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Toronto Preservation Board
City of Toronto, 100 Queen Street West
2nd Floor, West Tower, City Hall
Toronto, ON M5H 2N2

August 26, 2020

Attn: Ellen Devlin, Board Secretary

RE: PB16.5 - Inclusion on the Heritage Register and Intention to Designate under Part IV of the Ontario Heritage Act - 100 College Street

Members of the Toronto Preservation Board,

On behalf of our client, the University of Toronto (U of T), ERA Architects Inc. (ERA) has prepared this letter to object to the recommendations outlined in staff report PB16.5, namely that the property at 100 College Street be included on the Heritage Register and designated under Part IV of the Ontario Heritage Act.

ERA has been retained by U of T as a heritage consultant, both in respect to the proposed updated University of St. George Secondary Plan and for various site-specific redevelopment projects throughout the St. George Campus, including the Schwartz Reisman Innovation Centre (88-110 College Street).

In 2018, at the request of City Planning staff, ERA conducted a heritage evaluation of 100 College Street using the criteria established under Ontario Regulation 9/06 (Criteria for Determining Cultural Heritage Value or Interest). ERA's 9/06 evaluation, attached to this letter, found that the property did not satisfy any of the applicable criteria, and was not a candidate for designation under the Ontario Heritage Act.

Nonetheless, research and evaluation conducted by Heritage Preservation Services has arrived at a contrary conclusion, finding that the property has design, historical, and contextual value, and should be designated under Part IV of the Ontario Heritage Act.

ERA disagrees with the City's assessment of the property's heritage value. Neither we, nor our client, believes that the property merits heritage recognition, and we oppose the designation.

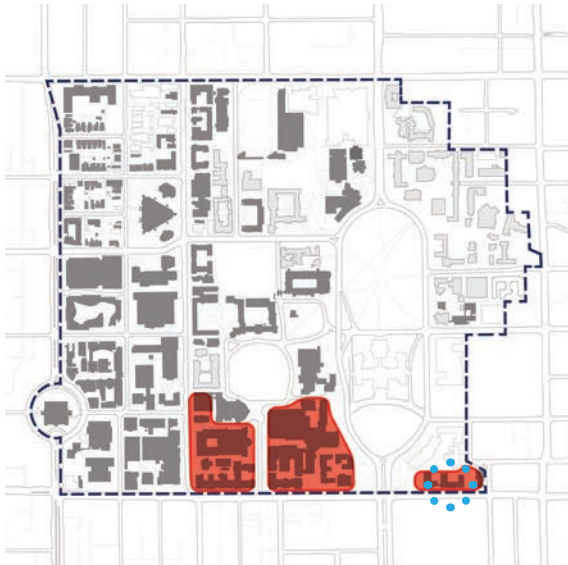
We respectfully submit that the Preservation Board should not endorse the recommendations of staff report PB16.5.

Sincerely,

A handwritten signature in blue ink, appearing to read 'A. Pruss', is written above a horizontal line.

Andrew Pruss
Principal, ERA Architects Inc.

BANTING INSTITUTE



Address:	100 College Street
Precinct:	South Campus
Sub-Area:	Discovery District
Date of Construction:	1930
Architect:	Darling and Pearson
Historic Use:	Medical Research Facility
Current Use:	Banting and Best Centre for Innovation and Entrepreneurship

Description:

This plain, utilitarian institutional building has five storeys with a raised basement. Clad in red brick, the symmetrical primary elevation faces College Street and features understated classical details: brick quoins, stone window and door surrounds, brick spandrels, stone banding, a copper cornice, and a flat roof.



1 BANTING INSTITUTE: EVALUATION

1.1 Historic/Associative Value

This former medical research facility was named for Sir Frederick Banting, a medical scientist at the university who was a co-recipient of the Nobel Prize in 1923 for the discovery of insulin two years previously. Afterward, the University of Toronto began planning the relocation and enhancement of facilities shared between the University and the Toronto General Hospital. The 1928 University President's Report announced that pathology research and chemistry labs and clinical departments associated with the university, and Dr. Banting's research would be combined in a new building across from the General Hospital, and connected to it via underground tunnels. The Banting Institute went on to attract a diverse range of practicing physicians, researchers, and academics. While improvements in the understanding of circulatory disease and coagulation, in pharmaceuticals such as heparin, and other medical advancements are associated with the Banting Institute's research, they are not directly associated with this particular building. Banting's own scientific accomplishments, including the insulin discovery that predated this building, are better represented by 1 Spadina Circle and the plaque in front of the Medical Sciences Building where original discoveries were made.

1.2 Design/Physical Value

The Banting Institute building is a plain, utilitarian institutional building, typical for its era. It features understated classical details such as brick quoins and a copper cornice. While it was considered a highly modern laboratory at the time of its construction, it is no longer used for these purposes.

1.3 Contextual Value

The Banting Institute is physically and stylistically connected to the Best Institute to its west, but neither building is physically, functionally, visually, or historically linked to its surroundings. These two buildings were intended to serve as functional links between the University and the hospitals south of College, but their current program relates to the MaRS Discovery District across the street, although this link is not legible. Together the pair forms a solid streetwall along College Street, giving the university institutional presence on the east side of University Avenue, but limiting permeability and interaction between pedestrians and the streetscape.

2 BANTING INSTITUTE: SUMMARY

Based on the research and analysis outlined in this report, the Banting Building at 100 College Street was found not to meet the Ont. Reg. 9/06 criteria for cultural heritage value.

Application of the criteria to this property is summarized below.

1. The property has design value or physical value because it:

Ontario Regulation 9/06 Criteria	Summary of Response
i. is a rare, unique, representative, or early example of a style, type, expression, material, or construction method;	No
ii. displays a high degree of craftsmanship or artistic merit, or;	No
iii. demonstrates a high degree of technical or scientific achievement	No

2. The property has historical value or associative value because it:

Ontario Regulation 9/06 Criteria	Response
i. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;	No
ii. yields, or has the potential to yield information that contributes to an understanding of a community or culture, or;	No
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	No

3. The property has contextual value because it:

Ontario Regulation 9/06 Criteria	Response
i. is important in defining, maintaining, or supporting the character of an area;	No
ii. is physically, functionally, visually, or historically linked to its surroundings, or;	No
iii. is a landmark.	No

3 BANTING INSTITUTE: SOURCES CONSULTED

Connor, J. T. H. (2000). *Doing Good: the Life of Toronto's General Hospital*. Canada: University of Toronto Press.

Maxwell, G. Dean. (1931) "Banting Institute, University of Toronto." *Construction*, 24, 55-8 & 65-72.

"World Benefactor Honored at Opening of Banting Institute." (1930, September 17). *The Globe and Mail*. pp. 13.

"Banting Institute Links University, General Hospital." (1930, September 5). *The Globe and Mail*. pp. 14.

University of Toronto President's Report. (1928). Pg. 12-15.

Report to the Board of Governors': Special Committee on the Future Development of the Faculty of Medicine. (1964).