

1 St. Clair Avenue West - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: June 24, 2022

To: Toronto Preservation Board

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

Wards: Toronto-St. Paul's - Ward 12

SUMMARY

This report recommends that City Council state its intention to designate the property at 1 St. Clair Avenue West under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value.

The Modernist building at 1 St. Clair Avenue West, largely conceived by 1963 and constructed in 1967-1968, represents a significant and unique example of precast concrete architecture in Toronto. The pleasing visual rhythm and proportions of the modular curtain wall system comprised of identical precast concrete panels hung on the north, east and south elevations, along with the deep profiles and rounded corners of their openings exemplify the sculptural possibilities of this material.

Prominently located at the southwest corner of Yonge Street and St. Clair Avenue in the City's Deer Park neighbourhood, the building at 1 St. Clair Avenue West anchors this important midtown intersection where it reflects the evolution of the area from a largely residential, low-rise 19th-century concession road beyond the City's northern boundary to a major commercial and intermodal transportation hub since the mid-20th century. Heritage Planning staff have undertaken research and evaluation and determined that the subject property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under all three categories of design, associative and contextual values. As such, the property is a significant built heritage resource.

In June 2019, the More Homes, More Choice Act, 2019 (Bill 108) received Royal Assent. Schedule 11 of this Act included amendments to the Ontario Heritage Act. The Bill 108 Amendments to the Ontario Heritage Act came into force on July 1, 2021, which included a shift in Part IV designations related to certain Planning Act applications. Section 29(1.2) of the Ontario Heritage Act now restricts City Council's ability to give notice of its intention to designate a property under the Act to within 90 days after the City Clerk gives notice of a complete application.

A development application submitted to the City proposes to amend the zoning by-law to permit the redevelopment of the site with a 49-storey mixed use building, incorporating the existing 12-storey office building. The proposed development will include the 12-storey office building with three storeys of amenities and a residential tower above. The proposed development will have a total of 340 units, at a range of unit sizes from 1-bedroom to 3-bedrooms. This application is to be reviewed concurrently with site plan application No. 22 137783 STE 12 SA.

The City Clerk issued a complete application notice in February 2022 following the application having been deemed complete on December 17, 2021. A waiver received by the City with a deadline of July 31, 2022 requires that this Notice of Intention to Designate report must be considered by City Council before that date.

A Heritage Impact Assessment (HIA) is required for all development applications that affect listed and designated properties and an HIA will be requested and considered as a part of the development process in order to understand how the heritage property is to be conserved. Designation also enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance. A Cultural Heritage Evaluation Report (CHER) completed by ERA Architects Inc. and dated February 8, 2022 was submitted to support the application.

RECOMMENDATIONS

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

1. City Council state its intention to designate the property at 1 St. Clair Avenue West under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 1 St. Clair Avenue West (Reasons for Designation) attached as Attachment 3, to the report, June 17, 2022, from the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

FINANCIAL IMPACT

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

BACKGROUND

Heritage Planning Framework

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. Cultural heritage resources are considered irreplaceable and valuable assets that must be wisely protected and managed as part of planning for future growth under the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). Heritage Conservation is enabled through the Ontario Heritage Act. The City of Toronto's Official Plan implements the provincial policy regime, the Planning Act, the Ontario Heritage Act and provides policies to guide decision making within the city.

Good planning within the provincial and municipal policy framework has at its foundation an understanding and appreciation for places of historic significance, and ensures the conservation of these resources are to be balanced with other provincial interests. Heritage resources may include buildings, structures, monuments, and geographic areas that have cultural heritage value or interest to a community, including an Indigenous community.

The Planning Act establishes the foundation for land use planning in Ontario, describing how land can be controlled and by whom. Section 2 of the Planning Act identifies heritage conservation as a matter of provincial interest and directs that municipalities shall have regard to the conservation of features of significant architectural, historical, archaeological or scientific interest. Heritage conservation contributes to other matters of provincial interest, including the promotion of built form that is well-designed, and that encourages a sense of place.

The Planning Act requires that all decisions affecting land use planning matters shall conform to the Growth Plan and shall be consistent with the Provincial Policy Statement, both of which position heritage as a key component in supporting key provincial principles and interests.

<https://www.ontario.ca/laws/statute/90p13>

The Provincial Policy Statement provides policy direction on land use planning in Ontario and is to be used by municipalities in the development of their official plans and to guide and inform decisions on planning matters, which shall be consistent with the Provincial Policy Statement. The Provincial Policy Statement articulates how and why heritage conservation is a component of good planning, explicitly requiring the conservation of cultural heritage and archaeological resources, alongside the pursuit of other provincial interests. The Provincial Policy Statement does so by linking heritage conservation to key policy directives, including building strong healthy communities, the wise use and management of resources, and protecting health and safety.

Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development states that long-term economic prosperity is supported by, among other

considerations, the promotion of well-designed built form and cultural planning, and the conservation of features that help define character. Section 2.6 Cultural Heritage and Archaeology subsequently directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved". Through the definition of conserved, built heritage resources, cultural heritage landscape and protected heritage property, the Provincial Policy Statement identifies the Ontario Heritage Act as the primary legislation through which heritage conservation will be implemented.

<https://www.ontario.ca/page/provincial-policy-statement-2020>

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) builds on the Provincial Policy Statement to establish a land use planning framework that supports complete communities, a thriving economy, a clean and healthy environment and social equity. Section 1.2.1 Guiding Principles states that policies in the plan seek to, among other principles, "conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Metis communities". Cultural heritage resources are understood as being irreplaceable, and are significant features that provide people with a sense of place. Section 4.2.7 Cultural Heritage Resources directs that cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.

<https://www.ontario.ca/document/place-grow-growth-plan-greater-golden-horseshoe>

The Ontario Heritage Act is the key provincial legislation for the conservation of cultural heritage resources in Ontario. It regulates, among other things, how municipal councils can identify and protect heritage resources, including archaeology, within municipal boundaries. This is largely achieved through listing on the City's Heritage Register, designation of individual properties under Part IV of the Ontario Heritage Act, or designation of districts under Part V of the Ontario Heritage Act.

Section 27 of the Ontario Heritage Act gives municipalities the authority to maintain and add to a publicly accessible heritage register. The City of Toronto's Heritage Register includes individual heritage properties that have been designated under Part IV, Section 29, properties in a heritage conservation district designated under Part V, Section 41 of the Act as well as properties that have not been designated but City Council believes to be of "cultural heritage value or interest."

<https://www.ontario.ca/laws/statute/90o18>

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value. A property may be designated under section 29 of the Act if it meets one or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

<https://www.ontario.ca/laws/regulation/060009>

The Ontario Heritage Toolkit provides guidance on designating properties of municipal significance, including direction on the purpose of designating heritage properties and information about how the Provincial Policy Statement and the Ontario Heritage Act provide a framework for the conservation of heritage properties within the land use planning system. In June 2019, the More Homes, More Choice Act, 2019 (Bill 108)

received Royal Assent. Schedule 11 of this Act included amendments to the Ontario Heritage Act (OHA). The Bill 108 Amendments to the OHA came into force on July 1, 2021, which included, amongst other matters, amendments to the listing and designation processes. Guidance from the Province related to the implementation of Bill 108 Amendments is forthcoming.

[Ontario Heritage Tool Kit \(gov.on.ca\)](https://www.gov.on.ca)

The City of Toronto's Official Plan contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. Indicating the integral role that heritage conservation plays in successful city-building, Section 3.1.5 of the Official Plan states that, "Cultural heritage is an important component of sustainable development and place making. The preservation of our cultural heritage is essential to the character of this urban and liveable City that can contribute to other social, cultural, economic and environmental goals of the City."

Policy 3.1.5.4 states that heritage resources on the City's 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."

Policy 3.1.5.6 encourages the adaptive re-use of heritage properties while Policy 3.1.5.26 states that, when new construction on, or adjacent to, a property on the Heritage Register does occur, it will be designed to conserve the cultural heritage values, attributes and character of that property and will mitigate visual and physical impacts on it.

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

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

COMMENTS

Research and Evaluation according to Ontario Regulation 9/06

While the research and evaluation of the property referenced above is, in staff's determination, sufficient to support the designation of the property at 1 St. Clair Avenue West it should be noted that public access to the City of Toronto Archives remained limited during the preparation of this report due to the ongoing COVID-19 pandemic e.g. research hall is open on an appointment basis only, at a limited capacity, and that new and additional relevant information on the subject property further expanding on its heritage value may be forthcoming following increased access to these archival records and may provide further information to be incorporated in the final version of a Part IV designation by-law.

1 St. Clair Avenue West

Research and Evaluation according to Ontario Regulation 9/06



Current photograph showing the north elevation of the property at 1 St. Clair Avenue West (Heritage Planning, 2022)

1. DESCRIPTION

1 St. Clair Avenue West	
ADDRESS	1 St. Clair Avenue West
WARD	Toronto-St. Paul's - Ward 12
LEGAL DESCRIPTION	CON 2FB PT LOT 21 RP63R2379 PART 1
NEIGHBOURHOOD/COMMUNITY	Deer Park
HISTORICAL NAME	N/A
CONSTRUCTION DATE	1967-1968
ORIGINAL OWNER	Canadian Imperial Bank of Commerce Columbia Commonwealth Corporation Ltd
ORIGINAL USE	Commercial/Office
CURRENT USE*	Commercial/Office
ARCHITECT/BUILDER/DESIGNER	Sigmund D.F. Reszetsnik, Architect
DESIGN/CONSTRUCTION/MATERIALS	See Section 2
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative, Contextual
HERITAGE STATUS	NOL
RECORDER	Heritage Planning: Liz McFarland
REPORT DATE	June 2022

2. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the property at 1 St. Clair Avenue West, and applies evaluation criteria as set out in Ontario Regulation 9/06, under the headings of historical/associative, design/physical and contextual value to determine whether they merit designation under Part IV, Section 29 of the Ontario Heritage Act. A property may be designated under Section 29 of the Act if it meets one or more of the provincial criteria for determining whether it is of cultural heritage value or interest. The application of the criteria is found in Section 3 (Evaluation Checklist). The conclusions of the research and evaluation are found in the Conclusion of the report. Maps and Photographs are located in Attachment 1. The archival and contemporary sources for the research are found in Attachment 2. The Statements of Significance are contained in Attachment 3.

i. HISTORICAL TIMELINE

Key Date	Historical Event
	The area now known as the City of Toronto is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit (1805), and the Williams Treaties (1923) signed with multiple Mississaugas and Chippewa bands.

1793	Township Lot 21, Second Concession from the Bay, is granted to Loyalist, David William Smith
1836	O'Halloran's Hotel (later the Deer Park Hotel) is established at the southwest corner of Yonge St. and St. Clair Ave.
1899	Goad's Historical Atlas shows the location of the Deer Park Hotel on the subject site, as well as St. Michael's Cemetery to the south (Image 2)
1904	Toronto & York Radial Railway (T&YRR) Carhouse and Shops opens on Yonge St. south of St. Clair
1908	Deer Park is annexed to the City of Toronto
1922	T&YRR Carhouse and Shops closes following the company's 1921 takeover by the Toronto Transit Commission (TTC)
1924	Goad's Historical Atlas shows the subject site right before the first CIBC branch is established on the subject property, as well as the T&YRR Carhouse and Shops directly south (Image 3)
1925	Former T&YRR Carhouse and Shops purchased and repurposed by the Badminton and Racquet Club of Toronto
1957	The Imperial Oil Building, the first high-rise commercial building along the portion of St. Clair Avenue located within the Deer Park neighbourhood, is constructed on the south side of the street west of Avenue Road
1963	According to City of Toronto Building Records, the design for the current property at 1 St. Clair Avenue West was already largely conceived by architect Sigmund. D. F. Reszetsnik by this date
1967-1968	The existing building is constructed and completed at the southwest corner of Yonge Street and St. Clair Avenue West
1992	Alterations to the street level exterior on the north and east elevations
1993	Padulo Integrated Inc., a Toronto-based advertising and marketing agency launched in 1985, began leasing office space at 1 St. Clair Avenue West; their signage affixed to the penthouse floor of the current building lends the building its colloquial name, "The Padulo Building"
2016	Current owner, Slate Asset Management, commissions a massive mural for the blank west elevation of the property at 1 St. Clair Avenue West in collaboration with STEPS Public Art and to the design of British street artist, Phlegm

ii. HISTORICAL BACKGROUND

The following section outlines the history and facts related to the properties which are the basis for determining 'Historical and Associative Value' according to O. Reg. 9/06 Criteria.

Deer Park Neighbourhood:

The location of the property at 1 St. Clair Avenue West is shown on the property data map (Image 1) where it occupies the southwest corner of St. Clair Avenue and Yonge

Street, which is now a major intersection within midtown Toronto. The subject property is located in the neighbourhood historically known as Deer Park,

The site was originally part of Township Lot 21 at the 2nd Concession from the Bay, which was granted by the Crown to Loyalist David William Smith in 1793. The construction of Yonge Street at this time was primarily for use as a military route, having since that time become one of Toronto's main commercial thoroughfares and transit corridors.

In 1836 O'Halloran's Hotel was built upon the subject site at the southwest corner of Yonge Street and St. Clair Avenue to serve as a resting point for travellers along Yonge Street.¹ Also in the mid-1800s, the Heath family purchased 40 acres upon the northwest corner of Yonge Street and St. Clair Avenue and named their estate "Deer Park", an anglicized interpretation of the wider area's Indigenous name recognizing the abundance of deer in the area.² In 1855, the Roman Catholic Diocese opened the 10-acre St. Michael's Cemetery along the west side of Yonge Street south of St. Clair Avenue and the site remains today as one of the oldest cemeteries in the city.

In 1866 O'Halloran's Hotel was renamed the Sellars Hotel following its sale to Donald Sellars and was later known as the Deer Park Hotel during the 1880s and up until its demolition in the 1920s following a series of road widenings and improvements along both Yonge Street and St. Clair Avenue.³ (Images 4 and 5) Annexation of Deer Park to the City of Toronto in 1908 ushered in a new wave of urban land use development in the area.⁴

With the arrival of improved municipal services and transportation networks along both main streets in the early-20th century, Yonge and St. Clair began its enduring legacy as a major intersection of midtown Toronto. Adjacent to the subject property to the south, and predating the 1954 completion of the Yonge Street Subway, the Toronto York Radial Railway had operated a carhouse, shops, and yards since at least 1913, and by 1924, it was taken over by the Badminton and Racquet Club of Toronto. (Image 6) A Canadian Bank of Commerce branch was opened on the subject property in 1924, replacing the Deer Park Hotel which was removed nearly a decade earlier.⁵ This was one of various banks that established themselves at the intersection of Yonge Street and St. Clair Avenue in the early 20th century.

1 "O'Halloran's Hotel," Toronto Historical Association, accessed on June 10, 2022
2022, <http://www.torontohistory.net/ohallorans-hotel/>

2 Liz Lundell, *The Estates of Old Toronto* (Erin, Ontario: Boston Mills Press, 1997).

3 Lost Toronto, "Yonge and St. Clair/Then and Now." 2013. Accessed on June 10, 2022 online at:
<https://losttoronto2.wordpress.com/tag/the-deer-park-hotel/>

4 At the time of its annexation, Deer Park was bound by Gormley Avenue and Mount Pleasant Cemetery to the north, the Vale of Avoca to the east, Woodlawn Avenue and Farnham Avenue to the south, and Oriole Road to the west (Lundell)

5 "O'Halloran's Hotel," Toronto Historical Association, accessed on January 21,
2022, <http://www.torontohistory.net/ohallorans-hotel/>

By the mid-20th century, Deer Park was rapidly densifying as a major commercial hub in the city and considered an attractive neighbourhood due to its desirable housing stock, variety of churches, ample green space, and high elevation providing views of Lake Ontario. The Yonge-University Subway was opened in 1954, replacing the heavily crowded Yonge streetcar line.⁶ This combination of factors dramatically transformed Deer Park. During this period, the earlier house-form building typology along St. Clair Avenue near Yonge Street gave way in large part to a dense group of high-rise office buildings. The area's first high-rise office building was the Imperial Oil Building (1957) to the west at 111 St. Clair Avenue West, which is protected under Part IV of the Ontario Heritage Act.

1 St. Clair Avenue West

The present building on the subject property is exemplary of the high-rise modern office buildings which came to characterize the Yonge and St. Clair intersection and the area more broadly. The building was constructed between 1967 and 1968. (Image 7) It would appear that The Columbia Commonwealth Corporation Ltd was responsible for the development,⁷ while an earlier iteration of the design from 1963 by the same architect, Sigmund D. F. Reszetsnik of Toronto, identifies the client as Cambridge Leaseholds Ltd.⁸ The building's general contractor was Eastern Construction Co., the precast concrete was created by Pre-Con Murray Ltd., and the brick and concrete materials were provided by Storrar Ltd. and St. Mary's Cement, all of Toronto. (Image 8) At the time of its completion, the ground floor continued to be occupied by the CIBC branch, and the remaining floors leased out to various commercial tenants. A decade later, the building was identified as "Ontario Government Building" in the City Directory, and tenants included a range of Ontario ministries.

The intersection of Yonge Street and St. Clair Avenue remains a major commercial and transportation node within Deer Park, and the city more broadly. The building continues its commercial functions, and over the last five decades, has housed various commercial tenants including sectors and industries such as banking, provincial government, consulting practices, investments counsel, insurance, communications, legal services, real estate, and property development. The Padulo Institute for Tomorrow, Padulo Integrated Inc., and Padulo Promotions Inc., a Toronto-based advertising and marketing agency, began occupying space in the building in 1993.⁹ The Padulo name was added to the penthouse and the building became known as the "Padulo Building". In 2016, a prominent eight storey mural was painted by British artist Phlegm on the building's west elevation, commissioned by Slate Asset Management and in collaboration with STEPS Public Art.

6 Joan C. Kinsella, *Historical Walking Tour of Deer Park* (Winnipeg, Manitoba: Hignell Printing Limited, 1996).

7 Land Registry Records, Concession 2 Township Lot 21, 1967

8 City of Toronto Building Records, 1963.

9 "Padulo Gets Integrated", Strategy, accessed on June 16, 2022
<https://strategyonline.ca/1993/10/04/7865-19931004/>

Architect: Sigmund D.F. Reszetsnik (1929-2013)

Sigmund D. F. Reszetsnik (1929-2013) is known to have practised as an architect between the 1950s and 2010s based in Toronto. The architect's portfolio includes a variety of building typologies located in various Canadian cities. Projects attributed to Reszetsnik in Toronto include the Pringle & Booth Photography Services Centre in Don Mills (1133 Leslie Street, 1959, extensively modified in 1996), the K-Mart at the Bayview Avenue Shopping Centre (1963), and the Subject Property at 1 St. Clair Avenue West (1968). Known works outside of Toronto include two office buildings in London (201 Queens Avenue, 1968) and Winnipeg (the Bank of Montreal, 330 Portage Avenue, 1971), respectively, as well as other projects in Cornwall and Windsor, Ontario, and St. John's, Newfoundland.

iii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the property which will establish the basis for determining 'Design and Physical Value' according to O. Reg. 9/06 Criteria.

The present building on the subject property, the design for which was largely conceived as early as 1963, was constructed in 1967-1968 and designed as a modern office with public-facing ground-floor banking services and open plan offices on the floors above, accessed through the main lobby. Its modernist design is evident through its exclusion of applied ornament, simplification of form, and overall design decisions that support the building's function.

The building has a prominent presence in its intersection, due to its scale, form, and massing, which emulate the other modern towers that followed the rigorous discipline of verticals and horizontals. The columns which were originally legible on the building's ground floor, before a 1992 alteration to the CIBC bank facades fronting onto both Yonge Street and St. Clair Avenue West, emphasized its verticality, and the precast concrete panels continue to contribute to this strong linear character.

The modernist building rises 12 storeys, with a 13th-floor penthouse stepped back from the north and south elevations. The design was influenced by the International Style as evidenced by the strong visual emphasis on the vertical, the legible rectilinear grid, the lack of ornament, and the adoption of glass, concrete, and marble as preferred materials. However, its use of modular precast concrete also suggests influences from later modernist style which were becoming popular in Toronto at the time of construction. Rectilinear in plan, the length of the building fronts onto St. Clair Avenue, which includes the main entrance, and the Yonge Street elevation navigates a descending slope from St. Clair Avenue. The secondary entrance, designated for the bank branch, was originally located on the east elevation. Although today partly obscured by a ground-floor addition, the building was designed with a generous public realm and setback relative to adjoining buildings. The building is generally clad in concrete, brick and glass, and the original exterior palette also included aluminum and white marble on the street-facing ground floor elevations. (Images 9-11)

The primary north, east and south elevations of the building are characterized by a grid of identical prefabricated precast concrete panels, each with an integrated inoperable window unit. The panels span the height of each floor and include clear and opaque black spandrel glazing. These three exterior walls were built as a unitized curtain wall system, wherein the precast panels are structurally supported by the concrete slabs. Originally, the ground floor contained slightly inset glazed storefronts in between marble-clad columns, which contributed to the well-defined vertical form of the building. The west elevation of the building is a blank wall with no openings and is divided into three vertical sections, with a decorative concrete relief at the centre, and yellow brick cladding on either side. The pattern of the relief relates to that of the other elevations.

In the interior of the building, the ground floor plan consisted of a large open plan banking hall and a separate lobby at the main entrance from St. Clair Avenue West. As it was first designed, the banking hall had a modest character with a restrained material palette. The main building lobby included white marble finishes, an extension of the same marble from the exterior. Above the ground floor, the typical layout consisted of a large open plan office configuration with a separate elevator lobby.

The ground floor elevations along Yonge and St. Clair are dominated by a 1992 addition which extends beyond the original footprint of the building. The addition is characterized by metal storefronts, granite cladding, a glazed roof, and a projecting metal and glass canopy. As evidenced by archival images and drawings, the ground floor originally consisted of inset glazed storefronts in between each structural column. The columns and storefront bases were clad with white marble, as was the two-storey demising wall against the adjacent low-rise building to the west (11 St. Clair Avenue West). White marble cladding remains at the exposed face of the demising wall, although it is currently only visible above the roofline of the 1992 addition. Further investigations may assist in determining the full extent of original material. (Images 12-22)

iv. CONTEXT

The following section provides contextual information and analysis related to the property which is the basis for determining 'Contextual Value' according to O. Reg. 9/06 Criteria.

The City of Toronto Property Data Map attached as Image 1 (Attachment 1) shows the site of the property at 1 St. Clair Avenue West.

The subject property is prominently sited on the southwest corner of Yonge Street and St. Clair Avenue within the Deer Park neighbourhood of midtown Toronto. The properties are situated within the Yonge-St. Clair Secondary Plan, including Site and Area Specific Policy 305. Adjacent heritage properties include a variety of typologies and are representative of the area's evolving uses and forms since the earliest period of urban land development in the area: St. Michael's Cemetery, 1855 (Part IV), Fleetwood Apartments, 1939 (Listed) The Duplate Building (1950, Listed) and The Imperial Oil Building, 1957 (Part IV).

3. EVALUATION AND APPLICATION OF O.REG 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. The criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, and the City of Toronto also uses these criteria when assessing properties for inclusion on the City of Toronto's Heritage Register. There are three categories for a total of nine criteria under O. Reg 9/06. A property may be designated under Section 29 of the Act if it meets one or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or "✓" if it is applicable to the property, with explanatory text below.

DESIGN OR PHYSICAL VALUE

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

Representative example of a style and type

The property has design and physical value as a representative and unique example of architectural precast concrete in Toronto. Constructed in 1967-1968, to a design largely conceived by 1963, this prominently sited modernist office building anchoring the southwest corner of the Yonge and St. Clair intersection in midtown is characterized by the treatment of its principal north, east and south elevations. These principal elevations were constructed as a unitized curtain wall system entirely composed of non-structural prefabricated panels on the exterior. Each is distinguished by a uniform arrangement of narrow precast concrete panels with rectangular openings with rounded corners, and the visual contrast between the slender concrete elements and the large inset windows creates a vibrant pattern of light and shadow. This distinctive and elegant design is characteristic of the versatility of precast concrete, and of the range of buildings associated with this material and construction method during the Modern period in Toronto.

HISTORICAL OR ASSOCIATIVE VALUE

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

Yields information that contributes to an understanding of a community or culture

The property at 1 St. Clair Avenue West is also valued as a unique and prominent example of the physical and design evolution of St. Clair Avenue in the Deer Park neighbourhood from a mainly residential, low-rise community in the early-20th century to the high-rise, commercial canyon that developed along this stretch in the 1950s-1970s and continues to define the east-west axis of this important midtown intersection today.

CONTEXTUAL VALUE

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

Important in defining, maintaining or supporting the character of an area

The property has contextual value in supporting the character of St. Clair Avenue within Deer Park. Completed in 1968, the building on the property is the first of the four corners at the Yonge and St. Clair intersection and among a larger wave of modern office buildings which transformed and established the area's character during its post-war intensification in the 1950s, 1960s and 1970s to its present-day character as a mixed-use and commercial hub. Occupying a visible site at the intersection of Yonge Street and St. Clair Avenue, the building contributes to the canyon form of St. Clair Avenue created by surrounding buildings between Avenue Road and the Vale of Avoca.

Physically, functionally, visually or historically linked to its surroundings

The commercial building at 1 St. Clair Avenue West is historically, visually and physically linked to its setting in the Deer Park neighbourhood where it anchors the southwest corner of St. Clair Avenue and Yonge Street.

CONCLUSION

The Modernist building at 1 St. Clair Avenue West, largely conceived by 1963 and constructed in 1967-1968, represents a significant and unique example of precast concrete architecture in Toronto. The pleasing visual rhythm and proportions of the modular curtain wall system comprised of identical precast concrete panels "hung" on the north, east and south elevations, along with the deep profiles and rounded corners of their openings exemplify the sculptural possibilities of this material.

Prominently located at the southwest corner of Yonge Street and St. Clair Avenue in the City's Deer Park neighbourhood, the building at 1 St. Clair Avenue West anchors this important midtown intersection where it reflects the evolution of the area from a largely residential, low-rise, 19th-century concession road beyond the City's northern boundary to a major commercial and intermodal transportation hub since the mid-20th century.

Staff have completed the Research and Evaluation Report for the property at 1 St. Clair Avenue West and determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under all three categories of Design/Physical, Historical/Associative and Contextual value. As such, the property is a significant built heritage resource.

The Statement of Significance (Attachment 3) 1 St. Clair Avenue West, comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment 1 – Maps and Photographs
Attachment 2 – List of Research Sources
Attachment 3 – Statement of Significance (Reasons for Designation): 1 St. Clair Avenue West

MAPS AND PHOTOGRAPHS:
1 ST. CLAIR AVENUE WEST

ATTACHMENT 1

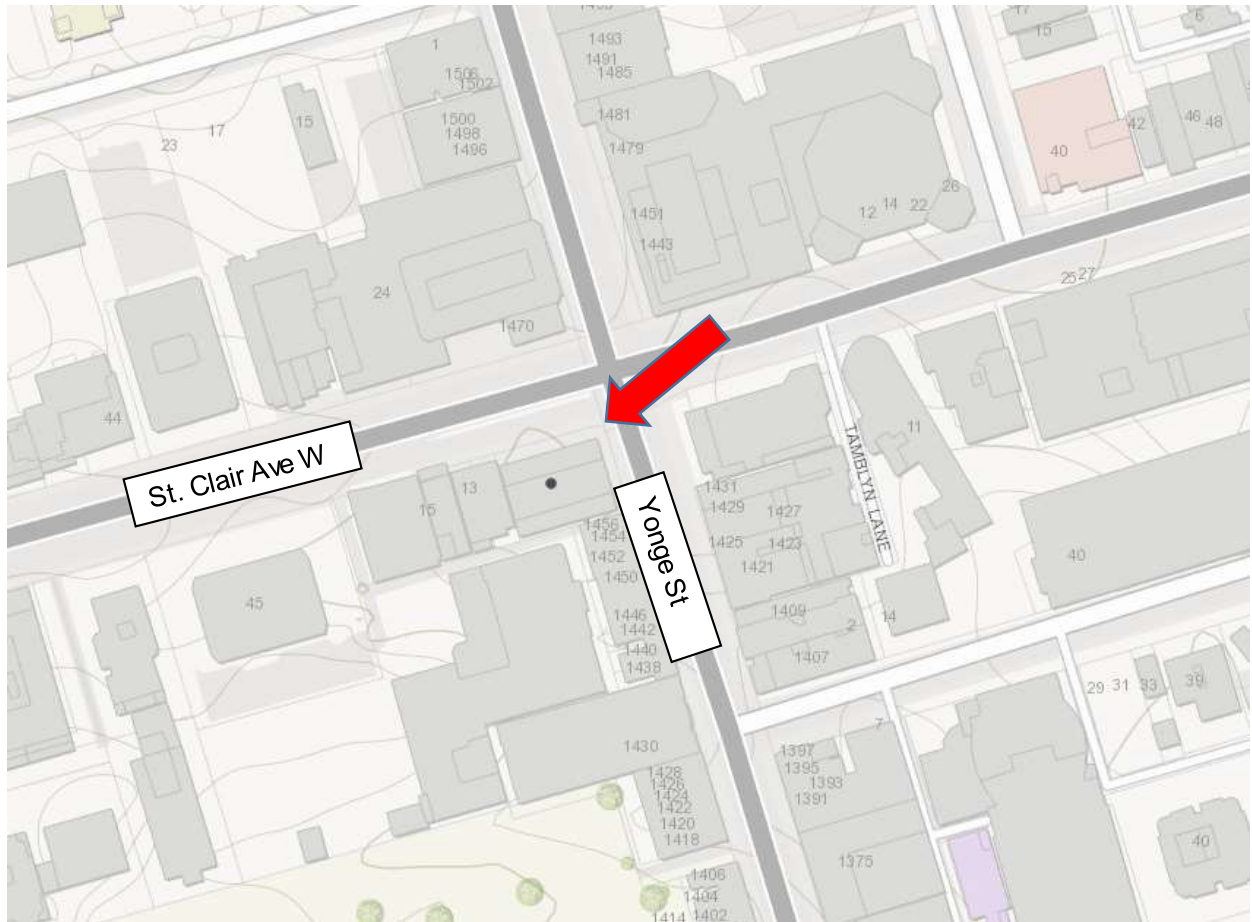


Image 1. This location map is for information purposes only; the exact boundaries of the properties are not shown. The red arrow marks the approximate location of the site. (City of Toronto iView Mapping).

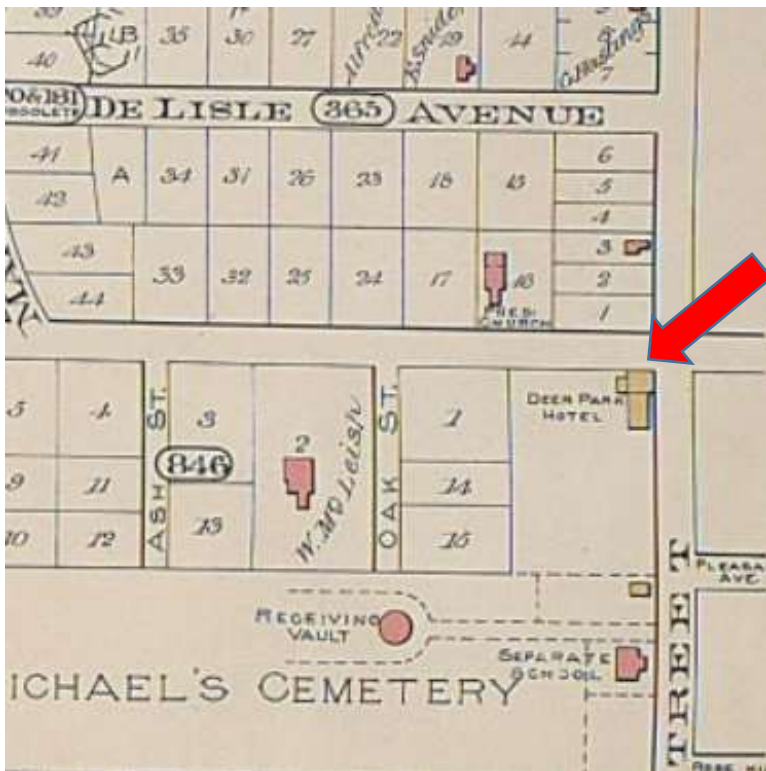


Image 2. 1899 Goad's map showing the subject site containing the Deer Park Hotel and St. Michael's Cemetery to the south (Ng, Historical Maps of Toronto)

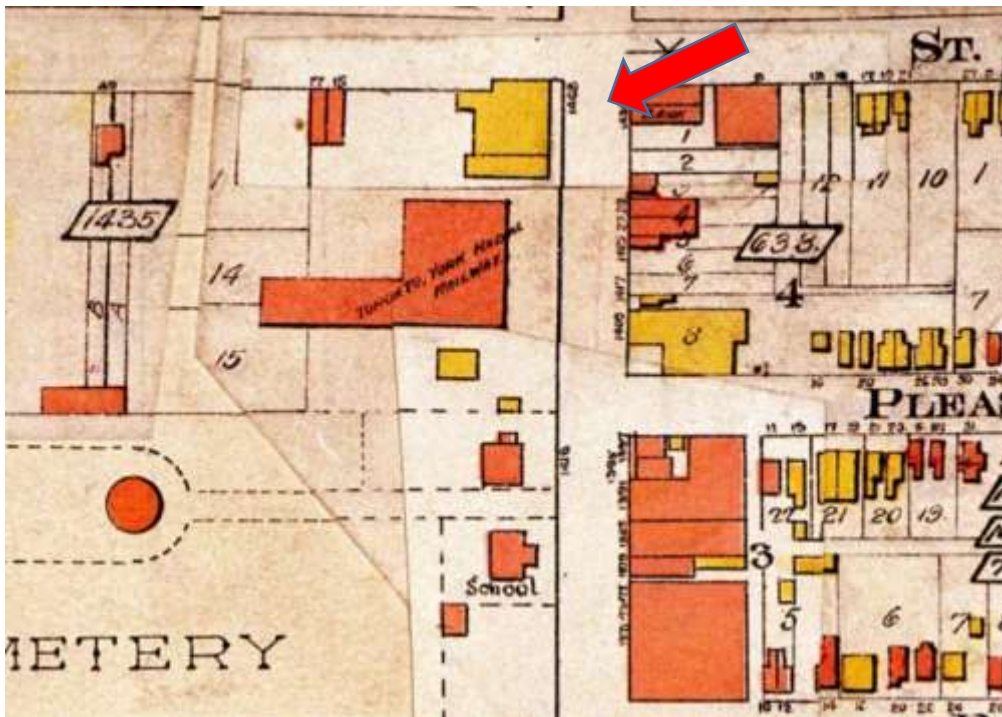


Image 3. 1924 Goad's map showing the subject site just before the first CIBC branch was established there, as well as the Toronto & York Radial Railway carhouse and shops directly south (Ng, Historical Maps of Toronto)

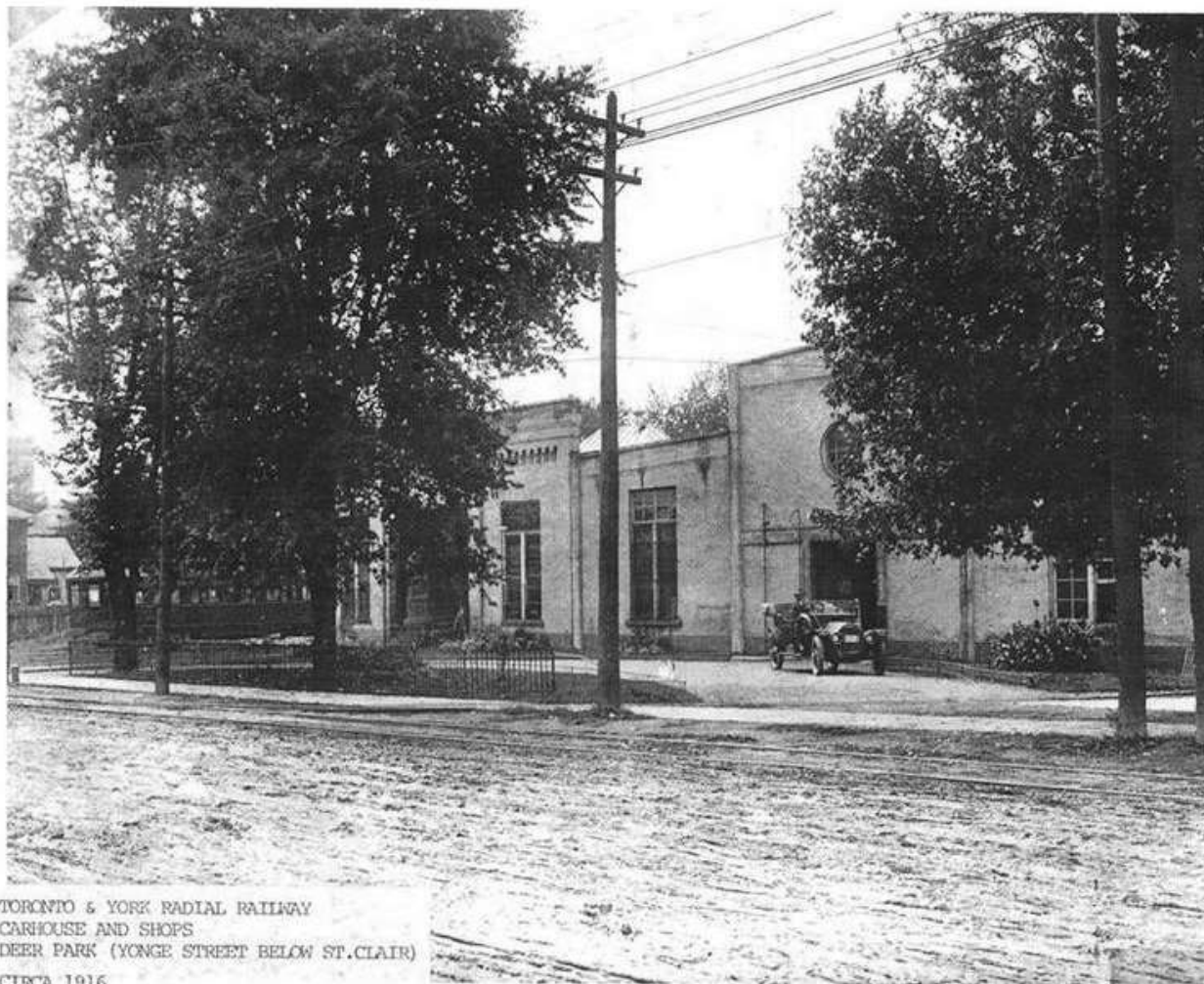


Image 4. Deer Park Hotel (1880s), by Bernard Joseph Gloster, Baldwin Collection, TPL



City of Toronto Archives, Fonds 1244, Item 1094

Image 5. Deer Park Hotel (c. 1923), prior to its removal following a series of road widenings and improvements, and the laying of streetcar track by the TTC along both Yonge Street and St. Clair Avenue. Portion of the former T&YRR Carhouse and Shops visible in the background. City of Toronto Archives



TORONTO & YORK RADIAL RAILWAY
CARHOUSE AND SHOPS
DEER PARK (YONGE STREET BELOW ST. CLAIR)
CIRCA 1916

Image 6. T&YRR Carhouse and Shops (c. 1916). City of Toronto Archives.



Image 7. 1970 aerial photograph showing the recently completed building at 1 St. Clair Avenue West (City of Toronto Archives)



Image 8. 1968 photograph showing the building after its construction (Canadian Builder).



Image 9. 1968 photograph showing the building after its construction (University of Calgary Digital Collections).



Image 10. 1968 photograph showing the northeast corner (CIBC Archives).



Image 11. 1968 photograph showing detail of the lower north elevation and main entrance (CIBC Archives).



Image 12. Current photograph showing the east and north elevations (Heritage Planning, 2022)



Image 13. Current photograph showing the south and east elevations (Heritage Planning, 2022)



Image 14. Current photograph showing the east elevation (Heritage Planning, 2022)



Image 15. Current photograph showing the south elevation (Heritage Planning, 2022)



Image 16. Current photograph showing detail of the precast concrete panels and window openings (Heritage Planning, 2022)



Image 17. Current photograph showing detail of the deep profile of the precast concrete panels (Heritage Planning, 2022)



Image 18. Interior view of main building lobby looking south and provided by the Owner to ERA Architects (Slate Asset Management, n.d.).



Image 19. Interior view of main building lobby looking north and provided by the Owner to ERA Architects (Slate Asset Management, n.d.).



Image 20. Current photograph showing the main entrance on St. Clair Avenue West and the 1992 alterations and addition to the CIBC banking branch at street level (Heritage Planning, 2022)



Image 21. Current photograph showing the northeast corner and the 1992 alterations and addition to the CIBC banking branch at street level (Heritage Planning, 2022)



Image 22. Current photograph showing the west elevation with the 22016 mural by British street artist, Phlegm (Heritage Planning, 2022)

Archival Sources

- City of Toronto Aerial Photographs
- City of Toronto Archives, Photographic Collection
- City of Toronto Building Records - Toronto and East York District
- City of Toronto Directories
- Ontario Land Registry Records, CON 2FB PT LOT 21 RP63R2379 PART 1
- Ng, Nathan. Historical Maps of Toronto. <http://oldtorontomaps.blogspot.com/>
- University of Calgary Digital Collection

Secondary Sources

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- ERA Architects Inc, 1 St. Clair Avenue West: Cultural Heritage Evaluation Report (February 8, 2022)
- Kinsella, Joan C. Historical Walking Tour of Deer Park. Toronto, Ontario. Toronto Public Library, 1996.
- Lundell, Liz. The estates of Old Toronto. Erin, Ontario: Boston Mills Press, 1997.
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- "O'Halloran's Hotel." Toronto Historical Association. Accessed June 10, 2022. <http://www.torontohistory.net/ohallorans-hotel/>.
- "Our Club." The Badminton and Racquet Club of Toronto. Accessed Jun 10, 2022. <https://www.thebandr.com/our-club>.
- White, Richard. Planning Toronto: The Planners, The Plans, Their Legacies, 1940-80. Vancouver, British-Columbia: UBC Press, 2016.
- "Padulo Gets Integrated". Strategy. accessed on June 16, 2022 <https://strategyonline.ca/1993/10/04/7865-19931004/>
- "Yonge and St. Clair/Then and Now." Lost Toronto, 2013. Accessed on June 10, 2022 online at: <https://losttoronto2.wordpress.com/tag/the-deer-park-hotel/>

**STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)**

The property at 1 St. Clair Avenue West is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

Located on the southwest corner of St. Clair Avenue West and Yonge Street in the city's Deer Park neighbourhood, the property at 1 St. Clair Avenue West contains a twelve-storey commercial building completed in 1968. At the time of its completion, the ground floor continued to be occupied by the CIBC branch, and the remaining floors leased out to various commercial tenants. A decade later, the building was identified as "Ontario Government Building" in the City Directory, and tenants included a range of Ontario ministries. In 1992, exterior alterations were carried out on the CIBC bank branch fronting onto Yonge Street and St. Clair Avenue West. In 2016, an eight-storey mural was commissioned for the building's west elevation by owner, Slate Asset Management, in collaboration with STEPS Public Art, to the design of renowned British street artist, Phlegm.

Statement of Cultural Heritage Value**Physical and Design Value**

The property has design and physical value as a significant and unique representative example of architectural precast concrete in Toronto. Constructed in 1967-1968, to a design largely conceived by 1963, this prominently sited modernist office building anchoring the southwest corner of the Yonge and St. Clair intersection in midtown is characterized by the treatment of its principal north, east and south elevations. These principal elevations were constructed as a unitized curtain wall system entirely composed of non-structural prefabricated panels on the exterior. Each is distinguished by a uniform arrangement of narrow precast concrete panels with rectangular openings with rounded corners, and the visual contrast between the slender concrete elements and the large inset windows creates a vibrant pattern of light and shadow. This distinctive and elegant design is characteristic of the versatility of precast concrete, and of the range of buildings associated with this material and construction method during the Modern period in Toronto.

Historical and Associative Value

The property at 1 St. Clair Avenue West is also valued as a unique and prominent example of the physical and design evolution of St. Clair Avenue in the Deer Park neighbourhood from a mainly low-rise, residential community in the early-20th century to the high-rise, commercial canyon that developed along this stretch in the 1950s-

1970s and continues to define the east-west axis of this important midtown intersection today.

Contextual Value

The property has contextual value in supporting the character of St. Clair Avenue within Deer Park. Completed in 1968, the building on the property is the first of the four corners at the Yonge and St. Clair intersection and among a larger wave of modern office buildings which transformed and established the area's character during its post-war intensification in the 1950s, 1960s and 1970s to its present-day character as a mixed-use and commercial hub. Occupying a visible site at the intersection of Yonge Street and St. Clair Avenue, the building contributes to the canyon form of St. Clair Avenue created by surrounding buildings between Avenue Road and the Vale of Avoca. The commercial building at 1 St. Clair Avenue West is historically, visually and physically linked to its setting in the Deer Park neighbourhood where it anchors the southwest corner of St. Clair Avenue and Yonge Street.

Heritage Attributes

Attributes that contribute to the value of the commercial high-rise building at 1 St. Clair Avenue West being a significant and unique representative example of modernism in Toronto:

- The setback, placement and orientation of the building on the southwest corner of St. Clair Avenue and Yonge Street
- The existing twelve-storey scale, form and massing on a rectangular plan with a flat roof
- The materials, with the concrete, brick and glass cladding
- On the north, east and south elevations, the curtain wall system of precast concrete panels above the first storey and rising to the flat roof, with their modular and uniform arrangement, deep profile and rectangular openings with rounded corners
- The precast concrete panels at the corners, parapet and ground floor fascia which frame the north, east and south elevations
- The original entrance to the building fronting onto St. Clair Avenue

Attributes that contribute to the value of the subject building for its association with the mid-20th century transformation of St. Clair Avenue from a low-rise, residential street to a significant commercial and transportation hub in midtown Toronto:

- The existing twelve-storey scale, form and massing on a rectangular plan with a flat roof

Attributes that contribute to the value of the commercial high-rise building at 1 St. Clair Avenue West as defining, supporting and maintain the historic character of the area and being historically, visually, functionally and physically linked to its setting:

- The setback, placement and orientation of the building on its prominent lot anchoring the southwest corner of St. Clair Avenue and Yonge Street and with its main entrance fronting onto St. Clair Avenue West