

Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 250 University Avenue

Date: January 4, 2022

To: Toronto Preservation Board

Toronto and East York Community Council

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

Wards: Spadina - Fort York, Ward 10

SUMMARY

The property at 250 University Avenue is listed on the City of Toronto's Heritage Register and designated under Part V of the Act as part of the Queen Street West Heritage Conservation District. At its meeting on November 9, 2021 City Council agreed to issue a Notice of Intention to Designate under Part IV of the Ontario Heritage Act for this property. The appeal period for the Notice of Intention to Designate expired on December 20, 2021 and no objections have been received but the designation by-law has not yet been passed. This report recommends City Council approve the alterations proposed under S. 33 of the Ontario Heritage Act for the heritage property in connection with a proposed development, and grant authority to enter into a Heritage Easement Agreement for the subject property.

The Site is located on the southwest corner of Queen Street West and University Avenue. The property identified as 250 University Avenue contains the Bank of Canada Building, also known as the Toronto Agency, constructed in 1958 and designed by the architectural firm of Marani & Morris.

A Zoning By-Law Amendment application was submitted to the City to permit a 54-storey residential mixed-use building in 2018. A revised proposal was submitted on August 27, 2021 that involves a 47 storey mixed-use building and the full retention of 250 University Avenue, including its office lobby, while introducing a TTC Osgoode subway entrance at the northeast corner of the building.

RECOMMENDATIONS

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

1. City Council approve the alterations to the heritage property at 250 University Avenue, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a 47-storey mixed use building on the lands known municipally in 2021 as 250 University Avenue, with such alterations substantially in accordance with plans and drawings dated August 16, 2021, prepared by IBI Group Architects, and on file with the Senior Manager, Heritage Planning; and the Heritage Impact Assessment (HIA), prepared by Goldsmith Borgal Ltd. Architects, dated August 13, 2021 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 permitting 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 with the City for the property at 250 University Avenue in accordance with the plans and drawings dated August 16, 2021, prepared by IBI Group Architects, and on file with the Senior Manager, Heritage Planning, and the Heritage Impact Assessment prepared by Goldsmith Borgal Ltd. Architects, dated August 13, 2021, and in accordance with the Conservation Plan required in Recommendation 1.b.2, to the satisfaction of the Senior Manager, Heritage Planning including registration of such agreement to the satisfaction of the City Solicitor.

2. Provide a detailed Conservation Plan, prepared by a qualified heritage consultant that is consistent with the conservation strategy set out in the Heritage Impact Assessment for 250 University Avenue prepared by Goldsmith Borgal Ltd. Architects, dated August 13, 2021, to the satisfaction of the Senior Manager, Heritage Planning.

c. That prior to final Site Plan approval for the proposal, for the property located at 250 University Avenue, the owner shall:

1. Provide final Site Plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 1.b.2 to the satisfaction of the Senior Manager, Heritage Planning.
2. Provide a Heritage Lighting Plan that describes how the exterior of the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.
3. Submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Planning.
4. Provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.

d. That prior to the issuance of any permit for all or any part of the property at 250 University Avenue, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Planning, the owner shall:

1. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.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.
2. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Planning, to secure all work included in the approved Conservation Plan, Lighting Plan and Interpretation Plan.
3. Provide full documentation of the existing heritage property, 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 1.d.2, the owner shall:

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

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

2. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 250 University Avenue in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.

3. City Council authorize the City Solicitor to introduce the necessary Bill in Council authorizing the entering into of a heritage easement agreement for the property at 250 University Avenue.

FINANCIAL IMPACT

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

DECISION HISTORY

At its meeting on November 9, 2021 City Council agreed to issue a Notice of Intention to Designate under Part IV, S. 29 of the Ontario Heritage Act for the property at 250 University Avenue. The appeal period for the Notice of Intention to Designate expired on December 20, 2021 and no objections have been received but the designation by-law has not yet been passed.

<https://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-171018.pdf>

At its meeting on February 24, 1997, Toronto City Council listed the Bank of Canada Building at 250 University Avenue on the Heritage Register.

At its meeting on September 27, 2007, City Council designated the Queen Street West Heritage Conservation District under Part V of the Ontario Heritage Act. It is therefore designated under Part V of the Ontario Heritage Act. The Queen Street West HCD identifies the site as a non-contributing property.

<https://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4605.pdf>

The subject site is adjacent to the King-Spadina Heritage Conservation District enacted through a by-law in 2017. This designation is currently under appeal.

BACKGROUND

Area Context

The Bank of Canada building at 250 University Avenue is on the southwest corner of University Avenue and Queen Street West. Directly opposite on the south side of Queen Street West is the Four Seasons Centre for the Performing Arts, while the northeast and northwest corners are occupied by Osgoode Hall and the Sir William Campbell House respectively, both included on the Heritage Register. To the south on University Avenue is a collection of mid- to late-20th century office and hotel buildings; immediately north on University Avenue is the Confederation Life Building and the Toronto Courthouse, which have both been included on the Heritage Register.

The Queen Street West Heritage Conservation District extends westward from the property and comprises a primarily late-19th century main street context. To the southwest is the Council-adopted (under appeal) King-Spadina Heritage Conservation District, which contains a collection of warehouse, manufacturing and residential properties from the 19th and 20th centuries, as well as a dense concentration of contemporary office and condominium towers.

Heritage Property

The Bank of Canada Building is valued as a representative example of the Neo-Georgian architectural style, designed by the significant architectural firm of Marani & Morris and located on the ceremonial thoroughfare of University Avenue, at the intersection of Queen Street West.

The building is associated with the Bank of Canada, an important publically owned institution and the country's central bank, and is reflective of the Bank's investment in Toronto's and Ontario's financial industry in the post-war period. Lastly, the building is associated with a number of significant artists and displays their works both on the exterior and interior of the building, including Louis Temporale, Alan Caswell Collier, Alexander Scott Carter, and Cleeve Horne.

Nearby Heritage Register Properties

200 University Avenue, Sun Life Assurance Company of Canada, 1961;

Northwest corner of Queen Street West and University Avenue, Sir William Campbell House (1822) (designated, Part IV, OHA)

Northeast corner of Queen Street West and University Avenue Osgoode Hall: East and West Wing's, 1829-46,

Canada Life Assurance Co. Sproatt & Rolph, 1930-31.

Numerous other Part V properties extending westward from the site along Queen Street West

Development Proposal

The proposal consists of the construction of a tower above the existing 8-storey (40.46m) Bank of Canada building office building located at 250 University Avenue, at the south west corner of Queen Street West and University Avenue. The resultant building would be 47 storey, 155.7 metre tall, mixed-use building and would retain the existing 8- storey building at its base.

The proposal would fully retain in situ the heritage property both externally and internally. However, the tower addition above would require a number of interior modifications to the heritage building to support new loads. In addition to excavation below the building for new parking levels, structural impacts would be located largely on the interior of the building and include transfer slabs, reinforced steel columns and lateral beams.

Notwithstanding the interior modifications identified, the building would be retained in-situ, including all the relief sculptures and carvings on the exterior granite walls, and the main entrance portal featuring green granite and stainless steel and bronze doors. The interior elements that are included as attributes in the Council-approved Notice of Intention to Designate will also be conserved. These include the elevator lobby and the main entrance lobby and a large mural. These elements are proposed to be integrated into a new mixed-use/residential component in a manner that would help to conserve the heritage value of the site. There would be some minor alterations at the exterior of the property along its Simcoe and Richmond Street West frontages. These are comprised of a new TTC entrance, a residential entrance and a loading bay along the Simcoe Street façade. The existing vehicular entrance along Richmond Street West façade would be replaced by two service entrance doors and windows. The new work is designed with matching granite cladding. A new vent may also be needed on this façade in the location of the existing ventilation panels (see Attachment 3).

The tower component would not align with any of the original street walls but it includes step backs to limit visual impact on the pedestrian realm. At the north (Queen Street) elevation the tower is proposed to be set back approximately 10 metres from the original building. The revised 2021 proposal reduced the setback at Richmond Street (south) from 10 metres to 6.5 metres in order to maintain the 10 metre step back from Queen Street West. Step backs from University Avenue and Simcoe Streets are proposed to be approximately 5 and 3 metres respectively.

Heritage Planning Policy Framework

The Planning Act

The Planning Act guides development in the Province of Ontario. It 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” and 2(r) “to a built form that is well designed and provides for a sense of place.”

The Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (the “PPS”) provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- the efficient use and management of land and infrastructure
- ensuring the sufficient provision of housing to meet changing needs including affordable housing
- ensuring opportunities for job creation
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs; and
- protecting people, property and community resources by directing development away from natural or human-made hazards
- conservation of cultural heritage and archaeology

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the Planning Act and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.6 of the PPS states that, “The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.”

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, management and use of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act.”

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

Provincial Plans

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

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

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on May 16, 2019 and was amended through an Order in Council that came into effect on August 28, 2020. This plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2017. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part.

The Growth Plan (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 with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

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

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. The following Official Plan policies apply to the proposed alterations:

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

3.1.5.5: "Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's

cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City."

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

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

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

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

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Standards and Guidelines

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

The Standards and Guidelines can be accessed here:
<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

COMMENTS

Heritage Planning staff has reviewed the Heritage Impact Assessment submitted in support of the proposal prepared by Goldsmith Borgal Ltd. Architects, 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.

The Conservation Strategy

The building is proposed to be retained in-situ, including all of its relief sculptures and carvings on the exterior granite walls, and the main entrance portal featuring green granite and stainless steel and bronze doors. Notable interior elements (including the

elevator lobby, the main entrance lobby panelled in walnut with columns and trim in marble, and a large mural) would also be conserved and integrated into a new mixed-use/residential component in a manner that would help to conserve the heritage values of the site.

At this stage, the Conservation Plan will include the following work:

- Existing granite walls are to be preserved and repaired where necessary (a full condition assessment is to be prepared as part of the Conservation Plan).
- Unsympathetic additions and alterations to the walls are to be replaced and cleaned.
- Existing windows will be preserved and any new windows will be made with more sympathetic units.
- Cleaning and restoration of main entrance featuring polished green granite portal, and stainless steel and bronze doors.
- Retention of interior elements including main entrance lobby, and elevator lobby. The manner in which the design has been developed would allow the perception of not only the facade of the street frontage of the original property facing University Avenue, but also an appreciation of the original scale, height and volume of the original building.

Massing above the Heritage Property

The proposal has been designed so that the retained heritage property and facades would have a three-dimensional form as perceived from the public realm. Heritage Staff worked with the applicant to ensure adequate step backs in particular along the Queen Street West frontage. The new massing above the retained facades includes a 10 metre step-back from the Queen Street West façade of the property. The massing is fully situated atop the existing mechanical penthouse with a step back 3 metres from the mechanical penthouse edge along Queen Street West. The tower step backs from University Avenue, Richmond Street West and Simcoe Streets would be approximately 5, 6.5 and 3 metre step back respectively.

The design includes a compatible relationship between the heritage building and the new tower. The tower would not be aligned with any of the original street walls but is proposed to be set-back sufficiently to limit any visual impact on the pedestrian realm. The tower placement would be generally in line with the set back of the original mechanical penthouse which is considered a logical design strategy relative to the original architectural composition. Where the contemporary tower is proposed to meet the heritage base, the proposed design includes sufficient differentiation in the massing and articulation to ensure that the landmark status of the original building and its relationship, particularly along the prominent views from University Avenue and Queen Street West, would be conserved.

Shadows

Shadow studies have been prepared for this development proposal. New shadow will be cast on both the lawn and built structures of Osgoode Hall and Campbell House. It should be noted however that additional shadows on Campbell House are the same as

the shadows that would be cast by massing that is currently permitted by the Zoning By-law. Additional shadows would be cast to the lawns in front of Campbell House between approx. 12-2pm in June, however it is noted that the designation by-law for Campbell House does not include the grounds as a heritage attribute. As such the proposed new tower is not considered to materially affect the heritage attributes of Campbell House above those already allowed by the Zoning By-law.

According to studies provided by the applicant, new shadow impacts beyond those allowed by the as of right zoning would bring shadows to the front of the west wing of Osgoode Hall for less than an hour in the afternoons in September and March. In addition new shadows would move across the lawn of Osgoode Hall from approx. 2pm to 5.18 in September and March. There would be no additional shadows in June. Staff worked extensively with the applicant to minimize additional shadowing. The shadows resulting from the proposed tower would be quick moving and transitory in nature so parts of the lawn would always remain out of the shadow. As such the resultant additional shadows and are not considered to sufficiently impact the appearance of the heritage attributes of Osgoode Hall to warrant refusal.

The proposed tower will also bring some additional shadow to the southern wing of the Canada Life Building at 330 University Avenue from approx. 12-1pm in March and September however these new shadows are not considered to materially affect its heritage attributes. Some additional shadow would also be cast on Nathan Philips Square between approx. 4-5.30pm, however this shadow would only affect its western and southern edges and would not affect the reflecting pool. As such it is not considered to sufficiently impact the appearance of the heritage attributes of Nathan Philips Square to warrant refusal.

QUEEN STREET WEST HCD

The Bank of Canada Building is within the boundaries for the Queen Street West HCD but the architectural styles that are common in this HCD are primarily those of the 19th and 20th century Italianate and Second Empire. The brick masonry materiality, scale and fenestration of these styles differ from the Bank of Canada building. The Bank of Canada Building is located on the ceremonial thoroughfare of University Avenue and has the more imposing institutional and office district form that reflects its relationship to University Avenue rather than to Queen Street West. As such it is considered a non-contributing building in the HCD.

In general, the proposed design complies with the Queen Street West HCD Plan's design guidelines as it relates to commercial uses at grade, a continuous street wall, a rhythm of solids and voids, and recessed entries. The proposed conservation of the whole of the Bank of Canada Building with a 10 metre step back above will allow for a sense of openness and spaciousness as viewed from the public realm along Queen Street to be retained.

Proposed Tower Design and Materiality

The materiality of the proposed tower will be further developed to better complement the institutional character and granite cladding established by the existing Bank of Canada building as part of the Conservation Plan and Site Plan Review process. The tower volume should feature transitions that clearly define the existing building to ensure it is visually subordinate to the 8-storey building below when viewed from the public realm.

Adjacency

As the proposal contains a strong conservation program for the subject heritage property at 250 University Avenue, it is considered to also conserve the cultural heritage value of the adjacent heritage properties and the heritage character that exists in this part of University Avenue. Staff worked diligently to mitigate impacts, as much as possible, upon the property and upon the character of adjacent heritage and civic resources.

Heritage Easement Agreement and Additional Plans

Conservation Plan

Should Council approve the proposed conservation strategy, the owner should be required to submit a Conservation Plan for the work described in the Heritage Impact Assessment prepared by a qualified heritage professional to the satisfaction of the Senior Manager, Heritage Planning.

Interpretation, Signage and Lighting Plans

Should Council approve the proposed conservation strategy, prior to final Site Plan approval for the proposed development, the applicant should be required to submit a heritage lighting plan, a signage plan and a heritage interpretation plan to the satisfaction of the Senior Manager, Heritage Planning. The lighting plan should provide details of how the heritage property will be lit so that its unique heritage character is highlighted. The signage plan should provide parameters for new commercial signage to ensure that the heritage values, attributes and character of the Bank of Canada Building are conserved. The interpretation plan should serve to communicate the cultural heritage values of the Bank of Canada Building to users and visitors of the property.

Heritage Easement Agreement

Staff is recommending that the owner enter into a Heritage Easement Agreement to secure the long-term protection of the Bank of Canada Building at 250 University Avenue.

CONCLUSION

Staff are supportive of the proposal to alter the Bank of Canada Building at 250 University Avenue to allow for the development of a 47 storey mixed-use building that proposes full retention of the heritage building, including its original office entrance and lobby. Staff support the proposed alterations in the context of the conservation and mitigation strategies proposed for the site and are of the opinion that the proposal has been designed to conserve the cultural heritage values, attributes and character of the heritage property. As such, staff 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 - Photographs
Attachment 3 - Selected Drawings

LOCATION MAP

ATTACHMENT 1

250 University Avenue



Location Map, showing the property on the southeast corner of Queen Street West and University Avenue. The arrow indicates the location of the property.

PHOTOGRAPHS

ATTACHMENT 2

250 University Avenue



1. Toronto Agency – southern and eastern façades – 250 University Avenue. ca. 1960.
Photo: Panda Photography. Bank of Canada Archives (PC 315.2-88)



Looking Southwest from University Avenue north of Queen Street West. Note tower development on both sides of Queen Street West that are situated west of the site.



250 University Avenue, south and east façades. Heritage Planning, 2021.



250 University Avenue, south and west façades. Heritage Planning, 2021.



Entrance at University Avenue and Coat of Arms above



250 University Avenue - north façade relief viewed at Queen Street West

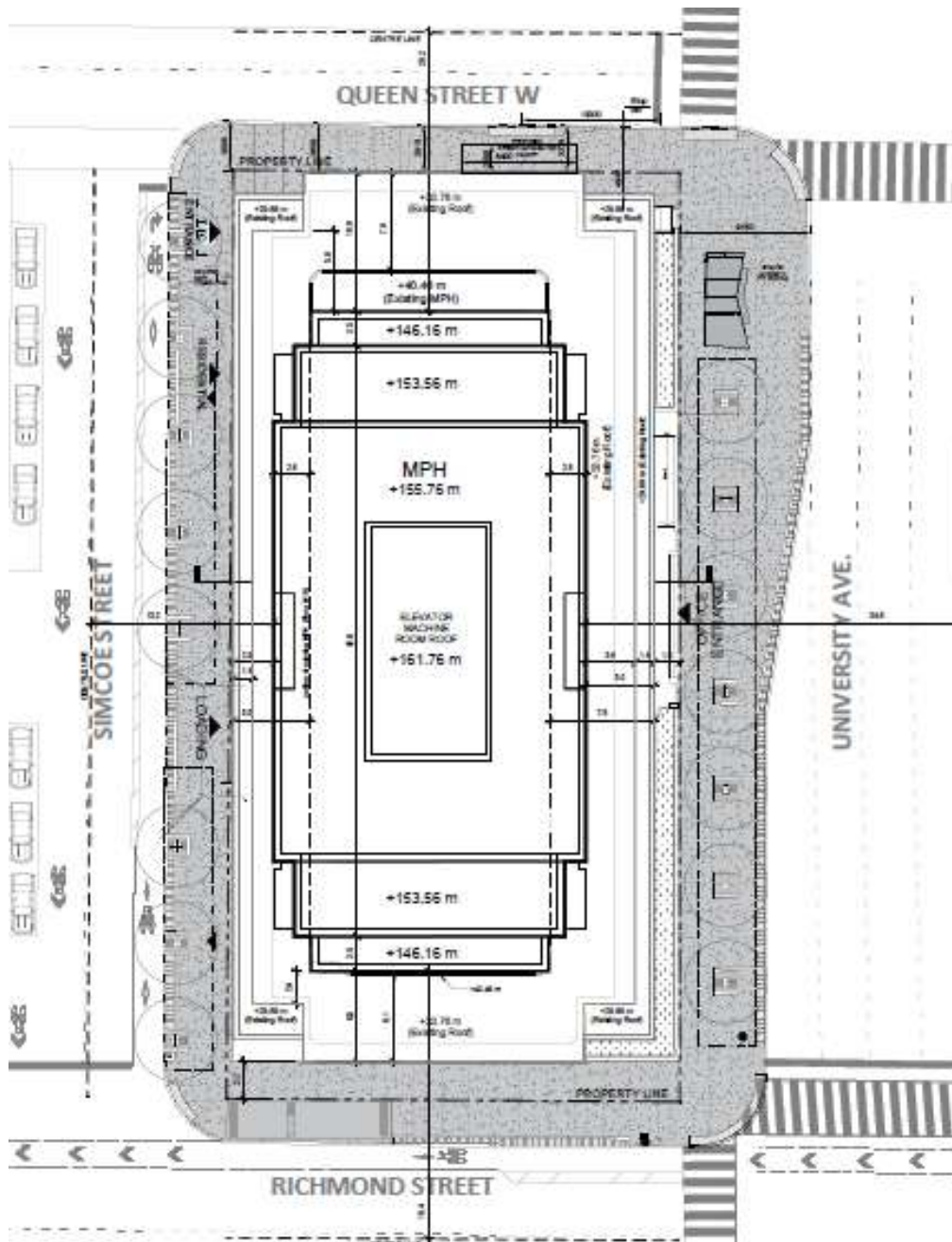


250 University Avenue - Entrance lobby

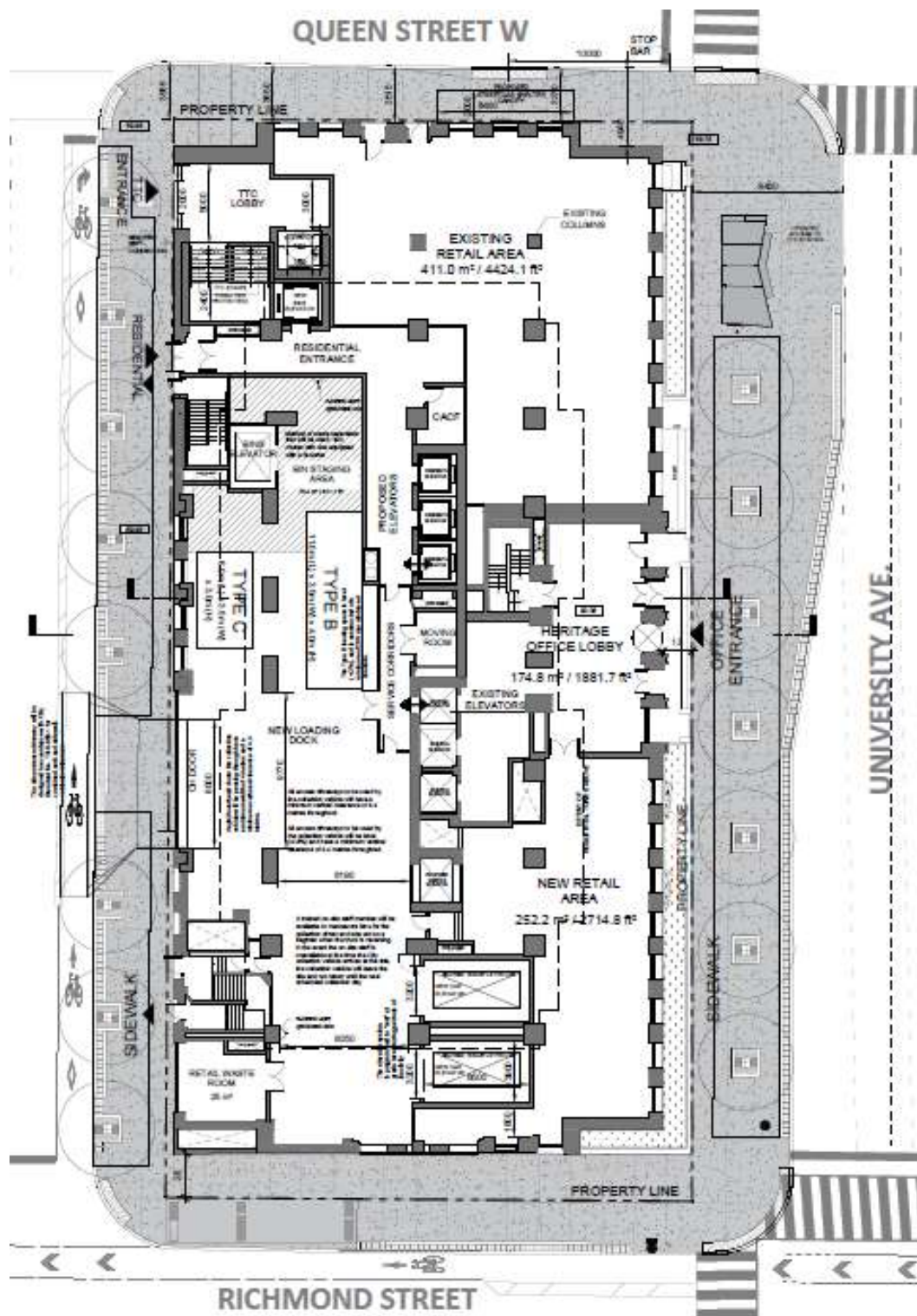


250 University Avenue - Elevator Lobby

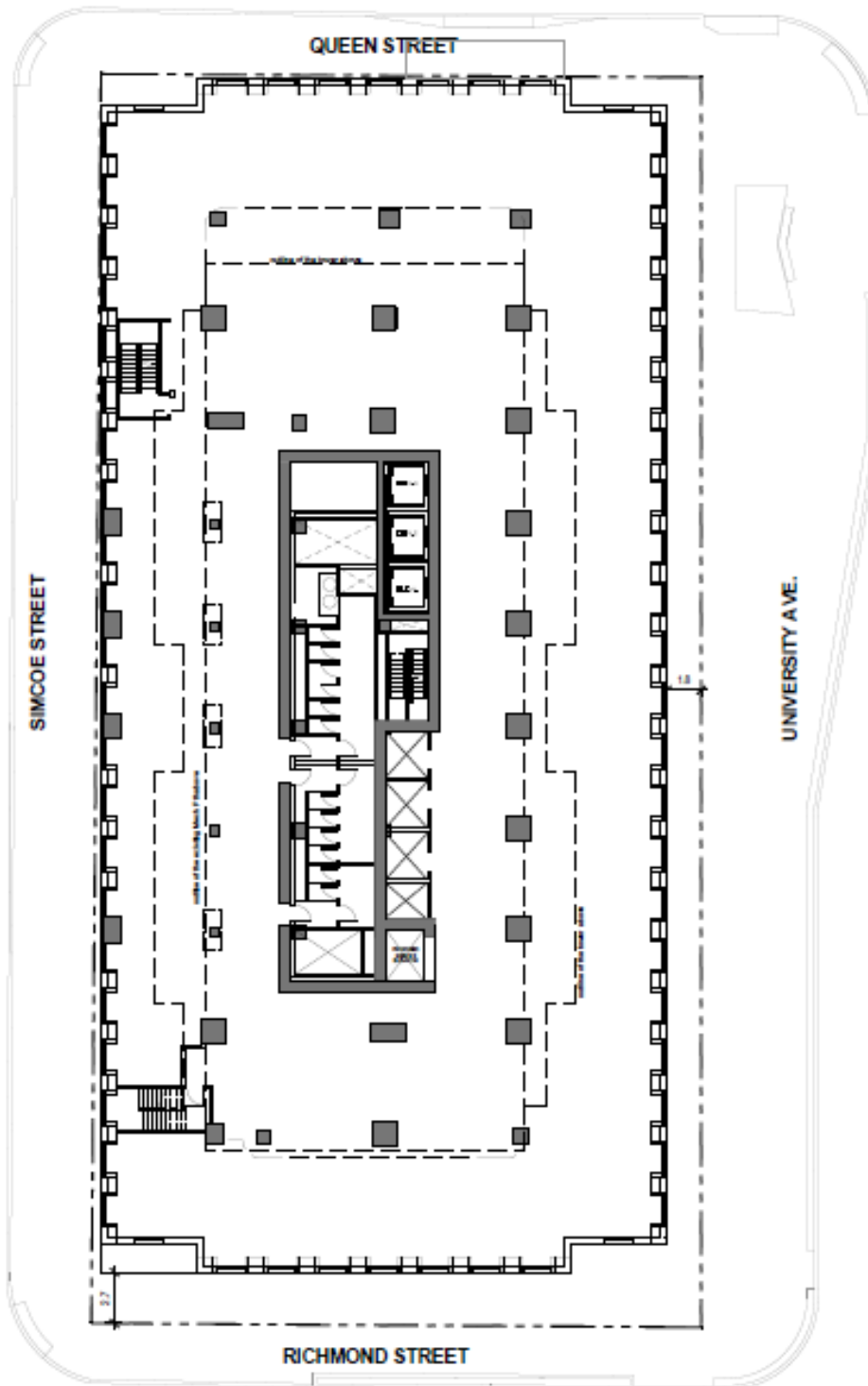
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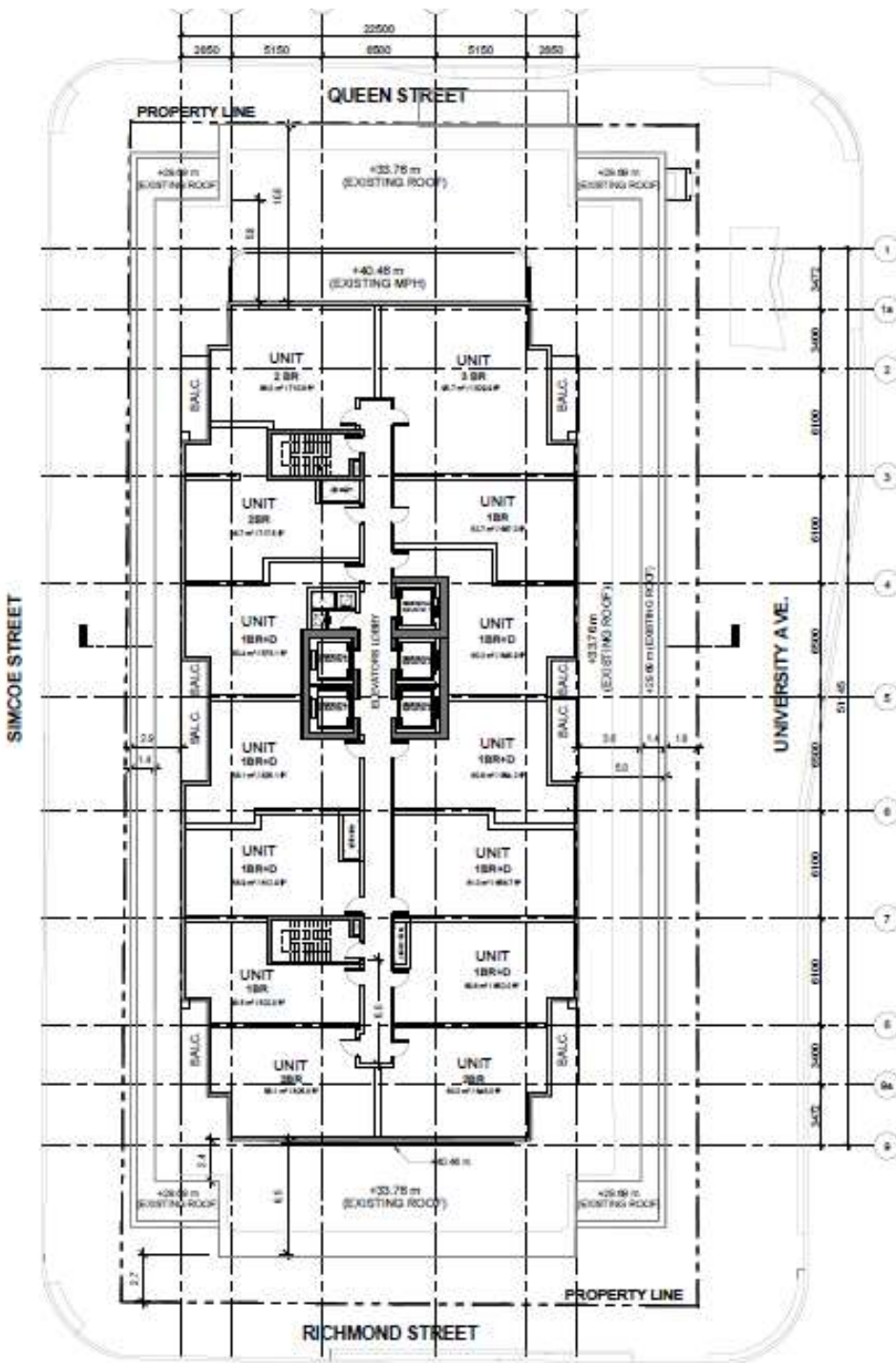
Site plan included for illustration purposes. For the complete and clear drawing set, please visit the [Application Information Centre](#).



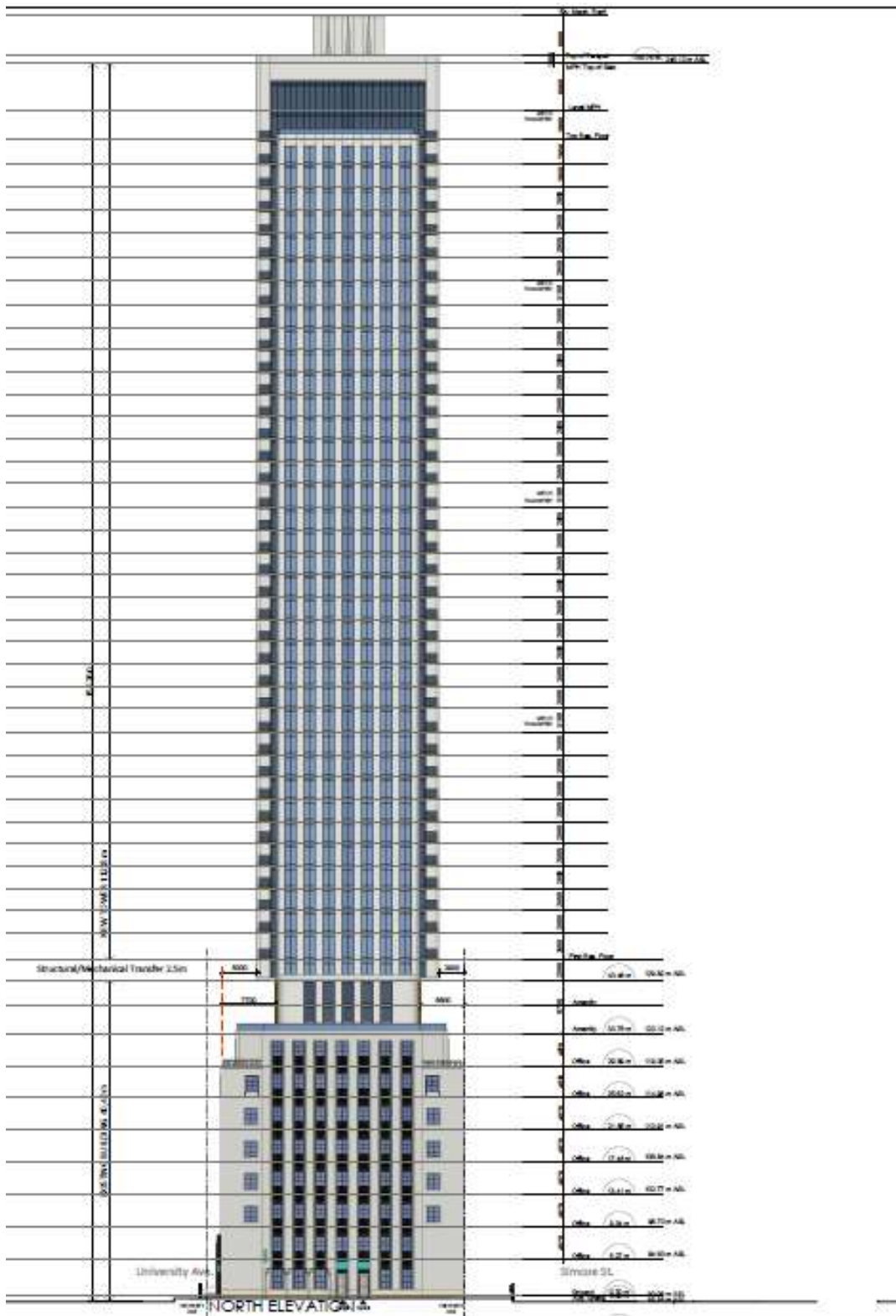
Ground Floor Plan. For the complete and clear drawing set, please visit the [Application Information Centre](#).



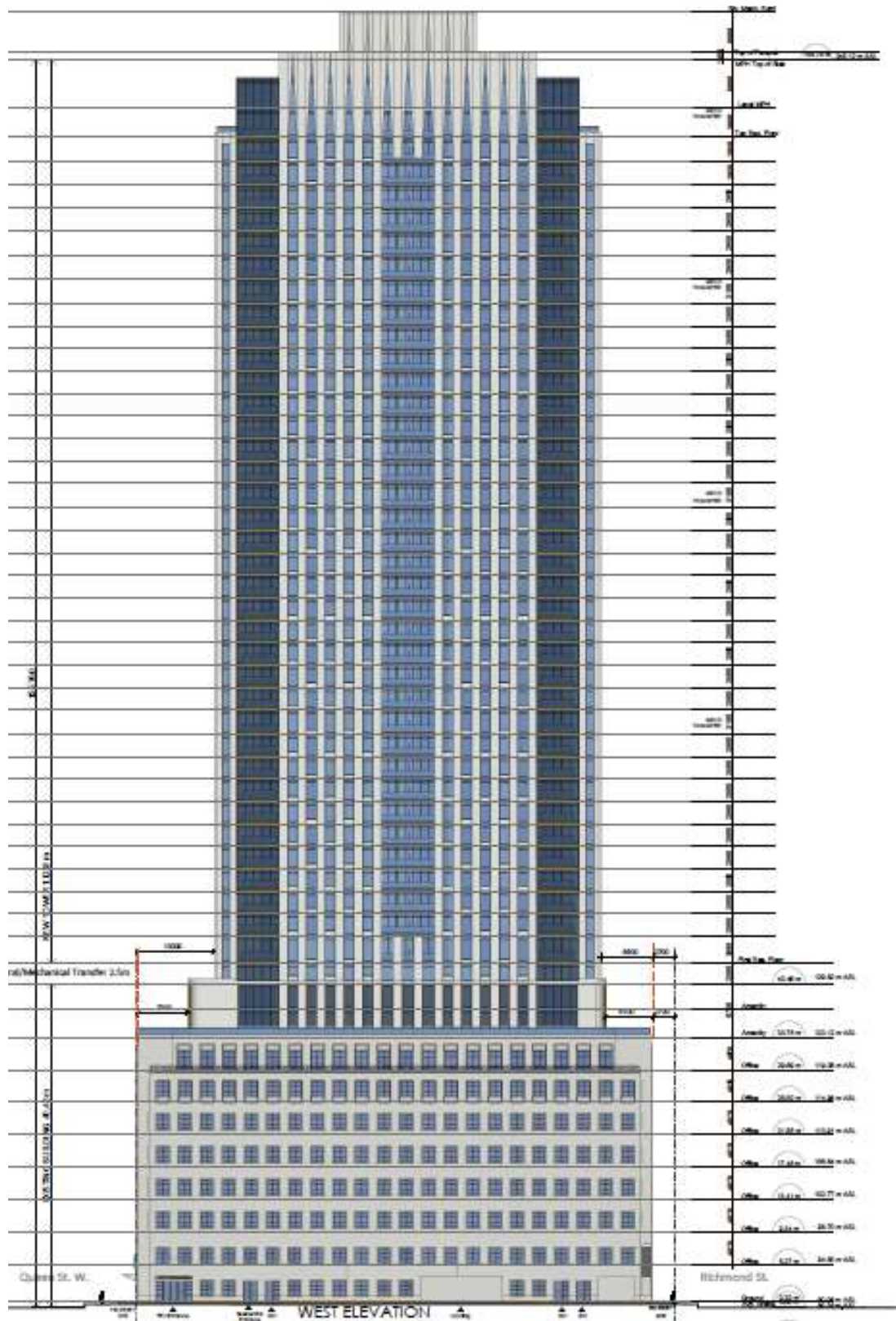
Typical Floor Plan for existing heritage property at 250 University Avenue. For the complete drawing set, please visit the [Application Information Centre](#).



250 University Avenue - Typical Floor Plan, lower tower (above heritage property). For the complete drawing set, please visit the [Application Information Centre](#).



North Elevation at Queen Street West. For the complete drawing set, please visit the [Application Information Centre](#).

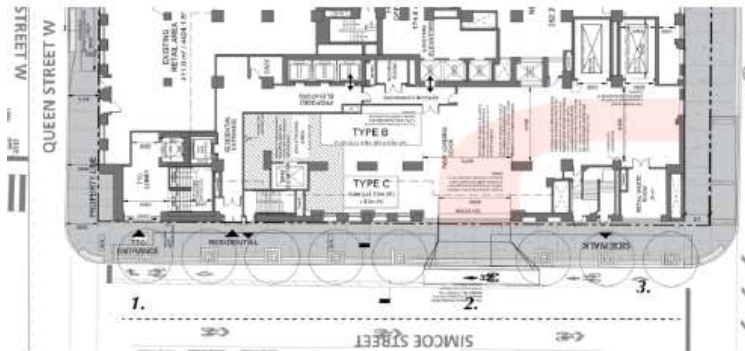


West Elevation at Simcoe Street. For the complete drawing set, please visit the [Application Information Centre](#).



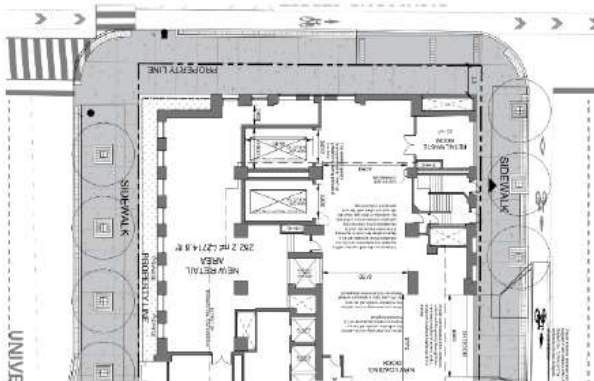
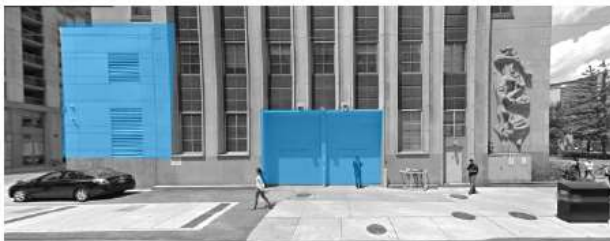
South Elevation at Richmond Street West. For the complete drawing set, please visit the [Application Information Centre](#).

Simcoe Street Elevation:



1. New Entrance
2. Opening to be made to accommodate loading entrance for tower.
3. The existing gate will be removed, and the granite will be restored.

Richmond Street Elevation:



1. Vent location to be considered.
2. Vehicular access gate to be removed.

External Alterations at Simcoe and Richmond Street West facades

Alterations and HEA - 250 University Avenue



250 University - Render looking southwest