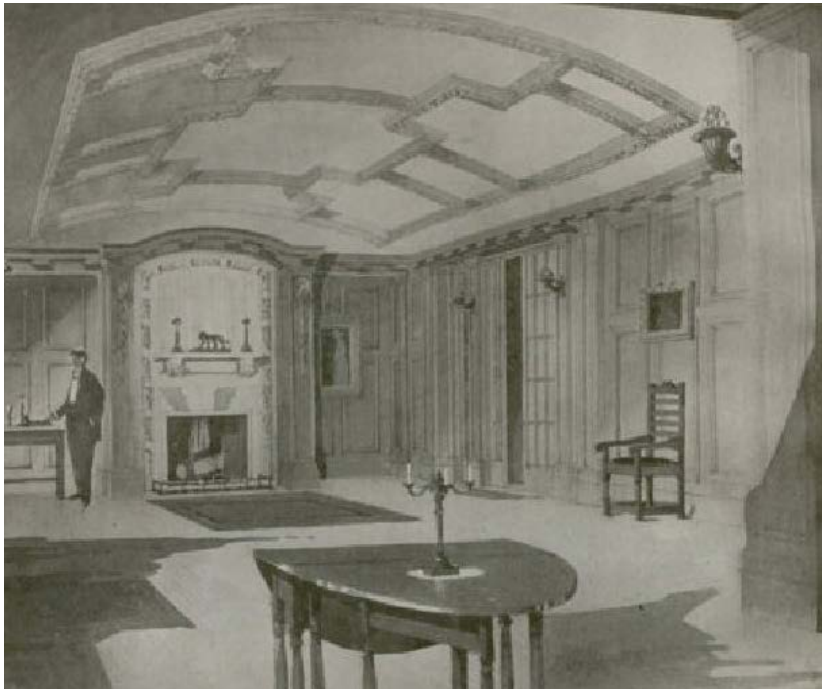
30. Library with Gustav Hahn murals, east wall, and carved plaster vaulted ceiling and panelling (HP, 2020)



31. Library with murals and library cabinetry, north wall, and carved plaster vaulted ceiling (HP, 2020)



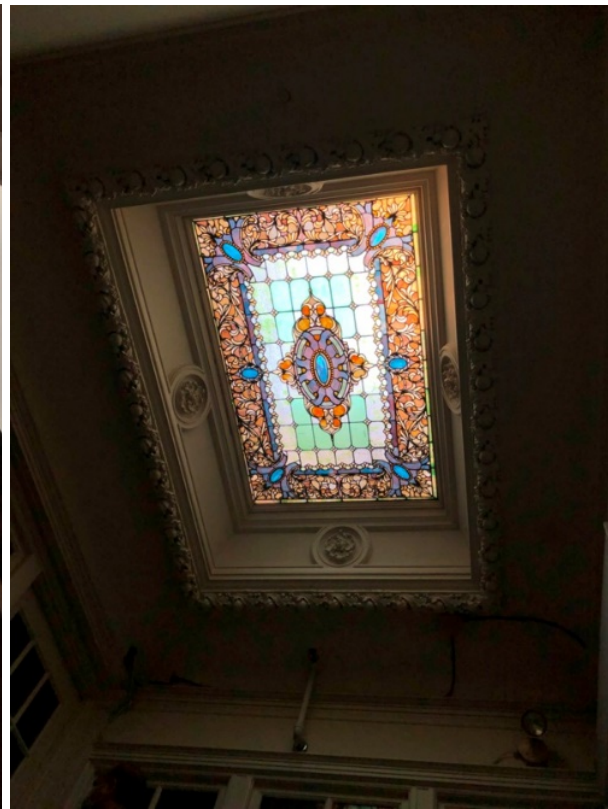
32. Billiard Room (1908 addition) with Circassian walnut panelling and stone fireplace



33. Illustration from the *Canadian Architect and Builder*, 1908 of the Billiard Room with the description: "An attractive addition to the house owned by Mr. R. R. Wood in queen's Park, Toronto is shown in an illustration of this issue. Messrs. Sproatt & Rolph are the architects. The whole room is finished in Circassian walnut panels. The floor is oak The ceiling is in plaster and though finished in oil has been left to give the effect of two shades of plaster, viz the rim and the moulded. The electric fixtures throughout are carved wood and oxidized gold." (CAB, April, 1908, p.9)



34 and 35. Solarium (also referred to as the music room) added in 1914 with marble stairs, wrought iron handrails, and plaster ceiling, cornice and fireplace decoration featuring trellis, and floral motifs (HP, 2020)



36 and 37. Grand Staircase, upper levels with the finely crafted handrails and newel posts and balusters, wood panelling and stained-glass skylight (HP, 2020)



38. Edward Johnson, Faculty of Music Building, viewed from Queen's Park (HP, 2020)



39. View of the Edward Johnson Building (right), south-east corner, as approached from Queen's Park and Flavelle House with its columned entrance portico (left) (HP, 2020)



40. Edward Johnson Building, principal (east) elevation showing the two storey colonnade, the brick attic originally designed for the library and to the right, the fly tower of MacMillan Hall. (HP, 2020)



41. Edward Johnson Building, south elevation showing the 1988 addition of the stairs and entry to the Rupert R. Edwards wing containing a two-storey underground library under the lawn (HP, 2020)



42. Edward Johnson Building (left) with new entrance and Flavelle House (right) facing the open space with the lawn and path to the stairs to Philosophers Walk (HP, 2020)



43. Stairs from the Edward Johnson Building (EJB) and Flavelle House to Philosophers Walk. The upper levels of the EJB are just visible at the left (HP, 2020)



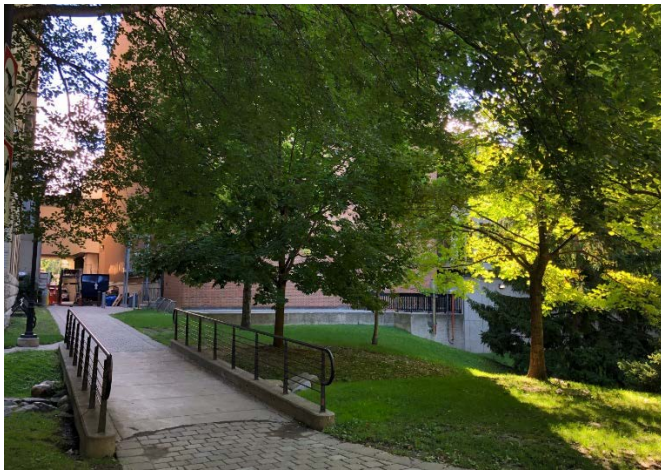
44. Photograph of the skylight above the Music Library as seen from Philosopher's Walk (HP, 2020)



45. EJB West elevation with lower entrance and bridge connecting with Philosopher's Walk (HP, 2020)



46. Pedestrian bridge leading from Philosophers Walk to the lower levels of the EJB (HP, 2020)



47. Bridge from Philosophers Walk to walkway between the north end of the EJB and the ROM leading to the McLaughlin Planetarium and Queen's Park (HP, 2020)



48. North and east elevations with loading dock and fly tower and east elevation of the main section of the EJB at the left (HP, 2020)



49. EJB, principal entry, east elevation (HP, 2020)



50. EJB, Main entry foyer looking west towards stairs connecting to Walter Hall and Philosophers Walk, and at right the upper level balcony from MacMillan Hall and above skylights through the former library (HP, 2020)



51. EJB, main entry foyer with one of two skylights (HP, 2020)



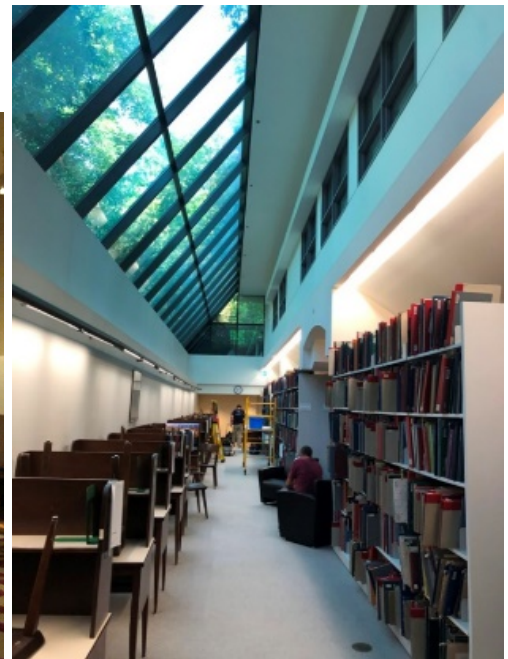
52. EJB, main entry foyer at the balcony level with its palette of brick, brick screens concrete columns, lintels and handrails and glazed variegated brown tiles. To the left the ivory coloured, flattened, curved pediment indicates the corridor leading to the Rupert E. Edwards library (HP, 2020)



53. MacMillan Concert Hall (HP, 2020)



54. Walter Hall (left) (HP, 2020)



55. Skylight (right) in the underground library that is viewed from Philosophers Walk (HP, 2020)



56. McLaughlin Planetarium, principal east elevation facing Queen's Park with Falconer Hall at the left and the ROM to the right (HP, 2020)



57. The McLaughlin Planetarium, principal east elevation, undated photograph <https://www.docomomo.com/2015/12/10/the-mclaughlin-planetarium/>



58. McLaughlin Planetarium, west and north elevations (HP, 2020)



59. McLaughlin Planetarium, detail of the drum and base showing the textured cladding and different aggregates of the concrete, some worn with weathering, the recessed detail at the base of the wall and the remaining original light fittings (HP, 2020)

1. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 80 Queen's Park (the Edward Johnson Building), 84 Queen's Park (Wymilwood, later known as Falconer Hall) and 90 Queen's Park (the McLaughlin Planetarium) and applies the evaluation criteria as set out in Ontario Regulation 9/06, under the headings of historical and associative, design and physical, and contextual to determine whether they merit designation under Part IV, Section 29 of the Ontario Heritage Act.

The application of this criteria is found in Section 5 (Evaluation Checklist). The conclusions of the research and evaluation are found in the "Conclusion" section. The archival and contemporary sources for the research are found Section 6.

2. SUMMARY HISTORY

The University of Toronto and Queen's Park Neighbourhood:

The three properties to be evaluated are located on the west side of Queen's Park, in north-west section of the University of Toronto campus on land which is acknowledged to be the traditional lands of the Huron Wendat, the Seneca, other Anishinaabeg peoples and the Mississaugas of the New Credit First Nations. The land was first surveyed by European settlers following the establishment of the Town of York in 1793 and was part of Park Lot 12.

In 1827, a charter to create the City of Toronto's⁶ first university, King's College, was secured by Bishop Strachan. In 1850 the Parliament of Canada passed a law to secularize the university so that it was no longer associated with the Anglican Church. The new University of Toronto acquired the charter, lands and buildings of King's College. At the time of the creation of King's College, 150 acres was purchased for the university's development. The property comprised the north half of Park Lots 11, 12 and 13 and was bound by Bloor Street to the north, and to the south, by College Street (then known as University Street). A grand boulevard extending south from College Street to Queen Street West (then known as Lot Street) was laid out between Lots 11 and 12. The boulevard was named College Avenue and is today known as University Avenue.

In the late 1850s the university leased a large portion of the property to the City of Toronto for use as a park which was laid out on axis with University Avenue and formed a green space at the heart of the university. It was named Queen's Park, in honour of Queen Victoria and opened by her son, Edward, the Prince of Wales in 1860. The park

⁶ In 1827 Toronto was still known as the Town of York which was incorporated as the City of Toronto in 1834.

was also intended as the proposed site for provincial legislature buildings. To this end, University College was built to the west at the current site of King's College Circle and the University Avenue would terminate instead at the legislature buildings instead of the university. In 1880, a portion of the park was given to the Government of Ontario for the new Legislature building (1886-1892).

University Lands Residential Subdivision and Development 1860-1925

In the 1860s the remaining section of the university's property north of the Park, on either side of the avenue known as Queen's Park and bound by the Taddle Creek Ravine on its western edge, was surveyed and subdivided into large lots for residential development. On the east side of the street, Drynan Hall was built to the south-east. From 1892, following the relocation of the Methodist, Victoria University from Cobourg to Toronto, Drynan Hall would be surrounded by buildings associated with the University. The imposing Romanesque Revival Victoria University building of 1892, would soon be joined by the women's residence Annesley Hall, 1903 and the Birge-Carnegie Library of 1910.

Taddle Creek

The western boundary of the properties on the west side of Queen's Park was the Taddle Creek Ravine. Taddle Creek was an ancient stream which originally ran from the glacial Lake Iroquois to the Don River and Lake Ontario and Ojibway people hunted and fished along the route. In 1859, the damming of the Taddle Creek to create McCaul's pond to the east of University College and south of the current site, interfered with the flow causing the creek to become polluted and was a health hazard. This resulted in the city authorities draining the pond and submerging the creek integrating it with the city sewer system. Nonetheless, in 1905-6, the Flavelle Commission report recommended that the ravine be maintained and developed as a botanical garden and it developed as a pedestrian route. The source of the name Philosopher's Walk is not known except that in the 1920 the Philosophical Society met at Wymilwood and their proximity may have encouraged the name. In 1917, Bryan Fleming's Preliminary Plan for the Landscape Improvement and Expansion of the University of Toronto" declared it one of the most important and interesting landscape features of the University's grounds."⁷

In 1962, coincident with the completion of the Edward Johnson Building, the landscape firm of Michael Hough and Associates was engaged to undertake a masterplan for the ravine. Hough moved the Queen Alexander Gates which had stood at the intersection of Bloor Street West and Avenue Road to the entrance to Philosopher's Walk. In 2004, ENVision - The Hough Group Ltd., returned and the Avie Bennet Gates were added in 2006 at the Hoskin Avenue entrance.

Queen's Park – West Side

The first of the grand estates on the west side of Queen's Park was Carsbrook, designed by the firm of Stewart & Strickland and constructed in 1876 by Archibald H. Campbell on a site currently occupied by the Royal Ontario Museum (ROM). Shortly after 1900, three more prominent residences were constructed together, to the south of Carsbrook, on land leased from the university. The northernmost, at 86 Queen's Park

⁷ Richards, p. 109.

belonged to Elias Talbot Malone (1854-1934) a Queen's Council, director of numerous companies including the Globe and Mail, a trustee of Hospital for Sick Children and a Mason. Malone lived with his family in the house until 1921 when it was taken over as the residence of the fourth President of the University of Toronto, Sir Robert Falconer. After Falconer's occupation the house served as a University College Women's residence and later the centre for various university departments including the Department of Art and Archaeology and the Department of Asiatic Studies. It was demolished and replaced with the McLaughlin Planetarium in 1966.

To the south of Malone's residence, property was leased from the UofT by Edward R. Wood (1866-1941) and Sir Joseph Flavelle (1858-1939). Flavelle and Wood were both born in Peterborough, were Methodists and started their careers working for Senator George A. Cox. The pair moved to Toronto in the 1880s where Flavelle became the managing director of William Davies' meat packing business as well as the vice-president of the new Imperial Life Assurance Company, a founding president of the National Trust Company and was on the board of numerous other companies. In 1898, Flavelle became a Regent of Victoria University. Flavelle leased land from the university in 1901 including Lots 68, 69 and 72 and commissioned Darling & Pearson architects to design the grand Beaux-Arts masterpiece, Holwood, with its imposing double-storey portico of Corinthian columns.

Wymilwood/Falconer Hall

Edward Rogers Wood (1866-1941) leased the parcel of land between Flavelle's and Malone's houses, including Lots 69, 70 and 71, from the university and commissioned the architects Sproatt & Rolph to design a family residence, which was constructed in 1902-3. The home was named Wymilwood after his children William and Mildred. Wood was an important financier, the Managing Director of the Central Canada Loan and Savings Co. and a founder and Head of Dominion Securities in 1901 which within two years became the largest bond dealership in Canada. Wood was also the Vice-President of the National Trust, Brazilian Traction, Light and Power, Canada Life Assurance and the Canadian Bank of Commerce and served on numerous boards. Wood was a Methodist and a generous benefactor. Like his neighbour Sir Joseph Flavelle, Wood was appointed a Regent of the Board of Governors of Victoria University in 1903. The following year, his wife, Agnes Euphemia Wood (1868-1950) was appointed to the Victoria University Women's Educational Association. In 1905 the Woods donated \$30,000 to make possible the use of the Drynan house, at the south-east corner of Queen's Park as a women's residence, enabling Victoria University to accept many more women students. The Woods were particularly supportive of women's education at Victoria University as they donated to the Women's Literary Society, the Women's Athletic Club and the Women's Glee Club and the YWCA and later Wymilwood.

In 1908, the Woods expanded their home with a two-storey addition including a sumptuously appointed billiard room. A further addition was done by Carrere & Hastings & Eustace G. Bird Architects in 1914 which added a one-storey solarium (also identified as a music room) to the south-east corner. A further extension, seen on the west elevation was undertaken between 1914 and 1920.⁸ This is represented by the

⁸ This portion of the building is not included in the plan

half-timbered, two-storey bay which is lower than the original house. The passageway between it and the main house was filled in and an exterior door added post-1925. The Woods commissioned the landscape firm of Dunnington-Grubb to undertake extensive formal designs of the garden but it is understood that due to the war these were left largely unexecuted.

In 1925, after relocating to their new home at Glendon Hall in north Toronto, Agnes Wood donated Wymilwood to Victoria University to be a new social, athletic and residential centre for women faculty and students. With a donation of \$50,000 from Lady Flavelle, the house was adaptively re-used, renovated and extended with a cafeteria for women's occupation with the services of Molesworth, West & Secord who had also designed Glendon Hall. These extensions were represented by a double storey extension over the original porte-cochere and loggia and by a single-storey wing at the north-west corner.

Falconer Hall

In 1949, Victoria University and the University of Toronto undertook an exchange wherein the UofT acquired Wymilwood and in exchange gave Victoria certain rights regarding lands on the east side of Queen's Park. In 1952, the UofT renamed Wymilwood Falconer Hall after Sir Robert Falconer who had been the 4th president of the UofT from 1907-1932 and had lived next door at 86 Queen's Park from 1921 to 1933. Victoria University engaged Fleury and Arthur to build a student's union in 1953, naming it Wymilwood.

Falconer Hall was intended to be redeveloped as a women's athletic centre and in 1955 Fleury and Arthur drafted plans for the new centre which would adaptively re-use and integrate Falconer Hall in the scheme and the coach house and other outbuildings were demolished. However an objection from the Premier Leslie Frost to the athletic centre and its impact on Queen's Park saw the athletic complex relocated to Huron and Harbord streets and opened as the Clara Benson Women's Athletic Building in 1959.

In 1960, Falconer Hall became the home of the incipient York University. York would also occupy Glendon Hall as the UofT's Faculty of Law took over Holwood, re-naming it Flavelle House after Sir Joseph Flavelle who had left the house to the university on his death in 1939. Flavelle had also intended that his house be used for women's education but in fact after serving as a women's Naval residence during the war, it became a men's residence and then the Faculty of Law building.

Architects and Artists of Wymilwood/Falconer Hall: Sproatt & Rolph Carrere & Hastings & Eustace G. Bird Architects Gustav Hahn

Henry Sproatt (1866-1934) and Ernest Ross Rolph (1871-1958) were the partners of one of Toronto's leading firms from 1900-1934 with a reputation for its range of commissions for residential, institutional, commercial and industrial buildings. The practice extended its influence across Ontario and as far away as Manitoba and Nova Scotia. Important projects included the Birge Carnegie Library, Victoria College (1908-10), Hart House (1911-19), Upper Canada College (1923-4), Canada Life Building (1930-31), Royal York Hotel (1927-29 with Ross and Macdonald), and Eaton's College

Park (1929-30 with Ross and MacDonald) and the Ontario Hydro Electric Power Commission Building (1934-5) now the Princess Margaret Hospital.

The architectural firm of Carrere & Hastings & Eustace G. Bird Architects was created following the commissioning of the New York firm of Carrere & Hastings to undertake the Royal Bank building in 1906. Eustace Bird, a Canadian who had worked in Toronto, was working in their office and agreed to be the local architect supervising the job and the partnership lasted from 1906-1916. Carrere & Hastings were one of New York's leading architectural firms, championing the Beaux Arts architectural style best exhibited in their design of the New York Public Library.

Wymilwood is also valued for its association with the artist Gustav Hahn (1866-1962) who undertook the murals and carved plaster ceiling work the library.⁹ Wood had already been a patron of Hahn when he earlier donated funds for the murals at St. Paul's on Avenue Road. Hahn was a German-born Canadian artist, well-known for his painting, murals and interior design, who contributed to the introduction of the Art Nouveau style in Canada and was influential through his teaching at the Ontario College of Art. He was commissioned to undertake murals at the Old Toronto City Hall, the Ontario Legislature Building and the Parliament Buildings in Ottawa in 1906.

Edward Johnson Building - Faculty of Music

In 1959, with a Canada Council Grant of \$3 million matched by funds from the province of Ontario, plans to build the first Canadian dedicated Faculty of Music Building on the land formerly occupied by gardens and service buildings behind Flavelle House and Falconer Hall were underway.

The University of Toronto established its music program in 1843 to grant B MUS and D MUS degrees. In 1890 they established syllabi and administered examinations but did not provide formal education. Candidates for the degrees trained at conservatories including the Toronto Conservatory of Music (later the Royal Conservatory of Music) and the Toronto College of Music. In 1918 the Faculty of Music was created and was affiliated with the Conservatory. They were located at the south-west corner of University Avenue and College Street. In the late 1950s, the province required this location to expand its Hydro-electric Headquarters. The Royal Conservatory of Music was relocated to the former Baptist College, known as McMaster Hall and now including the Telus Centre, on Bloor Street West, and was connected via Philosopher's Walk to the new faculty of music building on Queen's Park. McMaster Hall had previously been occupied by university departments which had moved to the new Sidney Smith Hall completed in 1961 on St. George St. Meanwhile, Flavelle House was extended in 1961 with a design by Hart Massey and William J. McBain to accommodate the Faculty of Law library and lecture rooms.

Gordon S. Adamson was commissioned to undertake the design of the Faculty of Music building which, along with teaching facilities and a library, included an opera hall and a smaller concert hall. Drawings were submitted in September 1960 and the building was occupied by 1962, although not officially opened until 1964.

⁹ Martyn, p. 201 attributes the mural to Gustav Hahn. The attribution of the plasterwork is based on Hahn's similar plasterwork done with murals at the adjacent Flavelle House.

Edward Johnson

The new building was named for Edward Johnson (1878-1959), a Canadian-born opera tenor who trained in Italy and from 1912-1917 was the lead tenor at the world-renowned La Scala in Milan, also performing in London, Madrid and Buenos Aires before returning to North America in 1919. In 1922 he joined the Metropolitan Opera and performed as a tenor with the company until 1935 when he became the Manager of the Metropolitan Opera until 1950. He also served on the University of Toronto's Board of Governors and as the Chairman of the Board of the Royal Conservatory of Music.

Sir Ernest MacMillan

The large auditorium designed to accommodate opera was named for Sir Ernest MacMillan (1893-1973) "one of the major figures in Canada's musical history, Macmillan influenced virtually all facets of the country's musical life both by his precocity and by his tireless activities on behalf of education."¹⁰ A child prodigy, MacMillan began performing on the organ at the age of 10, received a Bachelor of Music from Oxford before turning 18, a BA in History from the UofT in 1915 and a Doctorate also from Oxford in 1918, although he had spent the previous three years as a prisoner of war in Germany. Macmillan was a celebrated composer, a conductor of the Toronto Symphony Orchestra and the Mendelsohn Choir. He became principal of the Toronto Conservatory of Music (1926-1942) and was appointed Dean of the UofT's Faculty of Music from 1927-1952. He was knighted by King George V in 1935 and made a Companion of the Order of Canada in 1970 and received numerous honorary doctorates from Canadian and American universities.

Arnold Walter

The smaller concert venue, Walter Hall, was named for Arnold Walter (1902-1973), the Director of the Faculty of Music from 1952-1968. Born in Moravia and immigrating to Canada in 1937, Walter is credited with being a "visionary and influential leader of music education"¹¹ who brought the Faculty of Music international renown and established one of the most comprehensive music libraries in North America. He became a Companion of the Order of Canada in 1971.

Extension to the Faculty of Music and Rupert E. Edwards

In 1988 the province approved plans to extend the Faculty of Music building and the adjacent Faculty of Law facilities with a two-storey underground extension beneath the lawn to the south of the music building and north-west of the law buildings. Designed by the architects Moffat, Kinoshita and Associates, the music building extension was named for Rupert E. Edwards (1894-1967). Edwards, was the founder and president of Canada Varnish Ltd., a Leaside business, who also purchased the property known as Edwards Gardens in 1944 and after substantially contributing to its landscaping, he sold the property in 1955, at a price significantly lower than its market value, to the City of Toronto for its use as a public park.

¹⁰ Beckwith, p.1.

¹¹ Macmillan et al., p.1

Architects: Gordon S. Adamson & Associates

The Edward Johnson Building was designed by the influential Canadian architectural practise known as Gordon Adamson and Associates (now Adamson Associates) which was founded in 1946 by Gordon Sinclair Adamson (1904-1986) and is credited with advancing Canadian modernism after World War II. The practise undertook a wide range of building types including the Savoy Plaza mid-rise apartment block (1951, Massey Medal recipient), the Redpath Sugar Refinery (1957, listed on the City's Heritage Inventory) and the E. J. Pratt Library at Victoria College, University of Toronto, (1960, OAA winner of 25-year Award in 1996) as well as numerous commercial buildings in Toronto and institutional buildings across the province. Following Adamson's retirement in 1971 the practice continued to expand and grow with large projects in Toronto including Toronto Pearson International Airport redevelopment, Medical and Related Sciences (MaRS) Centre as well as commissions in partnership with internationally renowned practices in New York, London, Kuala Lumpur for which the firm has received multiple awards including one for the record-breaking Petronas Towers, the 2004 recipient of the Aga Khan Award for Architecture). The Edward Johnson Building is representative of a mature phase in the development of the firm's body of work as it combines the influences of post-war modernism evident in the work of Le Corbusier and Alvar Aalto in a fitting design for a high-profile university faculty building with two public performance spaces, that responds sensitively to historic and landscape contexts.

Moffat & Kinoshita Architects

Also known as Moffat, Moffat & Kinoshita, this firm of architects was founded in the mid-1960s and received numerous institutional commissions for the Royal Ontario Museum, the University of Western Ontario, Guelph University and Union Station. The firm had had several commissions at the University of Toronto along with the extension to the Edward Johnson Building and Flavelle House including the Toronto School of Theology and as the architects of record for the Leslie L Dan Pharmacy Building, designed with Foster + Partners. The firm has won over 55 awards including the Governor General's Award in 1986 and Gene Kinoshita (b. 1935) received the Order of Da Vinci from the OAA in 1986.

The McLaughlin Planetarium, 90 Queen's Park

Planetariums date back to the ancient Greeks, but the concept for the McLaughlin Planetarium originates in the early 20th century with the German invention of the Zeiss projector system which could accurately project onto the interior of a domed surface the location of the stars. The first planetarium of this type opened in 1923 at the Deutsches Museum in Munich and was succeeded rapidly by others in Europe and the United States. Following World War II, with the advent of the Cold War, the 1950s 'space race' competition between the United States and the Soviet Union to launch satellites, rockets and to land a man on the moon, which was achieved with American Apollo 11 in 1969, intensified the interest in 'outer space' and planetariums. Six would be built in Canada in the 1960s.

In 1962 the Royal Ontario Museum (ROM), the University of Toronto (UofT) and the Royal Astronomical Society of Canada (RASC) agreed that a planetarium was desirable but funds were lacking. In 1964, Robert S. McLaughlin stepped forward and offered to donate a million dollars which he increased to \$2 million, with an additional sum for an

endowment fund. The site at 90 Queen's Park between the museum and UofT buildings was selected. The construction contracts were let in 1966 and the ROM's McLaughlin Planetarium opened in 1968. The RASC held its meetings at the McLaughlin Planetarium to observe and conduct telescope making.

Although attendance at the planetarium increased through the 1980s, budget cuts by the provincial government resulted in its closure in 1995. The planetarium equipment was dismantled and removed. The building was re-opened in 1998, for four years, as the Children's Own Museum. In 2004, the ROM proposed demolishing the planetarium and building a condominium tower on the property. In 2009, the ROM sold the property to the UofT. The building has since been used by the ROM for office and storage. In 2015 Docomomo International recognized its cultural heritage value by adding it to its list of Modern Movement buildings.

Robert S. McLaughlin

The McLaughlin Planetarium is named for Robert S. McLaughlin who donated two million dollars to construct the planetarium, and provide endowment funds, at the Royal Ontario Museum. McLaughlin (1871-1972) was a successful entrepreneur having amalgamated the McLaughlin Motor Car Co. with the American General Motors establishing General Motors of Canada in 1918, served as its President, and as the Vice-President of the American parent company. In recognition of his achievements and extensive philanthropy, McLaughlin was named a Companion of the Order of Canada in 1967, received honorary degrees from several universities and a distinguished service award in 1971 from the Automotive Hall of Fame, becoming an inductee, following his death, in 1973. The donation of the funds followed a decades' old dream to build a planetarium after his visit to his friend Charlie Hayden's New York Hayden Planetarium in the 1940s.

Architects: Allward & Gouinlock

Hugh Lachlan Allward (1899-1971) and George Roper Gouinlock (1896-1979) formed a partnership in 1935 which would be well-regarded for a series of commissions including buildings for universities and colleges, the Toronto Transit Commission, offices, factories, printing plants and the Orillia Opera House. They gained international renown with their 1948 Mechanical and Engineering Building at the University of Toronto which has been praised as "one of Toronto's most significant mid-twentieth century modern buildings."¹² Other notable projects have included the Sunnyside Hospital (1948), Massey Harris showroom and offices (1948), Veterans Memorial Buildings in Ottawa (1956 and 1962) as well as the International Hockey Hall of Fame (1962) and the Sport Hall of Fame (1966), both at the Canadian National Exhibition, and the Royal Ontario Museum's McLaughlin Planetarium.

3. ARCHITECTURAL DESCRIPTION

Wymilwood/Falconer Hall, 84 Queen's Park

Wymilwood, or Falconer Hall as it was later known, is an excellent example of a grand estate house which reveals Arts and Crafts principles in its plan and massing and is

¹² Richards, p. 76.

cloaked in Elizabethan detail and the influence of the Edwardian period. The two-and-a-half storey house reveals the Arts and Crafts sensibility as it is composed with complex asymmetrical massing consisting of multiple projecting bays and bay windows, steeply projecting gable roofs and tall clusters of chimneys terminated by bands of decorative brick.

Clad in a deep red brick with limestone detail, the Elizabethan details are present on the exterior in the half timbering of the gables on the south, west and north facades, in the stone details including the irregular quoins surrounding the windows, the profiles of the columns on the window bays on the south elevation, and in the styling of the rain spouts and in decorative details on the north bay window on the east elevation. The Edwardian taste for the Baroque is present in the pedimented door case with its pair of stone, Tuscan Doric columns surrounding a recessed barrel-vaulted entry loggia. The windows provide the informal variety associated with the Arts and Crafts in their diverse number of sashes and sizes. On the principal east façade, the inclusion of small multiple-paned sashes in each window unifies the elevation and is also characteristic of the Arts and Crafts movement.

The interior of the house is similarly eclectic in its design and detail. The Arts and Crafts is present in the large entry hallway with its fireplace and the winding stair, but the detailing throughout the interiors is classical reflecting the Edwardian period in which the house was built. Two fine examples of this are the Billiard Room which was added in 1908 and features Circassian walnut panelling and an elaborately carved stone fireplace and the solarium (also known as the music room) of 1914. The Elizabethan style is evident in the living room fireplace with the strap work and floral carving on the large hood above the recessed fireplace and in the octagonal panelling of the ceiling. The Art Nouveau, which was a popular style during the construction of the house, is contained within the small library and is evident in the murals with stylized linear figures and decoration attributed to Gustav Hahn. The floral carvings on the panelling and the cross-barrel vaulted ceiling which features carved plaster with fine floral and vine motifs are similar characteristics of the Art Nouveau and are also attributed to Hahn as he is known to have undertaken murals as well as carved plasterwork at the neighbouring Flavelle House.

Edward Johnson Building, 80 Queen's Park

The Edward Johnson Faculty of Music Building is a fine representative of the Late Modernism style which is expressed in its integration and reinterpretation of traditional and modern elements and its response to context and landscape. The building is designed to sit on a raised podium and features a double-storey colonnade, which is set before a curtain wall facade, surrounds the building on its principal three facades, and is evocative of a historic classical archetype used to distinguish important public buildings. Above the colonnade, the traditional pediment is replaced by a brick clad cruciform volume, originally containing the library, cantilevering over the colonnade with windows in its base. The modernist form-follows-function motto is present in the frank expression of the opera hall's fly tower on the northern end of the building and the combination of concrete with a textured surface and brick is characteristic of the humanism that infused Post-World War II Modernism.

The colonnade responds to the context of the adjacent historic Flavelle House with its portico of double-storey columns. The darker red brick with the light-coloured concrete corresponds to the brick and stone cladding of both Flavelle House and Wymilwood (Falconer Hall).

Located on the edge of the Taddle Creek ravine, the building design responds to the context as it extends its base two-storeys down providing a secondary entrance accessed by a bridge traversing the former river bed connects with Philosopher's Walk and provides a pedestrian route to Royal Conservatory of Music on Bloor Street West. The 1988 addition, concealed beneath the lawn between the Edward Johnson Building and the Faculty of Law and Flavelle House continued this approach in its respect for existing context and in its relationship with the ravine and Philosophers' Walk as a flanked of sloping glazing permits views to the ravine and light to the lower levels of the music library.

The interior of the Edward Johnson Building features a double volume, brick-clad and concrete detailed lobby, lit by two monumental skylights as well as in the chamber music venue, Walter Hall which is considered to be one of "Toronto's finest small auditoriums."¹³

The McLaughlin Planetarium, 90 Queen's Park

The McLaughlin Planetarium is a fine example of the Late Modern style combining Classical architectural typology with a minimalist modern aesthetic and materials. Together they convey a distinctive monumental character appropriate for a building designed to showcase the constellations and other celestial events.

The domed form of the main McLaughlin Planetarium building is functionally determined by the 20th century concept of a planetarium which relied on an internal domed surface on which to project accurate images of the stars and planets with a Zeiss Universal Projector. The planetarium's form recalls the classical typology of the circular, domed temple set on a raised square podium, such as the Pantheon in Rome (CE125). The planetarium's design includes a raised square base, with stairs leading to a cylindrical first floor volume with four corner piers supporting an overhanging cubic second floor exhibition space¹⁴ above which rises the third-floor domed theatre. Elements of the 1960s and a late Modernism are present in the inclusion of a classical typology as well as in the more sculptural treatment of the building's elements and the importance of texture in its surfaces. The sculptural quality is present in the unusual canted sides of the cubic volumes and the four corner piers, and the various textures of the cladding. Each geometric form had a different cladding. The well-crafted, bush-hammered concrete, popular in the 1960s was applied to the cube, a darker brown concrete with an exposed aggregate of slender pebbles was used to give an earthy quality to the cylindrical volume and smooth white synthetic rubber was used as waterproofing of the dome providing further contrast in colour and texture.

The construction of the interior of the dome represented a high level of skilled craftsmanship and technology. The surface of the dome onto which the moving planets

¹³ Richards, p. 129.

¹⁴ According to Thomas Clark, Head of the Planetarium the gallery was reported to be the finest astronomical display in North America" (ERA, p. 27)

and stars were projected was composed of precisely-shaped sheets of aluminium overlapped to create a continuous projection surface and manufactured by the Ohio-based Astro-Tech Manufacturing Inc. It was perforated with tiny holes at 1/4" intervals to reduce echoes created by the domed surface and to provide ventilation for the theatre. The perforations are so tiny that they are undetectable from the floor and have no impact on the projected image. The inner dome of an approximate diameter of 75.5' was independent from the exterior dome of 91' diameter and between the two there was sufficient space for a ventilation system as well as movable ladders allowing access to loudspeakers contained within the dome and the projectors and lighting contained at the dome's base.

A secondary building, the North Wing, was constructed behind the ROM and linked to the planetarium by a second storey bridge. The North Wing housed workshops for the repair and construction of projectors and other apparatus as well as additional exhibition space.

4. CONTEXT

Wymilwood/Falconer Hall, the Edward Johnson Building and the McLaughlin Planetarium are located on the west side of Queen's Park, in the north section of the University of Toronto campus. The site is defined on its eastern edge by Queen's Park, a distinct section of the city's grand urban thoroughfare, University Avenue with its view terminus of the Legislature Building and circular route around the landscaped Queen's Park leading north to Avenue Road. In contrast to the urban formality and hierarchy of University Avenue - Queen's Park which is lined with significant institutional and university buildings, the western edge of the subject site is defined by the naturalistic landscape setting of the Taddle Creek Ravine which is approximately two-and-a-half stories lower and contains the historic pedestrian route, known as Philosopher's Walk, which links Bloor Street West with Hoskin Avenue, as well as the Royal Conservatory of Music with the Edward Johnson Building.

This section of Queen's Park contains the two remaining grand estate houses of the original four constructed between 1876 and 1903, Flavelle House and Wymilwood/Falconer Hall which have been extended and adaptively re-used by Victoria University and the UofT since 1925. The most recent extension was the 2008 addition to Flavelle House by Hariri Pontarini architects which while being outspokenly modern in its striking form and style responds to context in plan, massing and height, materials and landscaping. Surrounded by lawns, shrubs and trees, much of the original residential landscaped setting is maintained at 78-84 Queen's Park. The Edward Johnson Building of 1960-61 and the McLaughlin Planetarium of 1966-68 add to the institutional/university character in their heights which are 3-6 stories and in their design which with their colonnade or dome marks them as public buildings of significant stature.

To the north of these three properties is the Royal Ontario Museum at 100 Queen's Park Avenue, originally designed in 1913 facing Philosopher's Walk and subsequently expanded over the next 95 years with additions facing Queen's Park and Bloor Street West which add to the august institutional character while maintaining the low rise form

which is characterized by primarily masonry cladding. On the east side of Queen's Park are buildings associated with Victoria University dating from as early as 1892, as well as the Lillian Massey Department of Household Science building and the Gardiner Museum, which in their low-rise massing, landscaped setting, materials form and details contribute to the character of Queen's Park as a section consisting of well-designed and detailed public institutional buildings representing a variety of periods from the last 130 years with a low-rise scale and significantly landscaped setting.

5. EVALUATION CHECKLIST: Applying the Ontario Regulation 9/06 Criteria

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.

80 Queen's Park – The Edward Johnson Building

Design and Physical Value

i. rare, unique, representative or early example of a style, type, expression material or construction method

The Edward Johnson Faculty of Music Building has design and physical value as a very fine representative of the Late Modernism style which is expressed in its integration and reinterpretation of traditional and modern elements and its response to context and landscape. The building is designed to sit on a raised podium and features a double-storey colonnade, which is set before a curtain wall facade, surrounds the building on its principal three facades, and is evocative of a historic classical archetype used to distinguish important public buildings. Above the colonnade, the traditional pediment is replaced by a brick clad cruciform volume, originally containing the library, cantilevering over the colonnade with windows in its base. The modernist form-follows-function motto is present in the frank expression of the opera hall's fly tower on the northern end of the building and the combination of concrete with a textured surface and brick is characteristic of the humanism that infused Post-World War II Modernism.

The interior of the Edward Johnson Building is representative of Late Modernism which is evident in its double volume, brick-clad and concrete detailed lobby, lit by two monumental skylights.

ii. displays a high degree of craftsmanship or artistic merit

The Edward Johnson Building displays a high degree of artistic merit in its response to the historic context of the adjacent Flavelle House and Wymilwood (Falconer Hall) as well as in its response to the Philosopher's Walk ravine setting. The colonnade responds to the context of the adjacent historic Flavelle House with its portico of double-storey columns. The darker red brick with the light-coloured concrete corresponds to

the brick and stone cladding of both Flavelle House and Wymilwood. Located on the edge of the Taddle Creek ravine, the building design responds to the context as it extends its base two-storeys down providing a secondary entrance accessed by a bridge traversing the former river bed connects with Philosopher's Walk and provides a pedestrian route to Royal Conservatory of Music on Bloor Street West. The 1988 addition, concealed beneath the lawn between the Edward Johnson Building and the Faculty of Law and Flavelle House continued this approach in its respect for existing context and in its relationship with the ravine and Philosophers' Walk as a flanked of sloping glazing permits views to the ravine and light to the lower levels of the music library.

A high degree of artistic merit is evident in the chamber music venue, Walter Hall which is considered to be one of "Toronto's finest small auditoriums."¹⁵

Historical and Associative Value

i. direct association with a theme, event, person, activity, organization or institution that is significant to a community

The Edward Johnson Building has historic and associative value as it is named for and associated with Edward Johnson (1878-1959) a Canadian opera tenor who was the lead tenor at the world-renowned La Scala in Milan (1912-1917) before joining the Metropolitan Opera in New York (1922-1935) where he later acted as the General Manager of the Opera (1935-1950) Johnson also served on the University of Toronto's Board of Governors and as the Chairman of the Board of the Royal Conservatory of Music.

The opera hall in the building is also associated with Sir Ernest MacMillan (1893-1970) "one of the major figures in Canada's musical history, Macmillan influenced virtually all facets of the country's musical life both by his precocity and by his tireless activities on behalf of education." As well as being a child prodigy organ player and composer with a D MUS from Oxford, from 1927-1952 MacMillan was Dean of the Faculty of Music, served as Principal of the Toronto Conservatory of Music, was the conductor of the Toronto Symphony Orchestra and the Mendelsohn Choir. He founded the Canadian Music Council, the Canadian Music Centre and was a founding member of the Canada Council. He was knighted in 1935 and became a Companion of the Order of Canada in 1970.

The second concert hall for chamber music is associated with Arnold Walter (1902-1973), a "visionary and influential leader of music education"¹⁶ who brought the Faculty of Music international renown and established one of the most comprehensive music libraries in North America. He became a Companion of the Order of Canada in 1971.

ii. yields or has potential to yield information that contributes to an understanding of a community or culture

¹⁵ Richards, p. 129.

¹⁶ Macmillan et al., p.1

The building is valued as it provides an understanding of the history and culture of music education and performance and Canadian music. Founded by the University in 1843, in partnership with the Royal Conservatory of Music the Faculty of Music has been instrumental in the teaching of music as well as the promotion of its appreciation and the nurturing of many great talents. It was the first Canadian university to establish a musicology department in 1954, was the second school in North America to have an electronic recording studio established in 1959, promoted ethnomusicology in the 1970s and from the 1950s, through the UofT Press, published extensively on Canadian music. The music library contains the largest music research collection in Canada. The Edward Johnson building was the first purpose-built faculty of music building in Canada.

iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community

The Edward Johnson Building is valued as it is associated with the important Canadian architectural practise known as Gordon Adamson and Associates (now Adamson Associates) which was founded in 1946 by Gordon Sinclair Adamson (1904-1986) and is credited with advancing Canadian modernism after World War II. The practise undertook a wide range of building types including the Savoy Plaza mid-rise apartment block (1951, Massey Medal recipient), the Redpath Sugar Refinery (1957, listed on the City's Heritage Inventory) and the E J Pratt Library at Victoria College, University of Toronto, (1960, OAA winner of 25-year Award in 1996) as well as numerous commercial buildings in Toronto and institutional buildings across the province. Following Adamson's retirement in 1971 the practice continued to expand and grow with large projects in Toronto including Toronto Pearson International Airport redevelopment, Medical and Related Sciences (MaRS) Centre as well as commissions in partnership with internationally renowned practices in New York, London, Kuala Lumpur for which the firm has received multiple awards including one for the record-breaking Petronas Towers, the 2004 recipient of the Aga Khan Award for Architecture). The Edward Johnson Building is representative of a mature phase in the development of the firm's body of work as it combines the influences of post-war modernism evident in the work of Le Corbusier and Alvar Aalto in a fitting design for a high-profile university faculty building with two public performance spaces, that responds sensitively to historic and landscape contexts.

Contextual Value

i. important in defining, maintaining or supporting the character of an area

The Edward Johnson Building has contextual value as it defines and supports the character of this north section of the University Grounds facing Queen's Park which reflect 130 years of evolving character and development. Originally subdivided for development with grand residential estates, the area flanking the east and west sides of Queen's Park from the 1890s began to include university buildings, such as Victoria College, 1892, and institutional buildings such as the Royal Ontario Museum from 1913 alongside the residential estate buildings constructed in 1901-2 like Flavelle House and Wymilwood which were later adapted for university uses. The Edward Johnson Building represents the increased development of the area in the 1950s and 1960s with the first

addition to Flavelle House for the Faculty of Law and of institutional buildings such as the McLaughlin Planetarium (1966-8) and the Gardiner Museum (1984). Its form and massing support the low-rise character of the adjacent residential and institutional buildings.

ii. physically, functionally, visually or historically linked to its surroundings

The Edward Johnson Building is physically, functionally, visually and historically linked to its surroundings. Its physical link is evident in its location behind the two grand estate houses of Flavelle House and Wymilwood as it sits on the edge of the Taddle Creek ravine and extends down into the valley. Functionally, it contributes to the cultural character of the area as it is both a performance centre with its opera hall and chamber hall as well as being educational as the university's faculty of music. Visually it is linked to its surroundings as its low-rise form complements the adjacent buildings. Its modernist style represents the 1960s, a significant period in the growth and development of this north section of Queen's Park while its materials and details such as the colonnade and dark red brick are complementary to the adjacent historic estate houses of Flavelle House and Wymilwood. With its lower level access to and bridge across the Taddle Creek Ravine to Philosopher's Walk and its pedestrian link to the Royal Conservatory of Music, the building enhances one of the great natural landscapes of the university campus. As part of the 130 year evolution of this area, it is historically linked to its surroundings.

**84 Queen's Park – Wymilwood/Falconer Hall
Design and Physical Value**

i. rare, unique, representative or early example of a style, type, expression, material or construction method

Wymilwood (Falconer Hall) is an excellent example of an Edwardian period house designed on Arts and Crafts principles with Edwardian detail. The two-and-a-half storey house reveals the Arts and Crafts sensibility as it is composed with complex asymmetrical massing consisting of multiple projecting bays and bay windows, steeply projecting gable roofs and tall clusters of chimneys terminated by bands of decorative brick.

Clad in a deep red brick with limestone detail, the Elizabethan details are present on the exterior in the half timbering of the gables on the south, west and north facades, in the stone details including the irregular quoins surrounding the windows, the profiles of the columns on the window bays on the south elevation, and in the styling of the rain spouts and in decorative details on the north bay window on the east elevation. The Edwardian taste for the Baroque is present in the pedimented door case with its pair of stone, Tuscan Doric columns surrounding a recessed barrel-vaulted entry loggia. The windows provide the informal variety associated with the Arts and Crafts in their diverse number of sashes and sizes. On the principal east façade, the inclusion of small multiple-paned sashes in each window unifies the elevation and is also characteristic of the Arts and Crafts movement.

The interior of the house has cultural heritage value as it is similarly eclectic in its design and detail. The Arts and Crafts is present in the large entry hallway with its fireplace and the winding stair, but the detailing throughout the interiors is classical reflecting the Edwardian period in which the house was built. Two fine examples of this are the Billiard Room which was added in 1908 and features Circassian walnut panelling and an elaborately carved stone fireplace and the solarium (or music room) of 1914. The Elizabethan style is evident in the living room fireplace with the strap work and floral carving on the large hood above the recessed fireplace and in the octagonal panelling of the ceiling. The Art Nouveau, which was a popular style during the construction of the house, is contained within the small library and is evident in two murals with stylized linear figures and decoration attributed to Gustav Hahn. The floral carvings on the panelling and the cross-barrel vaulted ceiling which features carved plaster with fine floral and vine motifs are similar characteristics of the Art Nouveau and are also attributed to Gustav Hahn.

ii. displays a high degree of craftsmanship and artistic merit

A high degree of artistic merit is displayed in the planning of the house with its sequence of rooms arranged in an L-shape around a central hall providing maximum outlook to gardens and daylight and in its varied massing and roof-scape of multiple gables, dormers and clustered chimneys and in the detailing of the casement windows. Craftsmanship is evident in the carpentry skill to resolve these complex forms, in the detailing of brick and stonework, in the interiors with their stone and wood finishes including the carved Elizabethan fireplace, the Circassian panelled billiard room, the murals and carved plaster ceiling of the library and the stair case balustrade and stained-glass skylight.

Historical and Associative Value

i. direct association with a theme, event, person, activity, organization or institution that is significant to a community

Wymilwood (Falconer Hall) is valued for its association with Edward Rogers Wood (1866-1941) who constructed the house as his residence in 1902-3 and he lived there with his wife, Agnes Euphemia Wood (1868-1950) until 1924. With a reputation of being a financial genius, Wood was an important Canadian financier, the Managing Director of the Central Canada Loan and Savings Co. and a founder and Head of Dominion Securities in 1901 which, within two years of its inception, became the largest bond dealership in Canada. Wood was also the Vice-President of the National Trust, Brazilian Traction, Light and Power, Canada Life Assurance and the Canadian Bank of Commerce and served on numerous boards. Wood was a Methodist and a generous benefactor. With his neighbour Sir Joseph Flavelle, Wood was appointed a Regent of the Board of Governors of Victoria University in 1903. The following year, his wife, Agnes Euphemia Wood was appointed to the Victoria University Women's Educational Association. In 1905 the Woods donated \$30,000 to convert Drynan house, at the south-east corner of Queen's Park as a women's residence, enabling Victoria University to accept many more women students. In 1925, Edward and Agnes Wood gave Wymilwood to Victoria University, and with financial contributions from their neighbour, Lady Flavelle, to adaptively re-use the house to provide a much needed women's centre

for social, athletic and residential purposes at the UofT. During the First World War, Wood served as the Director of the IMB's Aviation Department, including the Curtiss Aeroplane branch plant in Toronto as well as leading the Victory Loan Campaign, the highly successful campaign to raise funds through bonds. Wood supported teaching programs at Victoria University, the YMCA, and the Toronto General Hospital. He was a founder of the Art Gallery of Toronto (now the AGO), served as a Chairman of the Board of Grace Hospital and was a Trustee of the Toronto Orthopaedic Hospital. Agnes and Ed Wood were among the private donors supporting the commission of the Gustav Hahn ceiling at St. Paul's on Avenue Road in 1901 and subsequently commissioned Hahn to do murals in the library at Wymilwood.

Wymilwood is also valued for its association with the UofT and York University. It was owned by the UofT from 1949 and re-named in 1952 for Robert Falconer who served as the fourth president of the UofT from 1907-1932. In 1960 Falconer Hall was, with Glendon Hall (the second Wood residence), the location of the incipient York University in its first years of its creation and from 1974 has provided additional accommodation for the Faculty of Law, located in Flavelle House. The house and its occupant have contributed to the rich history and evolution of the Victoria University and the UofT throughout the 20th and 21st centuries.

ii. yields or has potential to yield information that contributes to an understanding of a community or culture

In its multiple uses by Victoria University and the UofT and York University, Wymilwood provides an understanding of university cultural life and community. It also provides an understanding of the Methodist community and its members who were generous benefactors of institutions in the City of Toronto

iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community

Wymilwood is valued for its association with the architects Sproatt & Rolph. Henry Sproatt (1866-1934) and Ernest Ross Rolph (1871-1958) were the partners of one of Toronto's leading firms from 1900-1934 with a reputation for its range of commissions for residential, institutional, commercial and industrial buildings. The practice extended its influence across Ontario and as far away as Manitoba and Nova Scotia. Important projects included the Birge Carnegie Library, Victoria College (1908-10), Hart House (1911-19), Upper Canada College (1923-4), Canada Life Building (1930-31), Royal York Hotel (1927-29 with Ross and Macdonald), and Eaton's College Park (1929-30 with Ross and MacDonald) and the Ontario Hydro Electric Power Commission Building (1934-5) now the Princess Margaret Hospital.

Wymilwood is value for its association with the architectural firm of Carrere & Hastings & Eustace G. Bird Architects. The firm was created following the commissioning of the New York firm of Carrere & Hastings to undertake the Royal Bank building in 1906. Eustace Bird, a Canadian who had worked in Toronto, was working in their office and agreed to be the local architect supervising the job and the partnership lasted from 1906-1916. Carrere & Hastings were one of New York's leading architectural firms,

championing the Beaux Arts architectural style best exhibited in their design of the New York Public Library.

Wymilwood is also valued for its association with the artist Gustav Hahn (1866-1962) who undertook the murals in the library.¹⁷ Hahn did the murals and carved plaster ceiling work at Flavelle House and it is therefore likely he undertook the plasterwork here as well. Hahn was a German-born Canadian artist, well-known for his painting, murals and interior design, who contributed to the introduction of the Art Nouveau style in Canada and was influential through his teaching at the Ontario College of Art. He was commissioned to undertake murals at the Old Toronto City Hall, the Ontario Legislature Building and the Parliament Buildings in Ottawa in 1906.

Contextual Value

i. important in defining, maintaining or supporting the character of an area

Located on the west side of Queen's Park, Wymilwood (Falconer Hall), at 84 Queen's Park, is valued as it defines and maintains the character of this section of Queen's Park between Bloor Street West and Hoskin Avenue. Its domestic typology, complex massing, form and details, representing early 20th century house-form architecture, and its setting with lawns, trees and shrubs are of contextual value as they maintain the residential character which represents the early history and development of this particular section.

The house is valued as an example of the grand residential houses built on this section of the "University Grounds" in the late 19th and early 20th centuries, first characterizing this side of Queen's Park prior to its development as a university and cultural precinct.

ii. physically, functionally, visually or historically linked to its surroundings

The house is situated to the north of Holwood, (1901-2) Sir Joseph Flavelle's grand estate, now adaptively re-used as the Faculty of Law, to south of the Royal Ontario Museum (1913-2007) and the McLaughlin Planetarium (1966-68) and to the west of the Edward Johnson Building (1960-62) all of which introduced important educational and cultural uses to the area as it evolved over time. Wymilwood, in its many incarnations is historically and functionally linked to this evolution. Physically it contributes to the diverse architectural character and periods of its neighbours while contributing to and maintaining a low-rise scale and character.

¹⁷ Martyn, p. 201.

90 Queen's Park – The McLaughlin Planetarium

Design and Physical Value

i. rare, unique, representative or early example of a style, type, expression, material or construction method

The McLaughlin Planetarium has cultural heritage value and as an exceptionally fine and rare example of a Late Modern style building which combines the Classical architectural typology of a circular temple with a minimalist modern aesthetic and richly textured materials in the design of a technologically and functionally informed 20th century planetarium. Together they convey a distinctive monumental character appropriate for a building designed to showcase the constellations and other celestial events. Although the north wing, originally located behind the ROM has been altered and a new ramp for universal access added, the essential design qualities of the original building remain intact.

ii. displays a high degree of craftsmanship and artistic merit

iii. demonstrates a high degree of scientific or technical achievement

The McLaughlin Planetarium display a high degree of craftsmanship and technical achievement in it its interior dome of finely crafted aluminium sheets which served as projection screen while also providing sound modification and ventilation.

Historical and Associative Value

i. direct association with a theme, event, belief, person, activity, organization, or institution that is significant to a community

The McLaughlin Planetarium has historic value as it represents technological advances in the 20th century to meet mankind's historic fascination with the movement of the stars through new technology embodied in the Carl Zeiss Universal projector. It is historically associated and representative of the period in the 1950s-60s when the 'space race' between the United States and the Soviet Union caught the imagination of the world bringing the stars and planets closer to us in their relevance. In the wake of these significant political world events and scientific advance, the ROM and the UofT with the Royal Astronomical Society of Canada (RASC) responded with shared goal to build the planetarium with the "main objective to give an increasing number of people from all walks of life some insight into the nature, structure and extent of the astronomical universe."¹⁸

The McLaughlin Planetarium has value through its association with its benefactor Robert S. McLaughlin, whose generosity and long-held passion to build a planetarium in Toronto resulted in the provisions of funds required to construct the planetarium which recognized his support in its name. McLaughlin was one of the founders of the General Motors of Canada and as a generous philanthropist was recognized in the award of

18 King, p. 14.

Companion of the Order of Canada, numerous honorary degrees and through his induction into the Automotive Hall of Fame.

ii. yields, or has potential to yield, information that contributes to an understanding of a community or culture

The McLaughlin Planetarium also relates to the historic context of Toronto's coming of age, first signalled with the completion of the new City Hall in 1965 and during the centennial year era which saw significant investment in provincial and city institutions devoted to culture, education and recreation including the Ontario Science Centre (1966-69), Ontario Place (1969-71), the Toronto Zoo (1970-74) and the expansions of the Art Gallery of Ontario (1974) and the ROM (1978).

iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community

Further associative value is claimed through the architectural partnership of Allward & Gouinlock, the lead designers on the project, who over a period of more than 35 years were the architects of many important Toronto buildings, including the ground-breaking and internationally renowned UofT Mechanical and Engineering Building.

Contextual Value

i. important in defining, maintaining or supporting the character of an area

Contextually, the McLaughlin Planetarium has value as it maintains and supports the character of this section of Queen's Park which is characterized by public institutional buildings including the Royal Ontario Museum, the Gardiner Museum of Ceramics and to the west, the Royal Conservatory of Music. It is also related in scale and educational use to buildings on the UofT campus to the south and west including the Edward Johnson Building (1962).

ii. physically, functionally, visually or historically linked to its surroundings

The building is physically, functionally and historically linked to its surroundings as it represents the historic evolution of Queen's Park, which was originally lined with grand residential buildings seen in its neighbours to the south, Flavelle House (1901) and Wymilwood (Falconer Hall), (1902), to that of an important institutional avenue dedicated to education and culture. The buildings represent many period and styles from the turn of the century to the 1930s, 1960s and the 2000s.

iii. landmark

Situated on the west side of Queen's Park between the historic facades and forms of the ROM and Wymilwood (Falconer Hall), the McLaughlin Planetarium, with its striking geometric minimalism and concise domed, temple-like form, is an iconic Toronto landmark.

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The property 80 Queen's Park 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 criteria of design and physical, historical and associative, and contextual values.

Description

The property at 80 Queen's Park contains the Edward Johnson building which was constructed in 1960-1961 to house the University of Toronto's Faculty of Music. The five-storey brick and concrete building, which was designed by one of Canada's leading Modernist firms, Gordon S. Adamson Associates architects is representative of Late Modernism. Situated behind Wymilwood (later known as Falconer Hall) on the edge of the bank overlooking the former Taddle Creek Ravine, the building faces Queen's Park and the lower level Philosophers Walk. Named for Edward Johnson, a tenor at the New York Metropolitan Opera and Board Member, it contains two concert halls, one for opera with the requisite fly tower and named for Sir Ernest MacMillan, the renowned composer and Dean of the Faculty of Music (1927-1952) and a chamber hall, known as Walter Hall. The building was extended in 1988 by Moffatt, Kinoshita and Associates Inc. with a double-storey underground music library whose western elevation opens to Philosopher's Walk.

Statement of Cultural Heritage Value

Design and Physical Value

The Edward Johnson Faculty of Music Building has design and physical value as a very fine representative of the Late Modernism style which is expressed in its integration and reinterpretation of traditional and modern elements and its response to context and landscape. The building is designed to sit on a raised podium and features a double-storey colonnade, which is set before a curtain wall façade, surrounds the building on its principal three facades, and is evocative of a historic classical archetype used to distinguish important public buildings. Above the colonnade, the traditional pediment is replaced by a brick clad cruciform volume, originally containing the library, cantilevering over the colonnade with windows in its base. The modernist form-follows-function motto is present in the frank expression of the opera hall's fly tower on the northern end of the building and the combination of concrete with a textured surface and brick is characteristic of the humanism that infused Post-World War II Modernism. The colonnade responds to the context of the adjacent historic Flavelle House with its portico of double-storey columns. The darker red brick with the light-coloured concrete corresponds to the brick and stone cladding of both Flavelle House and Wymilwood (Falconer Hall). Located on the edge of the Taddle Creek ravine, the building design responds to the context as it extends its base two-storeys down providing a secondary entrance accessed by a bridge traversing the former river bed connects with Philosopher's Walk and provides a pedestrian route to Royal Conservatory of Music on Bloor Street West. The 1988 addition, concealed beneath the lawn between the Edward Johnson Building and the Faculty of Law and Flavelle House continued this

approach in its respect for existing context and in its relationship with the ravine and Philosophers' Walk as a flanked of sloping glazing permits views to the ravine and light to the lower levels of the music library.

The interior of the Edward Johnson Building has design and physical value which is evident in its double volume, brick-clad and concrete detailed lobby, lit by two monumental skylights as well as in the chamber music venue, Walter Hall which is considered to be one of "Toronto's finest small auditoriums."¹⁹

Historical and Associative Value

The Edward Johnson Building has historic and associative value as it is named for and associated with Edward Johnson (1878-1959) a Canadian opera tenor who was the lead tenor at the world-renowned La Scala in Milan (1912-1917) before joining the Metropolitan Opera in New York (1922-1935) where he later acted as the General Manager of the Opera (1935-1950) Johnson also served on the University of Toronto's Board of Governors and as the Chairman of the Board of the Royal Conservatory of Music.

The opera hall in the building is also associated with Sir Ernest MacMillan (1893-1970) "one of the major figures in Canada's musical history, Macmillan influenced virtually all facets of the country's musical life both by his precocity and by his tireless activities on behalf of education." As well as being a child prodigy organ player and composer with a D MUS from Oxford, from 1927-1952 MacMillan was Dean of the Faculty of Music, served as Principal of the Toronto Conservatory of Music, was the conductor of the Toronto Symphony Orchestra and the Mendelsohn Choir. He founded the Canadian Music Council, the Canadian Music Centre and was a founding member of the Canada Council. He was knighted in 1935 and became a Companion of the Order of Canada in 1970.

The second concert hall for chamber music is associated with Arnold Walter (1902-1973), a "visionary and influential leader of music education"²⁰ who brought the Faculty of Music international renown and established one of the most comprehensive music libraries in North America. He became a Companion of the Order of Canada in 1971.

The building is the first dedicated faculty of music building in Canada. It is associated with the University of Toronto and the Faculty of Music which was founded by the University in 1843 and has in partnership with the Royal Conservatory of Music been instrumental in the teaching of music as well as the promotion of its appreciation and the nurturing of many great talents. It was the first Canadian university to establish a musicology department in 1954, was the second school in North America to have an electronic recording studio established in 1959, promoted ethnomusicology in the 1970s and from the 1950s, through the UofT Press, published extensively on Canadian music. The music library contains the largest music research collection in Canada.

¹⁹ Richards, p. 129.

²⁰ Macmillan et al., p.1

The Edward Johnson Building is valued as it is associated with the important Canadian architectural practise known as Gordon Adamson and Associates (now Adamson Associates) which was founded in 1946 by Gordon Sinclair Adamson (1904-1986) and is credited with advancing Canadian modernism after World War II. The practise undertook a wide range of building types including the Savoy Plaza mid-rise apartment block (1951, Massey Medal recipient), the Redpath Sugar Refinery (1957, listed on the City's Heritage Inventory) and the E J Pratt Library at Victoria College, University of Toronto, (1960, OAA winner of 25-year Award in 1996) as well as numerous commercial buildings in Toronto and institutional buildings across the province. Following Adamson's retirement in 1971 the practice continued to expand and grow with large projects in Toronto including Toronto Pearson International Airport redevelopment, Medical and Related Sciences (MaRS) Centre as well as commissions in partnership with internationally renowned practices in New York, London, Kuala Lumpur for which the firm has received multiple awards including one for the record-breaking Petronas Towers, the 2004 recipient of the Aga Khan Award for Architecture). The Edward Johnson Building is representative of a mature phase in the development of the firm's body of work as it combines the influences of post-war modernism evident in the work of Le Corbusier and Alvar Aalto in a fitting design for a high-profile university faculty building with two public performance spaces, that responds sensitively to historic and landscape contexts.

Contextual Value

The Edward Johnson Building has contextual value as it defines and supports the character of this north section of the University Grounds facing Queen's Park which reflect 130 years of evolving character and development. Originally subdivided for development with grand residential estates, the area flanking the east and west sides of Queen's Park from the 1890s began to include university buildings, such as Victoria College, 1892, and institutional buildings such as the Royal Ontario Museum from 1913 alongside the residential estate buildings constructed in 1901-2 like Flavelle House and Wymilwood which were later adapted for university uses. The Edward Johnson Building represents the increased development of the area in the 1950s and 1960s with the first addition to Flavelle House for the Faculty of Law and of institutional buildings such as the McLaughlin Planetarium (1966-8) and the Gardiner Museum (1984). Its form and massing support the low-rise character of the adjacent residential and institutional buildings.

The Edward Johnson Building is physically, functionally, visually and historically linked to its surroundings. Its physical link is evident in its location behind the two grand estate houses of Flavelle House and Wymilwood as it sits on the edge of the Taddle Creek ravine and extends down into the valley. Functionally, it contributes to the cultural character of the area as it is both a performance centre with its opera hall and chamber hall as well as being educational as the university's Faculty of Music. Visually it is linked to its surroundings as its low-rise form complements the adjacent buildings. Its modernist style represents the 1960s, a significant period in the growth and development of this north section of Queen's Park while its materials and details such as the colonnade and dark red brick are complementary to the adjacent historic estate houses of Flavelle House and Wymilwood. With its lower level access to and bridge across the Taddle Creek Ravine to Philosopher's Walk and its pedestrian link to the

Royal Conservatory of Music, the building enhances one of the great natural landscapes of the university campus. As part of the 130 year evolution of this area, it is historically linked to its surroundings.

Heritage Attributes - 80 Queen's Park - The Edward Johnson Building

Design and Physical Value

The following attributes contribute to the value of the property at 80 Queen's Park as a representative of the Late Modern style:

- The form and massing of the building which includes a two-storey colonnaded volume on a raised base, above which is a cruciform volume cantilevering over the colonnade, a fly-tower expressive of the opera hall function, two-storey, below-ground levels which are revealed on the west façade and respond to the lower level of the Taddle Creek ravine topography, connecting with Philosopher's Walk with a bridge. The cantilevered form of the attic with the canted angle at its base, which with its glazing is suggestive of a periscope is characteristic of Late Modern, expressive fortress-like forms
- The south, east and west facades which combine a traditional double-storey colonnade of concrete piers on the three principal elevations, with modern curtain wall glazing, a podium and lower levels clad in textured concrete panels and the addition of a deep red brick which clads the fifth storey attic volume and the unrelieved fly tower.
- Details such as the concrete beams and the adjacent glazing which are exposed beneath the slab of the colonnade and are structurally expressive
- The asymmetrical location of the principal entrance in the east facade which leads to a double volume lobby which is glazed at the western end providing a view out to Philosopher's Walk and access to the staircase leads to the secondary entrance from Philosopher's Walk
- The design of the double-volume lobby which is brick lined with patterned brick at the upper levels of both ends and features concrete columns, lintels and handrails with the balcony from the MacMillan theatre on its north side and which features two dramatic circular skylights which pierce the attic floor of the original library space,

Contextual Value

The following attributes contribute to the contextual value of the property at 80 Queen's Park as supporting the evolving character of both period and typology as well as responding the landscape of the Taddle Creek Ravine:

- Its location on the north section of the UofT Campus flanking Queen's Park just south of Bloor where its three-storey mass and institutional scale of its colonnades and 1960s Late Modern style complement the adjacent institutions and contribute to the educational and cultural character of this area as well as to the variety of periods and architectural styles expressed in the buildings on both the west and east sides of Queen's Park
- The placement and location of the building behind Flavelle House, 78 Queen's Park and Wymilwood (Falconer Hall), 84 Queen's Park with its east entry façade facing Queen's Park, its south elevation facing the lawn shared with and faced by the west

elevation of Flavelle House and its west elevation extending two stories down to a bridge which connects a second entrance to Philosopher's Walk

- The combination of dark red brick and concrete colonnades and details which correspond to the brick and light stone details of Flavelle House, 78 Queen's Park and Wymilwood, 84 Queen's Park

The property at 84 Queen's Park, containing the house known as Wymilwood and later as Falconer Hall, 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 criteria of design and physical, historical and associative, and contextual values.

Description

Wymilwood, later known as Falconer Hall, was built in 1902-3 on the west side of Queen's Park, on land leased from the University of Toronto, by the financier and philanthropist, Edward Rogers Wood. Designed by the architects Sproatt & Rolph, the two-and-half-storey house, on a raised basement, clad in red brick with stone trim, is representative of the Arts and Crafts manner of domestic architecture with its asymmetrical massing, multiple gable roofs, bay windows and prominent clusters of chimneys. The interiors are noteworthy for their finely designed and detailed rooms and for murals attributed to Gustav Hahn.

The house was extended to include a wing constructed on the south-west corner (1908), and a single-storey solarium (or music room) on the south-east corner (1914).. Following Edward and Agnes Euphemia Wood's donation of the house to Victoria University in 1925, and with a donation from Lady Flavelle, a single-storey extension on the north-west to accommodate a cafeteria and other functions was added when it was adaptively re-used as a university women's residence, social and athletic centre. It was subsequently owned by the University of Toronto in 1949 and its name changed to Falconer Hall in 1952. It was occupied by the newly-created York University in 1960-61. From 1972 it has been occupied by the University of Toronto's Faculty of Law. Facing Queen's Park and located between Sir Joseph Flavelle's former house, Holwood, (1901) to the south, the McLaughlin Planetarium and the Royal Ontario Museum to the North and the Edward Johnson Building to the west, the house is part of the rich architectural and cultural history of this section of the University of Toronto campus and contributes to the evolving sequence the grand thoroughfare of University Avenue and Avenue Road.

Statement of Cultural Heritage Value

Design and Physical Value

Wymilwood is valued as an example of the grand residential houses built on this section of the "University Grounds" in the late 19th and early 20th centuries, first characterizing this side of Queen's Park prior to its development as a university and cultural precinct. In its massing and details the house is an excellent example of a design which incorporates Arts and Crafts principles cloaking them in Elizabethan detail and the influence of the Edwardian period. The two-and-a-half storey house reveals the Arts and Crafts sensibility as it is composed with complex asymmetrical massing consisting

of multiple projecting bays and bay windows, steeply projecting gable roofs and tall clusters of chimneys terminated by bands of decorative brick.

Clad in a deep red brick with limestone detail, the Elizabethan details are present on the exterior in the half timbering of the gables on the south, west and north facades, in the stone details including the irregular quoins surrounding the windows, the profiles of the columns on the window bays on the south elevation, and in the styling of the rain spouts and in decorative details on the north bay window on the east elevation. The Edwardian taste for the Baroque is present in the pedimented door case with its pair of stone, Tuscan Doric columns surrounding a recessed barrel-vaulted entry loggia. The windows provide the informal variety associated with the Arts and Crafts in their diverse number of sashes and sizes. On the principal east façade, the inclusion of small multiple-paned sashes in each window unifies the elevation and is also characteristic of the Arts and Crafts movement.

The interior of the house has cultural heritage value as it is similarly eclectic in its design and detail. The Arts and Crafts is present in the large entry hallway with its fireplace and the winding stair, but the detailing throughout the interiors is classical reflecting the Edwardian period in which the house was built. Two fine examples of this are the Billiard Room which was added in 1908 and features Circassian walnut panelling and an elaborately carved stone fireplace and the solarium (music room) of 1914. The Elizabethan style is evident in the living room fireplace with the strap work and floral carving on the large hood above the recessed fireplace and in the octagonal panelling of the ceiling. The Art Nouveau, which was a popular style during the construction of the house, is contained within the small library and is evident in the stylized linear figures and decoration in two of the four murals attributed to Gustav Hahn. The floral carvings on the panelling and the cross-barrel vaulted ceiling which features carved plaster with fine floral and vine motifs are similar characteristics of the Art Nouveau and are also attributed to Hahn.

Historical and Associative Value

Wymilwood is valued for its association with Edward Rogers Wood (1866-1941) who constructed the house as his residence in 1902-3 and he lived there with his wife, Agnes Euphemia Wood (1868-1950) until 1924. With a reputation of being a financial genius, Wood was an important Canadian financier, the Managing Director of the Central Canada Loan and Savings Co. and a founder and Head of Dominion Securities in 1901 which, within two years of its inception, became the largest bond dealership in Canada. Wood was also the Vice-President of the National Trust, Brazilian Traction, Light and Power, Canada Life Assurance and the Canadian Bank of Commerce and served on numerous boards. Wood was a Methodist and a generous benefactor. With his neighbour Sir Joseph Flavelle, Wood was appointed a Regent of the Board of Governors of Victoria University in 1903. The following year, his wife, Agnes Euphemia Wood was appointed to the Victoria University Women's Educational Association. In 1905 the Woods donated \$30,000 to convert Drynan house, at the south-east corner of Queen's Park as a women's residence, enabling Victoria University to accept many more women students. In 1925, Edward and Agnes Wood gave Wymilwood to Victoria University, and with financial contributions from their neighbour, Lady Flavelle, to adaptively re-use the house to provide a much needed women's centre for social, athletic and residential purposes at the UofT. During the First World War, Wood served

as the Director of the IMB's Aviation Department, including the Curtiss Aeroplane branch plant in Toronto as well as leading the Victory Loan Campaign, the highly successful campaign to raise funds through bonds. Wood supported teaching programs at Victoria University, the YMCA, and the Toronto General Hospital. He was a founder of the Art Gallery of Toronto (now the AGO), served as a Chairman of the Board of Grace Hospital and was a Trustee of the Toronto Orthopaedic Hospital. Agnes and Ed Wood were among the private donors supporting the commission of the Gustav Hahn ceiling at St. Paul's on Avenue Road in 1901 and subsequently commissioned Hahn to do murals in the library at Wymilwood.

Wymilwood is also valued for its association with the UofT and York University. It was owned by the UofT from 1949 and re-named in 1952 for Robert Falconer who served as the fourth president of the UofT from 1907-1932. In 1960 Falconer Hall was, with Glendon Hall (the second Wood residence), the location of the incipient York University in its first years of its creation and from 1974 has provided additional accommodation for the Faculty of Law, located in Flavelle House. The house and its occupant have contributed to the rich history and evolution of the Victoria University and the UofT throughout the 20th and 21st centuries.

Wymilwood is valued for its association with the architects Sproatt & Rolph. Henry Sproatt (1866-1934) and Ernest Ross Rolph (1871-1958) were the partners of one of Toronto's leading firms from 1900-1934 with a reputation for its range of commissions for residential, institutional, commercial and industrial buildings. The practice extended its influence across Ontario and as far away as Manitoba and Nova Scotia. Important projects included the Birge Carnegie Library, Victoria College (1908-10), Hart House (1911-19), Upper Canada College (1923-4), Canada Life Building (1930-31), Royal York Hotel (1927-29 with Ross and Macdonald), and Eaton's College Park (1929-30 with Ross and MacDonald) and the Ontario Hydro Electric Power Commission Building (1934-5) now the Princess Margaret Hospital.

Wymilwood is value for its association with the architectural firm of Carrere & Hastings & Eustace G. Bird Architects. The firm was created following the commissioning of the New York firm of Carrere & Hastings to undertake the Royal Bank building in 1906. Eustace Bird, a Canadian who had worked in Toronto, was working in their office and agreed to be the local architect supervising the job and the partnership lasted from 1906-1916. Carrere & Hastings were one of New York's leading architectural firms, championing the Beaux Arts architectural style best exhibited in their design of the New York Public Library.

Wymilwood is also valued for its association with the artist Gustav Hahn (1866-1962) who contributed the murals and carved ceiling plasterwork in the library.²¹ Hahn was a German-born Canadian artist, well-known for his painting, murals and interior design, who contributed to the introduction of the Art Nouveau style in Canada and was influential through his teaching at the Ontario College of Art. He was commissioned to undertake murals at the Old Toronto City Hall, the Ontario Legislature Building and the Parliament Buildings in Ottawa in 1906.

²¹ Martyn, p. 201, attributes the murals to Hahn. The attribution of the plasterwork is based on Hahn's similar plasterwork done with murals at the adjacent Flavelle House.

Contextual Value

Located on the west side of Queen's Park, Wymilwood, at 84 Queen's Park, is valued as it defines and maintains the character of this section of Queen's Park between Bloor Street West and Hoskin Avenue. Its domestic typology, complex massing, form and details, representing early 20th century house-form architecture, and its setting with lawns, trees and shrubs are of contextual value as they maintain the residential character which represents the early history and development of this particular section.

The house is situated to the north of Holwood, (1901-2) Sir Joseph Flavelle's grand estate, now adaptively re-used as the Faculty of Law and known as Flavelle House, to south of the Royal Ontario Museum (1913-2007) and the McLaughlin Planetarium (1966-68) and to the west of the Edward Johnson Building (1960-62) all of which introduced important educational and cultural uses to the area as it evolved over time. Wymilwood, in its many incarnations is historically and functionally linked to this evolution. Physically it contributes to the diverse architectural character and periods of its neighbours while contributing to and maintaining a low-rise scale and character.

Heritage Attributes of Wymilwood, 84 Queen's Park

Design and Physical Value

The following attributes contribute to the value of the property at 84 Queen's Park as a representative of an Edwardian Arts and Crafts style house:

- The location of the house set back from the street in an extensive landscaped setting for the house as it was viewed from Queen's Park which contributes to its domestic character
- The irregular and informal plan of the house, based on an L-shape with the principal rooms on the outer face of the L facing east, towards Queen's Park, and south, and with the entry hall and stair allocated at the centre of the plan with the service rooms located to the north and west corner
- The complex massing of the two-and-a-half storey house on a raised basement with its projecting bays terminating in gable roofs, bay windows of circular and polygonal forms, raised gable end walls and numerous clustered chimneys, several of which have dramatic profiles created by buttresses, stepped brick courses and terracotta chimney pots
- The dark, red-brick cladding and its various details including the buttresses, raised gable ends, stepped courses on the chimneys, and piers framing the original entry from the porte-cochere on the north side
- The stone details particularly the irregularly stepped quoins around the windows and caps on the buttresses, rain spouts and window frames with Elizabethan columns
- The principal east façade with its asymmetrical composition of two differently-sized, projecting bays terminating in gable roofs, the entry bay with its stone door case and recessed entry, and two, first-floor projecting bay windows
- On the east façade, the principal entrance with its stone door case and recessed barrel-vaulted entryway which with its pair of Tuscan Doric columns, semi-circular

pediment with a cartouche and a floral motif in the niche above which are characteristic of the more florid Edwardian elements of the early 20th century

- On the east façade, the casement windows in their varying sizes and numbers, which are unified by the sashes or upper sashes of multiple small panes
- The south façade with its composition of three gable roofs, two projecting double-storey bays, the single storey addition of the solarium (aka music room) the half-timbering on the jettied third floor of the central bay and the stone window frames with their various details and the wood sash (the one-storey entry vestibule, a later addition, is not included)
- The west façade with its asymmetrical composition of gable roofs of varying heights, projecting hexagonal bay with a set-back gable dormer and half-timbered second storey terminating in a gable roof and the various double-hung and casement wood windows
- The north façade with its raised gabled end wall and projecting chimney and pair of brick piers which were part of the porte-cochere and the half-timbered gable dormer
- The chimneys with their varying decorative brick and stone details and terracotta chimney pots

The following attributes contribute to the evolving history of the house as it was adaptively re-used as a university women's centre which included social, athletic, dining and residential facilities:

- The double-storey, gable-roofed extension to the west of the original entry verandah, including the infill of the verandah with a new door on the west elevation, the single storey extension at the north-west corner of the house, and the infill, with the entry on the west elevation, between the 1908 extension to the south and the later extension to the north with its gable roofed canopy.
- The brick cladding and stone details including window sills, headers, stepped quoins and coping on the parapets and gable ends
- The pairs of casement windows with their cruciform divisions with longer lower sashes and multiple small panes

The following interior attributes contribute to the value of the property at 84 Queen's Park as a representative of an Edwardian Arts and Crafts style house with Elizabethan and Art Nouveau features:

- The entry hall with its fireplace and winding open staircase with richly detailed handrail and stained-glass skylight which are characteristic of an Arts and Crafts house executed in a later Edwardian manner
- The Drawing Room fireplace and decorated ceiling and cornice which exhibit a combination of Edwardian and Elizabethan elements
- The Library murals, carved plaster ceiling, fireplace, woodwork and cabinetry which exhibit a combined Art Nouveau and Edwardian style
- The Living Room ceiling decoration, wood cornice, wood panelling and fireplace with its panelled recess with decorated panels and great carved hood supported on corbel brackets all of which exhibit Elizabethan characteristics
- The solarium (or music room) with its metal stair handrails, marble steps, fire place and ceiling-cornice decoration

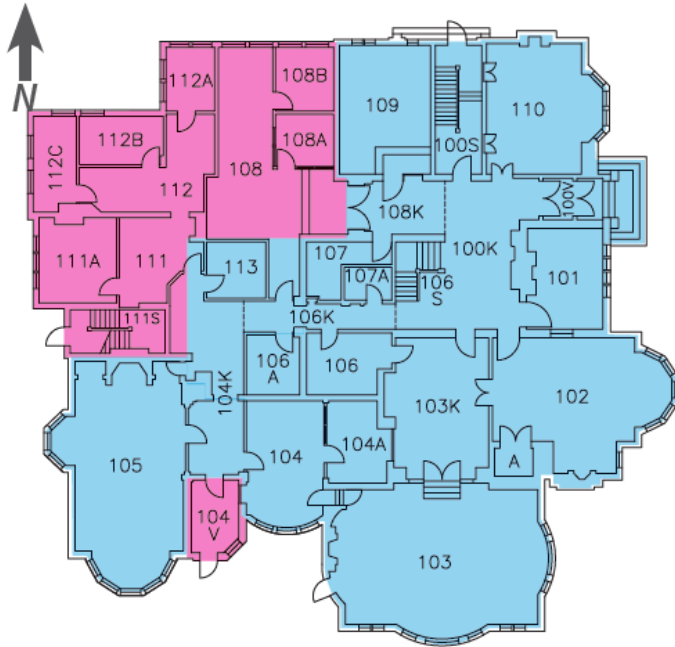
- The former central bay of the Palm Room-later Gallery with its barrel vaulted ceiling, classical cornice and Corinthian pilasters
- The Billiard Room with its carved ceiling, cornice and panelled walls of Circassian walnut and carved stone fireplace

Contextual Value

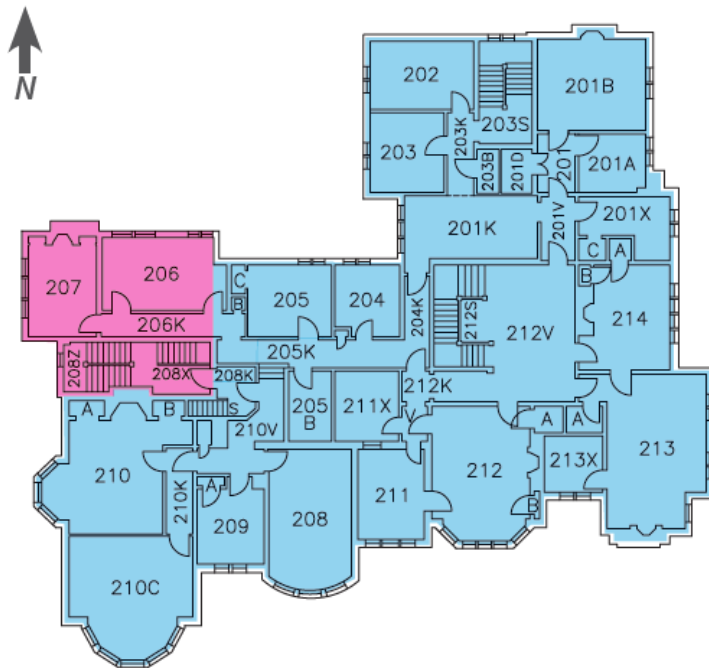
The following attributes contribute to the contextual value of the property at 84 Queen's Park as an early 20th century grand house in the Edwardian Arts and Crafts Style:

- The two-and-a-half-story form and massing of the house with its complex massing seen in the projecting bays and variety and number of roofs and clusters of tall chimneys which convey the original domestic use as well as the period of its construction and the high quality of architectural design which from Hosking Avenue to Bloor Street West characterizes this section of Queen's Park
- The brick cladding with stone trim with Edwardian and Elizabethan details which contribute to an understanding of its period of construction as well as contributing to the diverse architectural character
- The set back of the house from Queen's Park with a landscaped setting on its principal east front, including lawns, shrubs and trees, which indicates the original residential purpose of the building and with the adjacent lawns and plantings at Flavelle House and between Flavelle House and the Edward Johnson Building contributes to the landscaped setting of the context

80-84 Queen's Park



Ground Floor of Falconer Hall showing areas to be retained and removed.

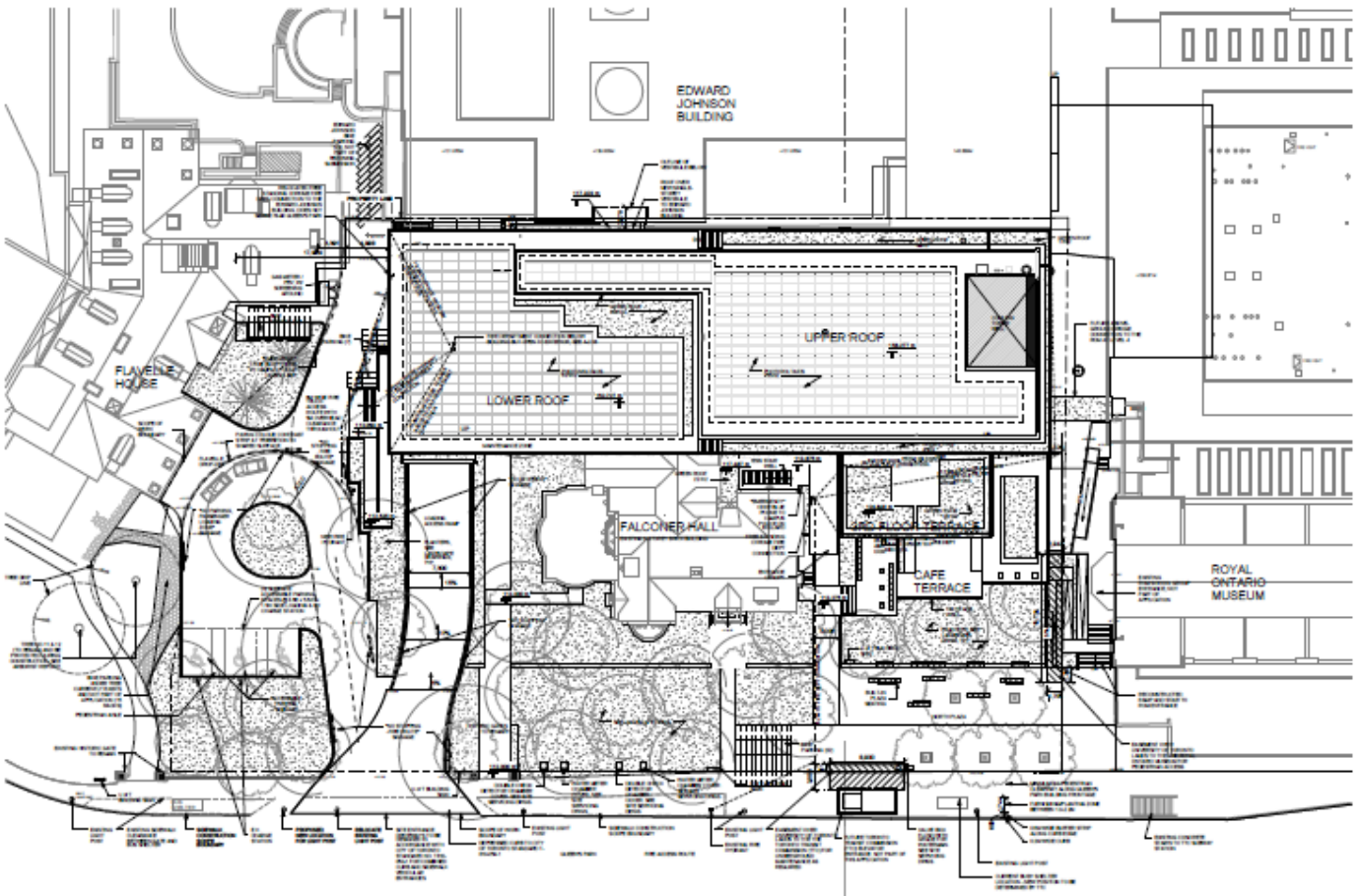


Second floors of Falconer Hall showing the areas to be retained and removed

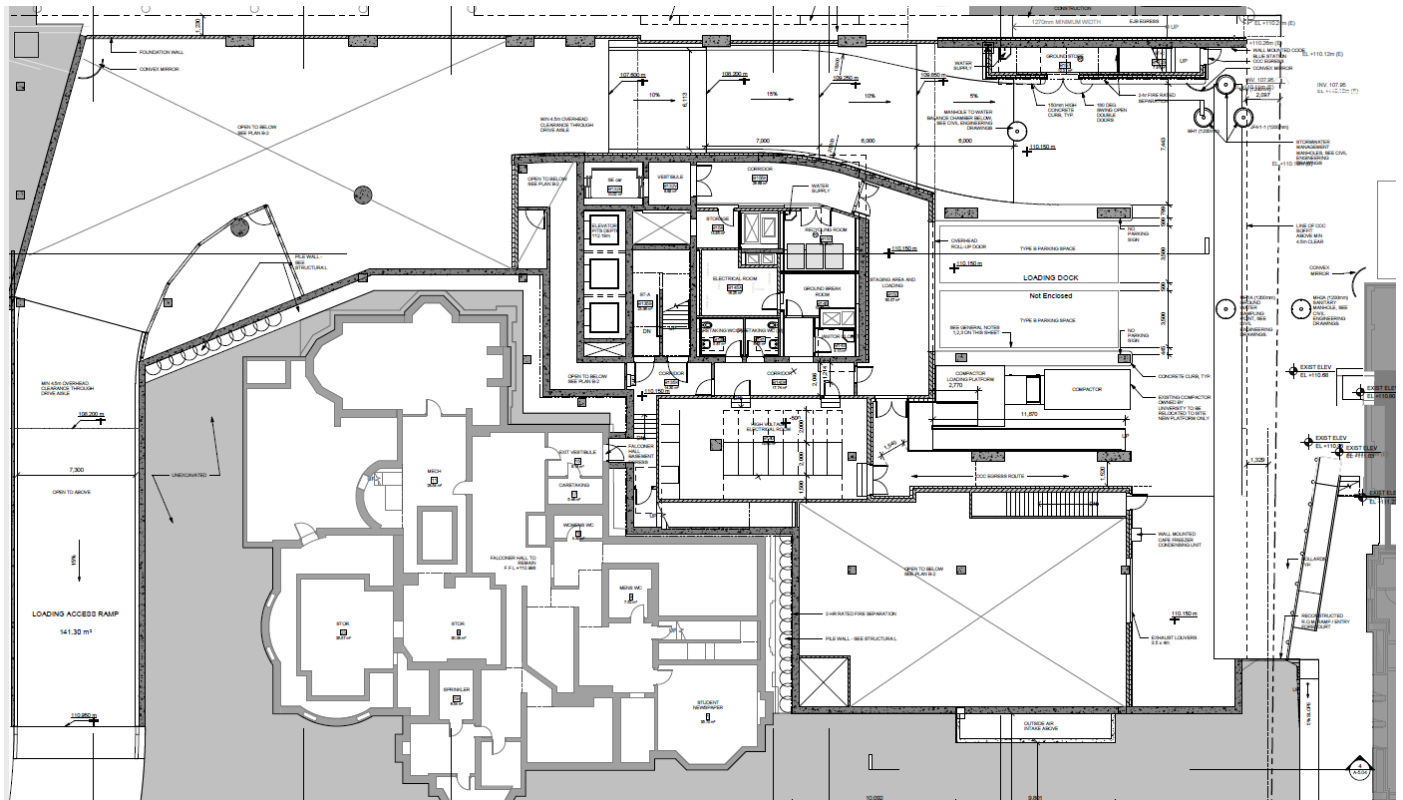


Renderings of proposed new University of Toronto Centre for Civilizations, Cultures and Cities (“CCC”) at 80-84 Queen's Park

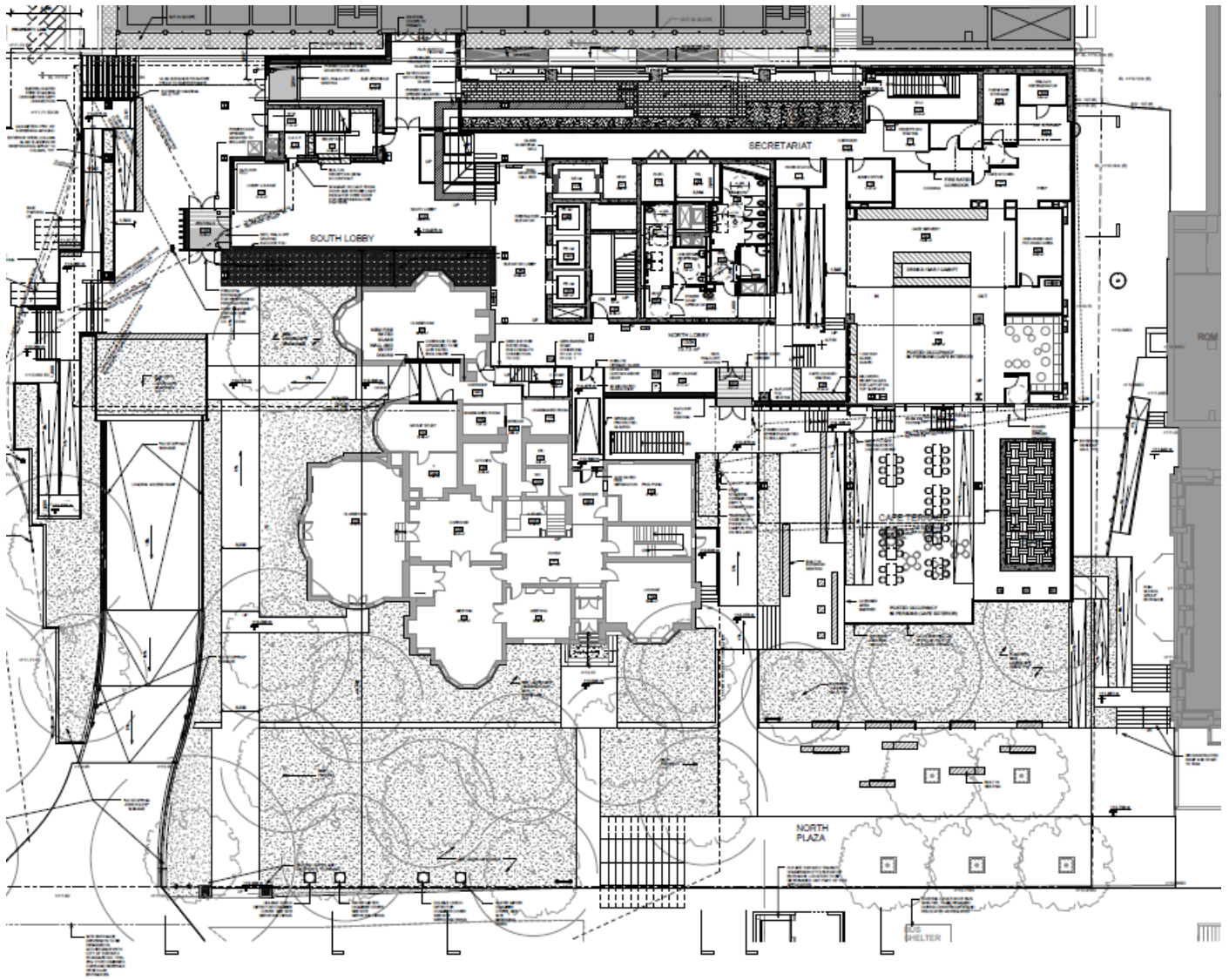
③ CONTEXT PLAN



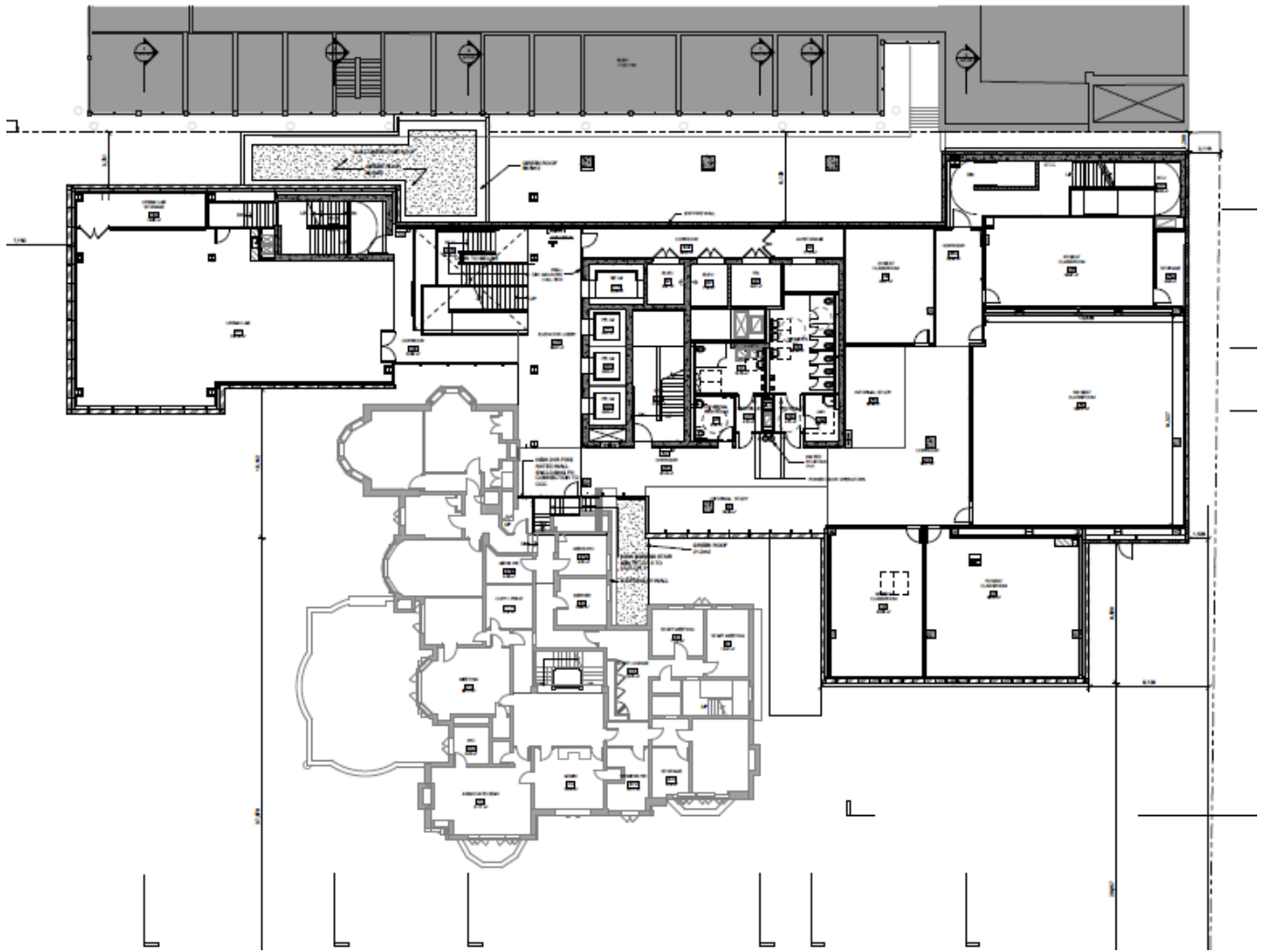
Site Plan



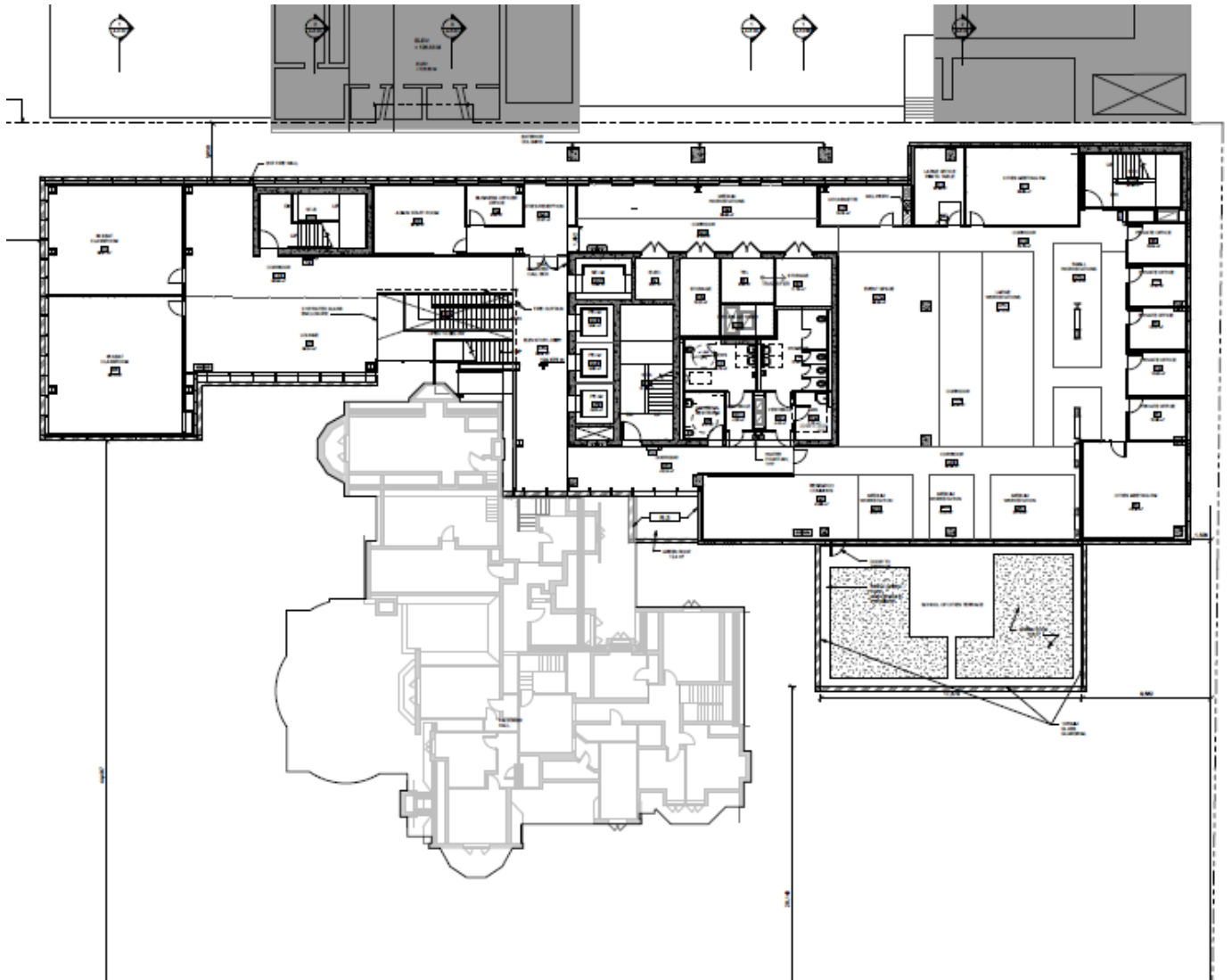
Basement Level 1 Plan



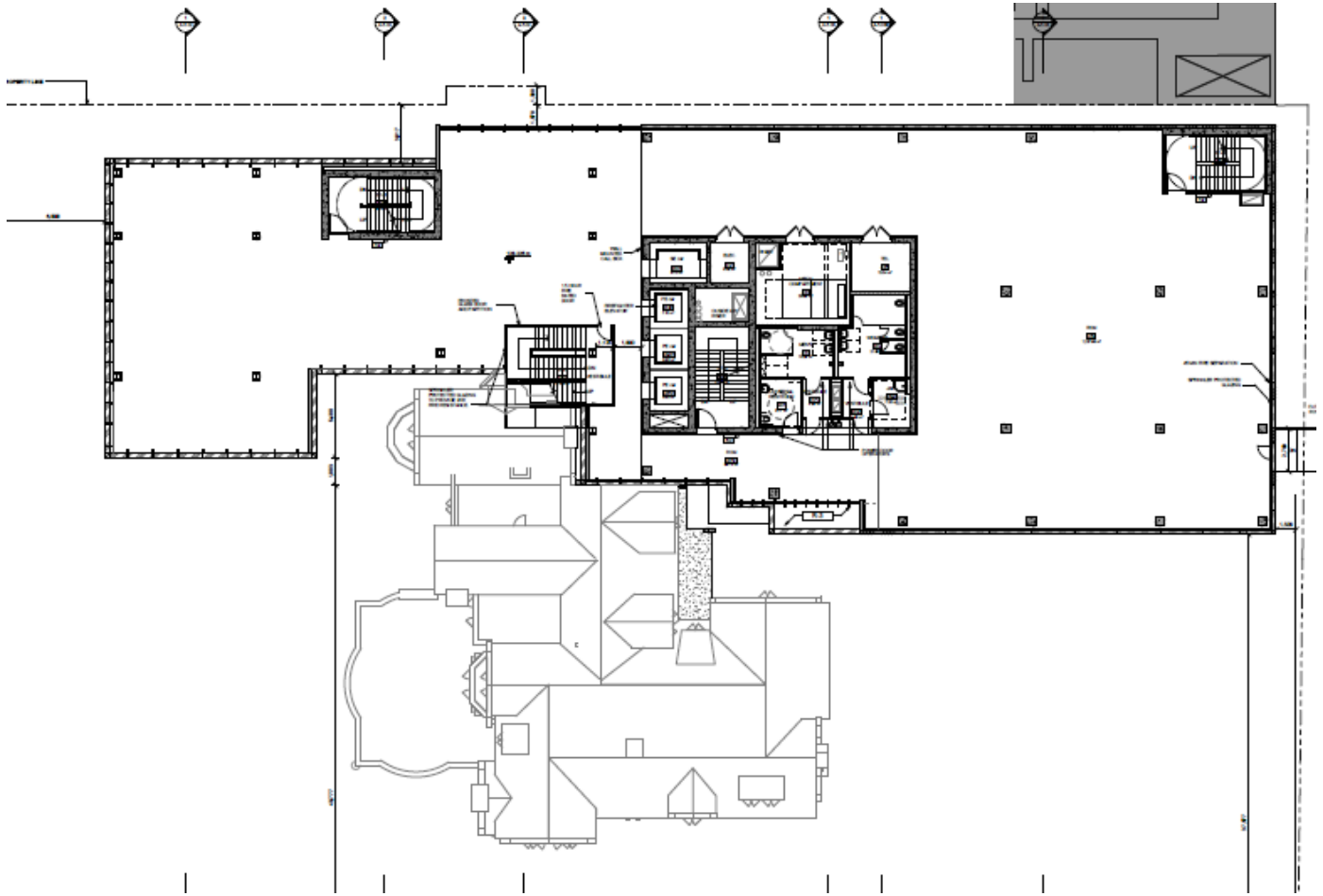
First Floor Plan



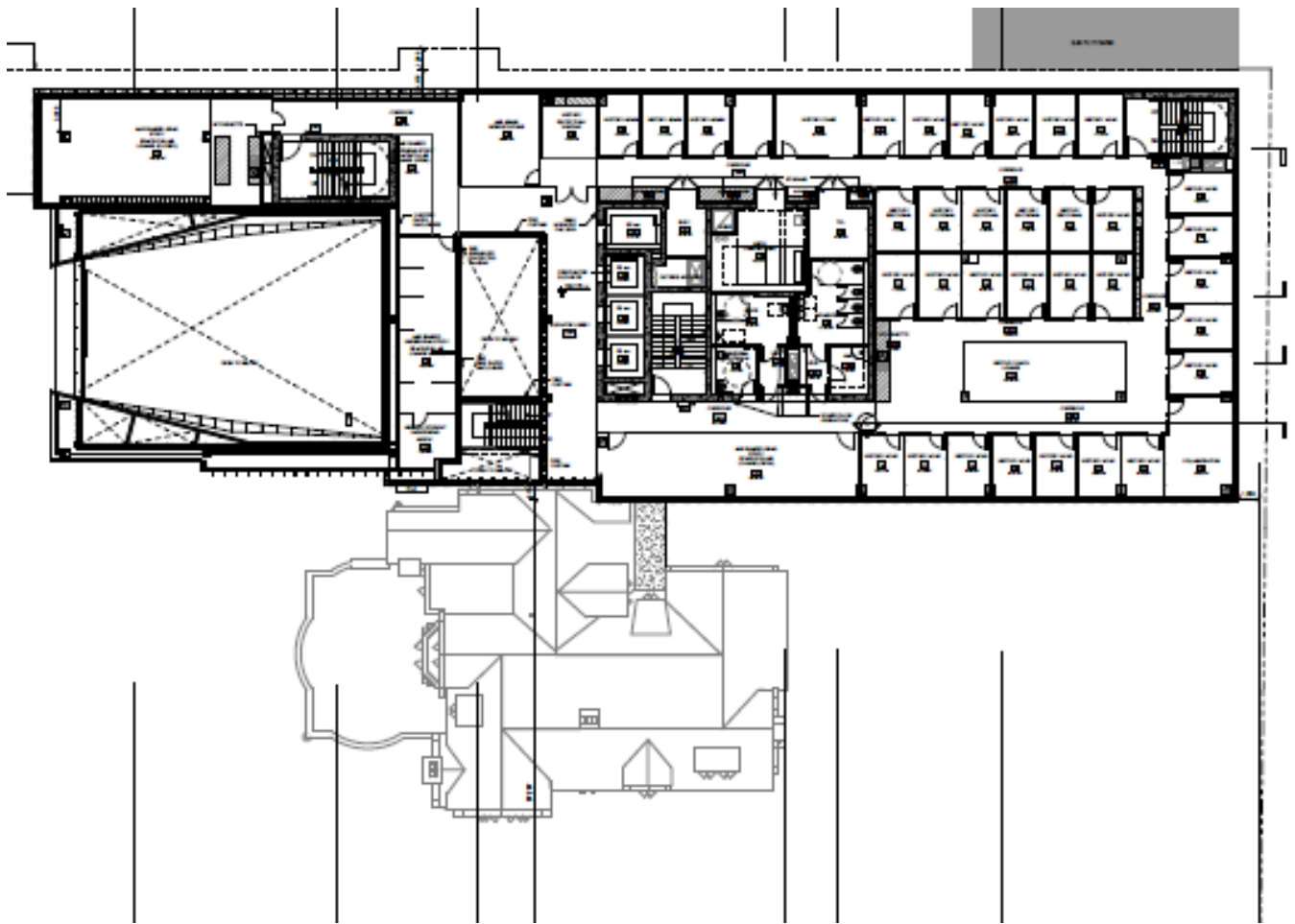
Second Floor Plan



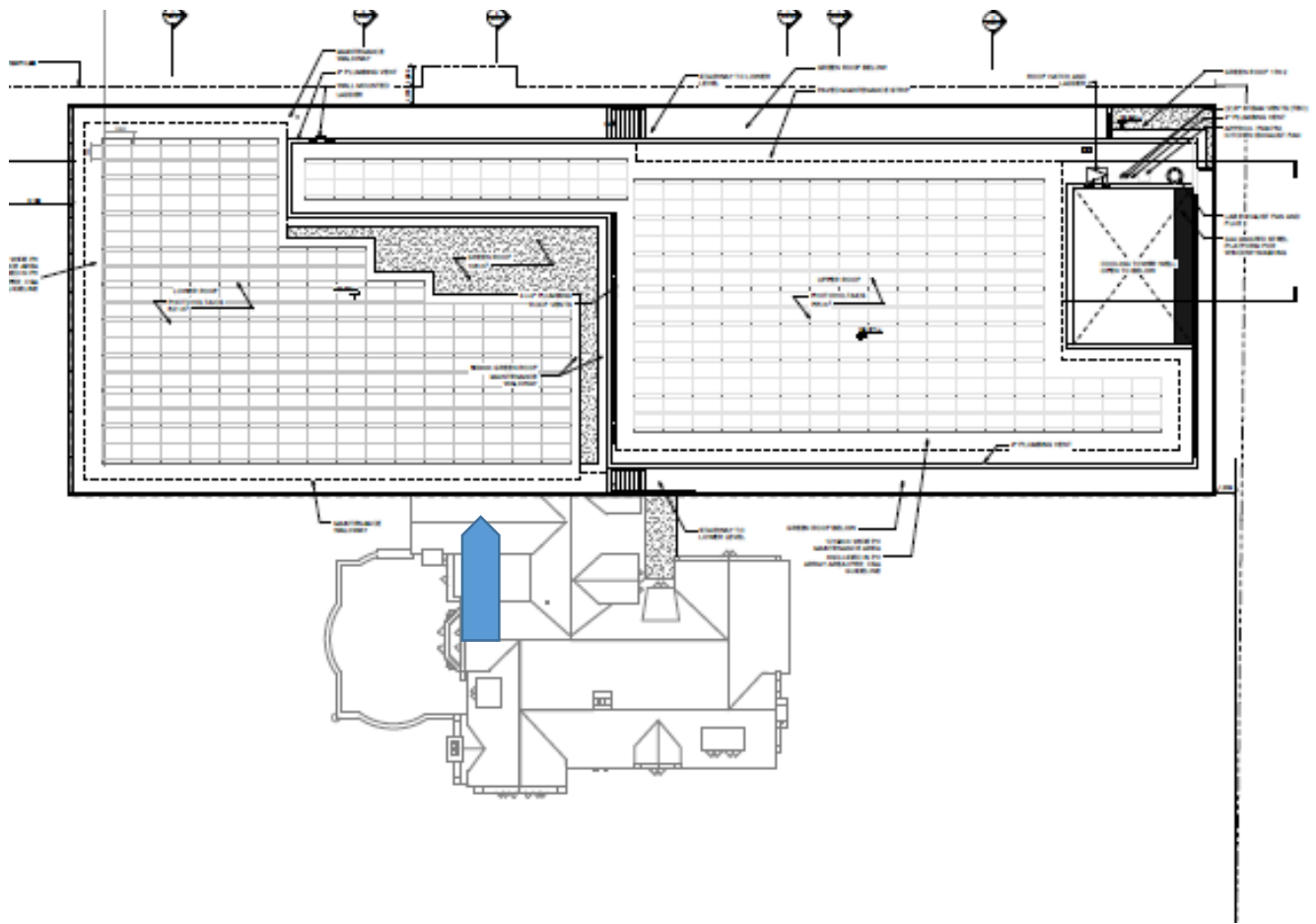
Third Floor Plan



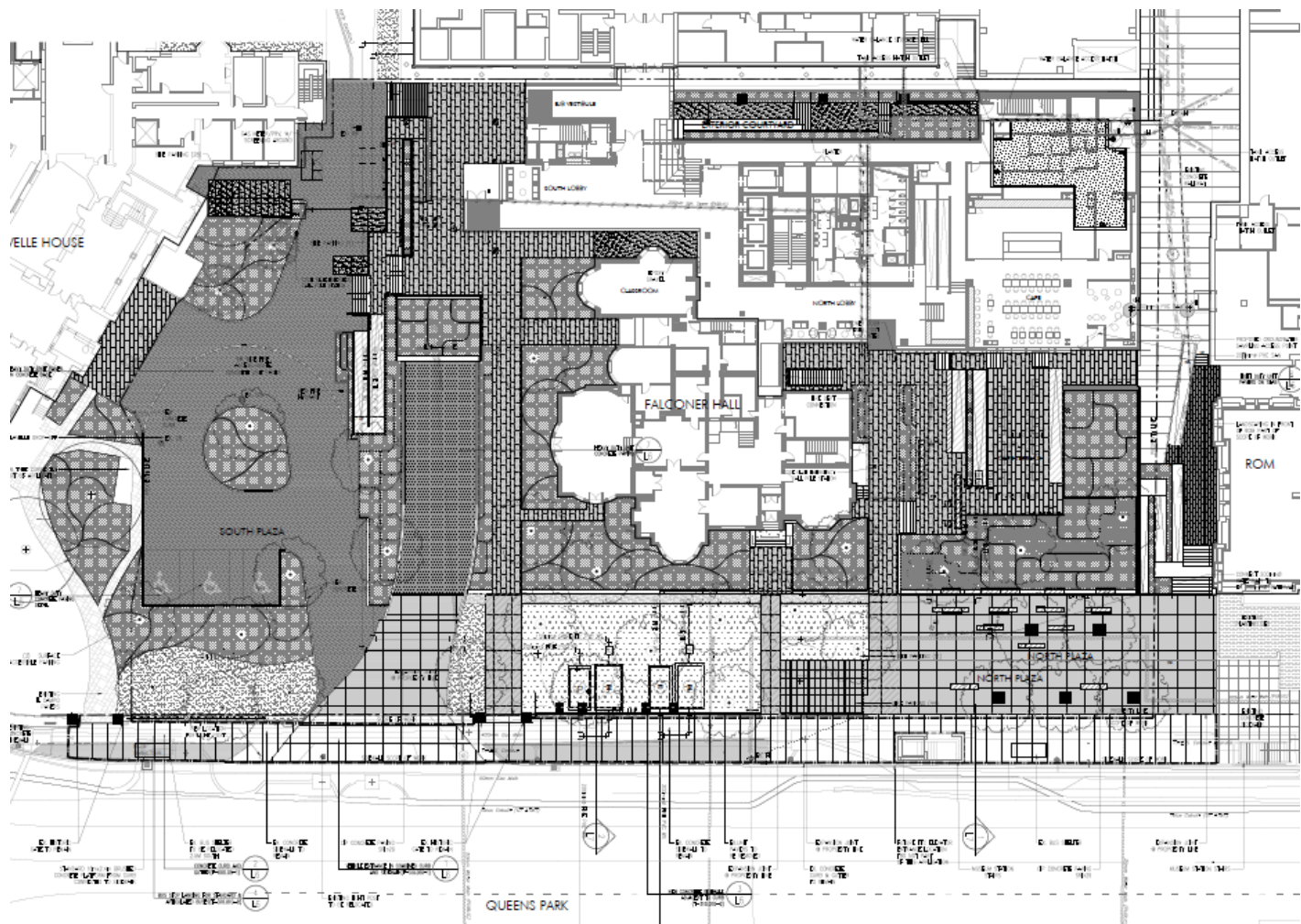
Fourth Floor Plan



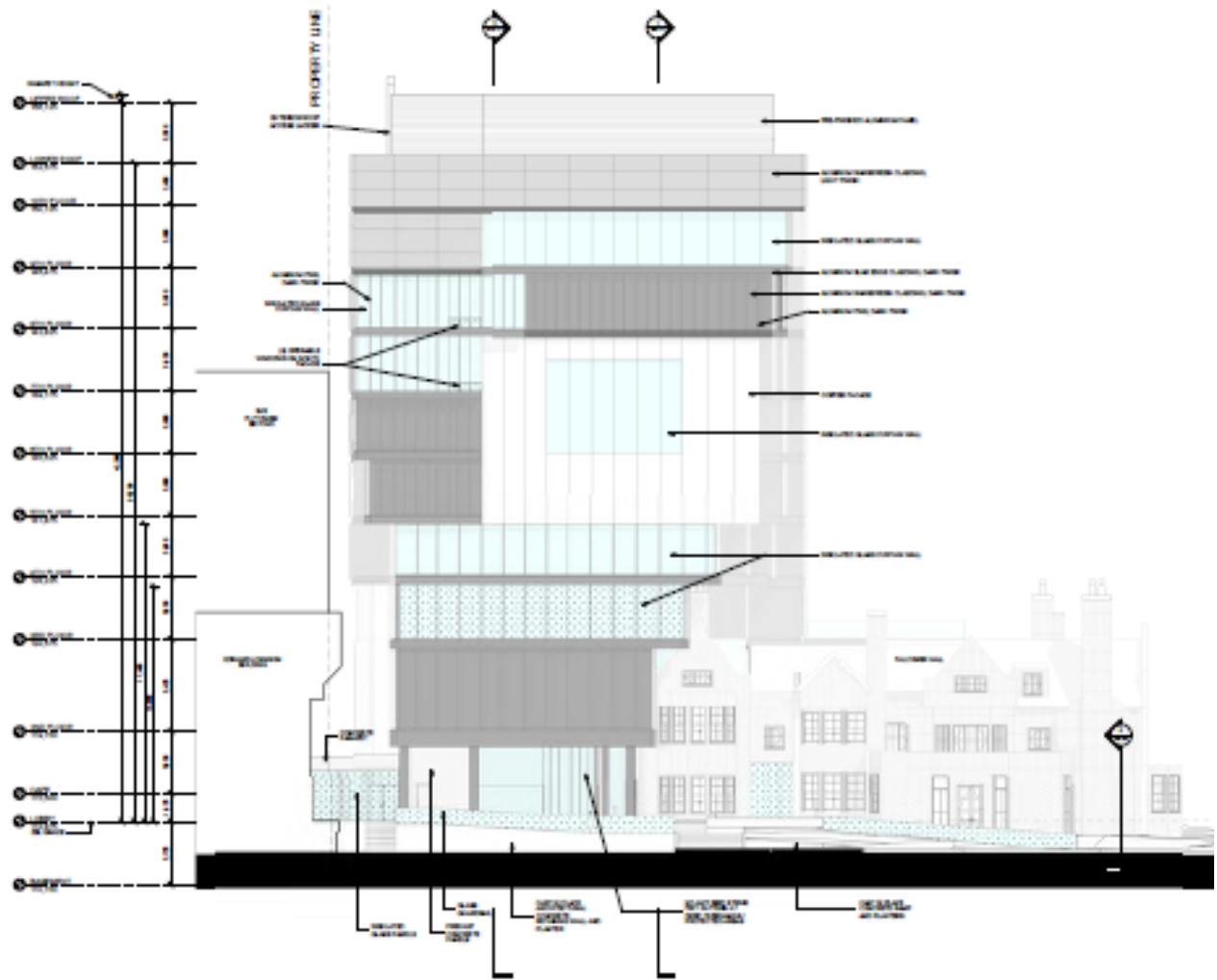
Seventh Floor Plan



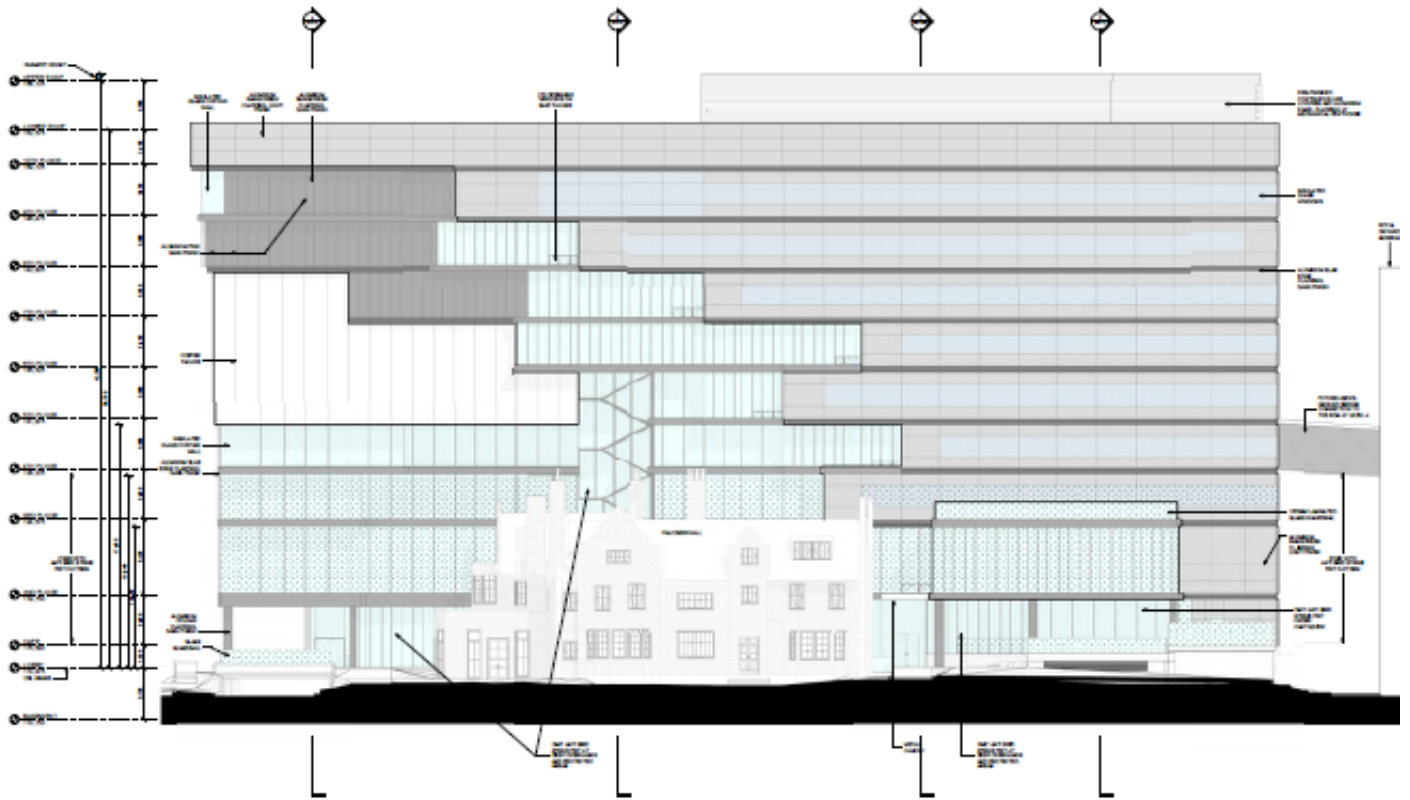
Roof Plan. At the location of the arrow at the southwest corner of the building, Falconer Hall has an extension that projects further west/rearward than the remainder of its elevation wall. It is at this location that the new development exhibits a slight cantilever that projects eastward at its upper floors as seen in the roof plan and in elevation drawings to follow.



Landscaping Plan



South Elevation



Front Elevation – facing Queen's Park