

The following guidelines apply to taller institutional elements:

- The location of taller institutional elements, their maximum floorplates and the minimum separation distances between buildings will result in buildings that are compatible with their existing and planned context, add diversity to the skyline, maintain the perception of separate building volumes when viewed from the public realm, maintain sky views between buildings and mitigate potential pedestrian-level impacts on the public realm, including shadows and wind.
- Projections are not permitted beyond taller element zones.
- Floorplate sizes should be minimized to the greatest extent possible given the proposed institutional uses and floorplan requirements. Larger floorplate sizes may be considered for institutional uses to accommodate the unique internal needs and requirements, including larger lab, office, research and classroom spaces, when it is demonstrated to the City's satisfaction that the impacts of the larger floorplate, including pedestrian comfort, shadow, wind, transition and sky-view, can be addressed.
- Institutional residences in the taller institutional element component should have a maximum floorplate size of 750 square metres. Increases to the 750 square metre floorplate size may be considered when it is demonstrated to the City's satisfaction that the impacts of the larger floorplate can be addressed.
- Taller institutional elements should be staggered in their relative positions on the same block or adjacent blocks to minimize the impression of one large or continuous mass and to avoid the impression of a canyon on streets;
- Where the impacts of taller institutional elements cannot be appropriately mitigated within the taller element zone through siting, architectural treatment and/or sculpting, a lower height and/or smaller floorplate than the maximum may be required.
- Taller institutional elements will be designed in relation to their base and mid-scale building components, in order to ensure that the entire building composition reads as an integrated whole. To mitigate the potential impacts of larger institutional floorplates of taller institutional elements, every effort should be made to reduce visual bulk through a range of strategies (see Figures 2.24 to 2.27).

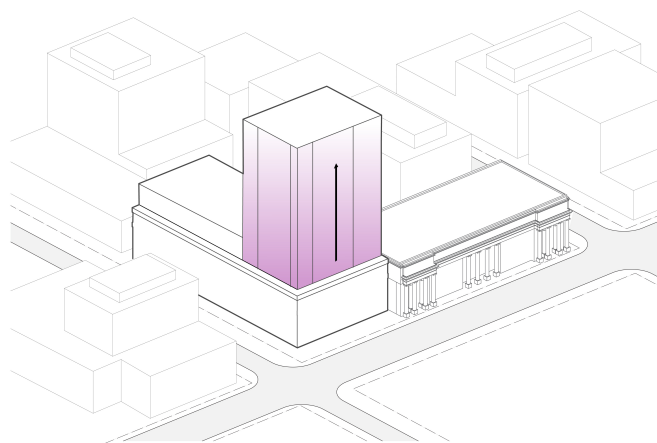


Figure 2.24

### Distinctiveness of the Taller Element

The taller institutional element, mid-scale and base building components should combine to create a vertical expression in which the base building and taller institutional element are the dominant components, and the mid-scale component reads as part of the taller institutional element. In such cases, the characteristics of the taller component are extended down to the maximum height of the base building (as illustrated in Figure 2.24).

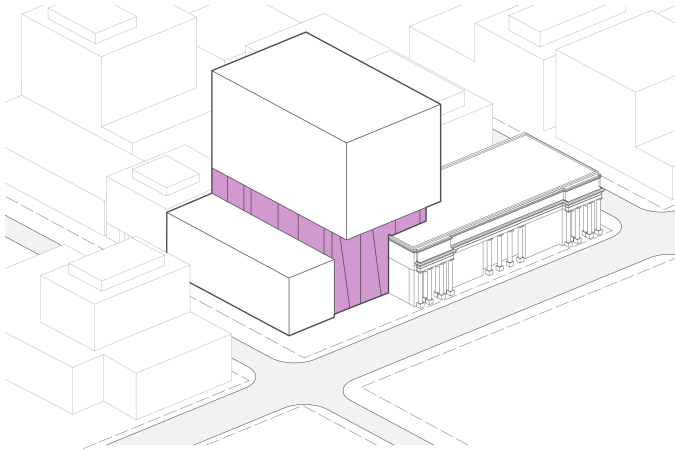


Figure 2.25

### Scale and Proportionality

Maintain appropriate vertical proportions between the base building and the taller institutional element by establishing a clear pedestrian-scale base with a distinct transition and through reducing the mass of the mid-scale component (as illustrated in Figure 2.25).

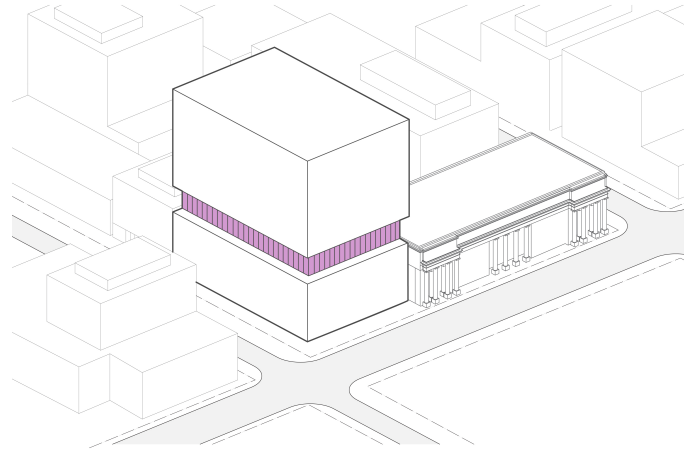


Figure 2.26

### Perception from the Public Realm

Mid-scale building components should be strategically massed and located to avoid surrounding the taller institutional element on all sides. Strategies to minimize the bulk of the mid-scale component include locating it internal to the block, on only one side of the taller institutional element or separated from the majority of the taller institutional element with a building break that extends to the base building (as illustrated in Figure 2.26).

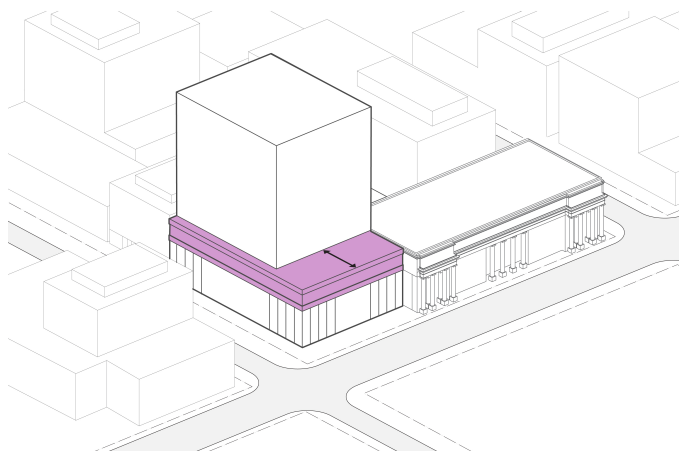


Figure 2.27

### **Articulation**

Horizontal or vertical articulation will visually reduce the impact of larger floorplate sizes and create interest and variety at the street level and in the skyline (as illustrated in Figure 2.27).

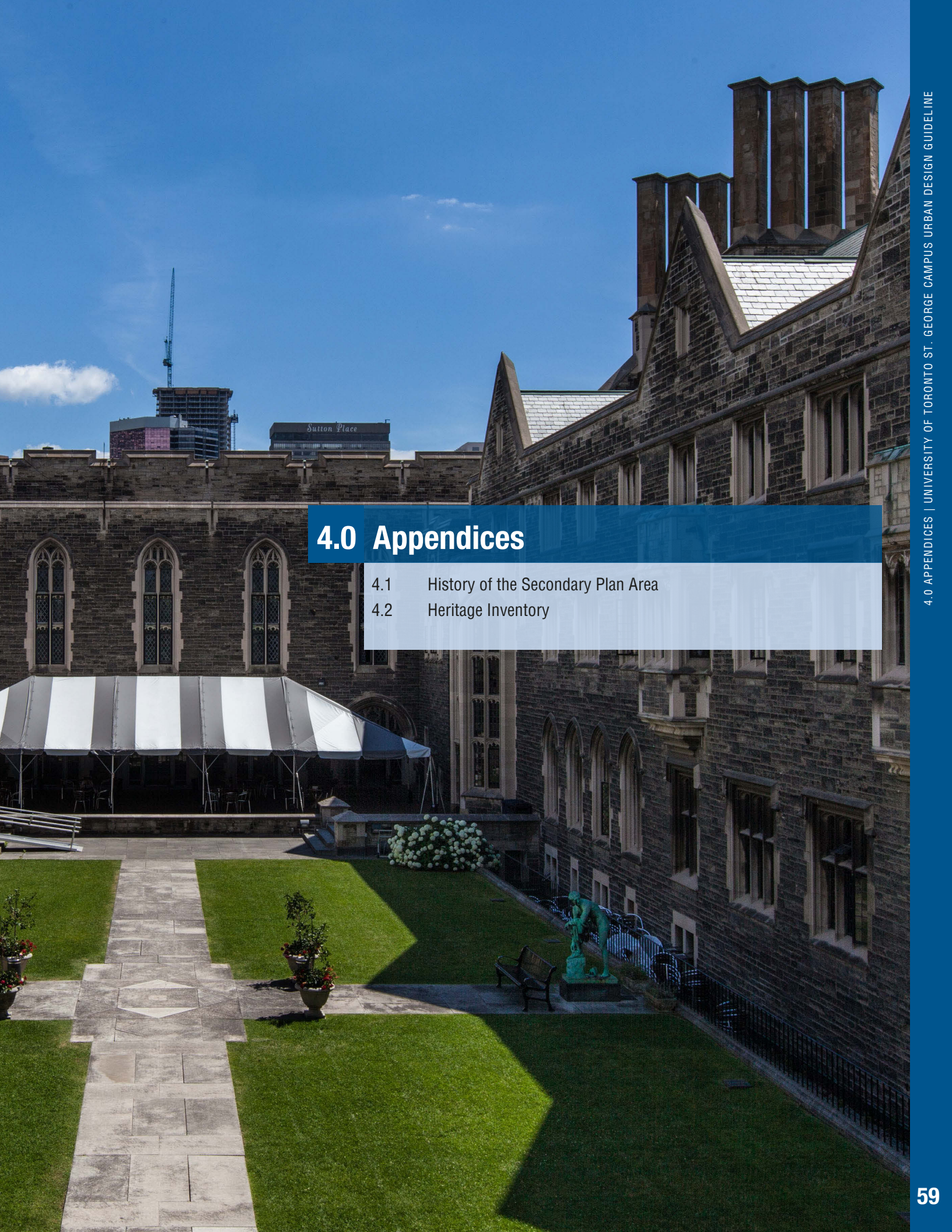




## 3.0 Block-Specific Guidelines

### 3.1 HOW TO USE THE BLOCK-SPECIFIC GUIDELINES

Block-Specific Guidelines that are consistent with the area-wide design guidelines in section 2.0, the Secondary Plan and Official Plan will be established throughout the Secondary Plan Area.



## 4.0 Appendices

- 4.1 History of the Secondary Plan Area
- 4.2 Heritage Inventory

## 4.1 HISTORY OF THE SECONDARY PLAN AREA

The Area has a diverse character that reflects the various institutions, governments and communities that have played a role in shaping its built form and landscape. While most significantly associated with the University of Toronto and its federated and affiliated colleges, the Area is also closely associated with the Government of Ontario, cultural institutions and various communities and individuals, and is of value to Indigenous communities. The Area contains an important collection of buildings, ranging in date from the mid-19<sup>th</sup> century until present day, many of which have significance in the city and beyond.

### Pre-Colonial Landscape and Indigenous Presence

Prior to European settlement the Area would have been largely forested and bisected by Taddle Creek, which cut a ravine through the landscape originating near Wychwood Pond and emptying into Lake Ontario near the foot of Parliament Street. Taddle Creek was one of a series of smaller watercourses that tracked south from the former Lake Iroquois shoreline, including Russell and Garrison Creeks. The Area is located between the Don and Rouge Rivers to the east, and the Humber River to the west, branches of the Toronto Carrying Place and important transportation routes and places of Indigenous settlement. The Area was part of a larger region that has at various times been occupied by a range of Indigenous peoples. By the late 17<sup>th</sup> century, the region was occupied by the Five Nations Iroquois, who used the north shore of Lake Ontario for hunting, fishing and trade. No active Indigenous settlements were located within the Area by the time of European colonization in the 18<sup>th</sup> century; however, traces of a possible Late Woodland (500-1000 C.E.) village located to the east of Taddle Creek were recounted in an historic text and identified as a site of archaeological potential following a Stage 1 archaeological resource assessment for the St. George Campus.

### Development of the University of Toronto Campus in the 19<sup>th</sup> century

The origins of the University of Toronto date to the period following the establishment in 1793 of the Town of York as the capital of Upper Canada, centered in the present-day St. Lawrence Neighbourhood. John Strachan, an early and influential figure in the first half of the 19<sup>th</sup> century within the newly established town and later Bishop of the Anglican Church, had a particular interest in education having assumed the post of headmaster of the Home District Grammar School in 1812. By the 1820s Strachan was advocating for a university in Upper Canada aligned with the Church of England - in part to thwart rising American influence - and succeeded in 1827 having received a royal charter for the establishment of the University of King's College, as well as an endowment for the acquisition of land. Strachan purchased portions of lots owned by the Boulton, Powell and Elmsley families, an area bisected by Taddle Creek, on the outskirts of York. Ongoing political tensions within Upper Canada, however, stalled development, and it was not until 1843 that construction of King's College began, consisting of a student residence located on what is today the front lawn of the Legislative Assembly of Ontario. The further development of King's College was halted however, as fierce political debate in the late 1840s resulted in the secularization of King's College and the creation of the University of Toronto. The University subsequently leased the land corresponding to present-day Queen's Park North to the city, while the vacated King's College building in Queen's Park South was appropriated by the Province for use as the Provincial Lunatic Asylum before being demolished to make way for the construction of the Legislative Building in the 1880s.

Construction began on University College in 1856, located at the head of King's College Circle and elevated above Taddle Creek with a circular drive in front that permitted an expansive vista on approach from College Street. Designed by architects Cumberland and Storm, the picturesque placement of the building embraced its semi-rural context on the outskirts of the growing city, while its design looked to English precedents, namely Oxford's University Museum, while incorporating Romanesque elements to suit the rugged Canadian context.



Through the late 19<sup>th</sup> century the majority of collegiate buildings in the Area were designed in line with the “Oxbridge” model with enclosed or partially-enclosed courtyards; a collection of ‘pavilions in the landscape’ that are picturesquely-sited and designed in a variety of popular revival styles, including Gothic Revival, Neo-Classical Revival and Romanesque Revival. Similar to colleges at Oxford and Cambridge, these colleges provided residential, collective dining and spaces for study and contemplation akin to a monastic environment, separated through location and by architectural design from the bustling city outside.

The University of Toronto Act (1853) instituted a collegiate university governance model based on that used at Oxford and Cambridge wherein a central administration body provides oversight of and services for constituent colleges. Each college was responsible for preparing and delivering classes, and providing accommodation for its students. University College was soon joined by a number of denominational colleges that formally affiliated themselves with the University of Toronto and relocated within proximity. This included St. Michael’s College (Catholic, 1883), Wycliffe and Trinity Colleges (Anglican, 1884 and 1904), Knox College (Presbyterian, 1890), and Victoria and Emmanuel Colleges (Methodist, 1890). The Baptists were the exception, establishing McMaster University, an unaffiliated and separate college on Bloor Street, before relocating to Hamilton. Each college had relative independence in the design of their own buildings, resulting in an eclectic collection of buildings in a variety of late 19<sup>th</sup> and early 20<sup>th</sup> century styles across the campus. Primarily situating themselves on the University’s lands east of St. George Street (other than Knox College, which was located on Spadina Crescent before moving to St. George Street), the colleges are independent yet interrelated through design and location, with most ascribing to the Oxbridge model in their form and organization but expressed in different architectural styles and arrangements. This has contributed to a rich layering of buildings and landscapes that reflect both the colleges’ origins as independent institutions, and their subsequent affiliation and co-relation within the University.

Concurrent with the University’s growth was that of the surrounding city; by the late 1880s, residential development

was encroaching on the campus and its environs, and the city’s boundary had pushed well north of Bloor Street. The nature of speculative development during this period and through the early 20<sup>th</sup> century resulted in a diverse range of housing types being constructed within close proximity of one another, including workers cottages, middle-class row houses and large mansions. Neighbourhoods adjacent to and within the area, such as the Annex, Harbord Village and Huron-Sussex, have an intertwined history with the University, and contribute to its diverse heritage character.

### **Development of the Area Adjoining the University of Toronto Campus in the Late 19<sup>th</sup> Century**

Beginning in the mid- to late-19<sup>th</sup> century, the land surrounding Queen’s Park North and South became an attractive location for the city’s upper-middle class, valued for the picturesque qualities of and proximity to the park. Large mansions were built adjacent to the park along Queen’s Park Crescent East and up Queen’s Park Road by some of the city’s most successful individuals and families, including cookie manufacturer William M. Christie, industrialist Sir Joseph Flavelle, and lawyer Britton Osler. Although many of these houses were subsequently acquired by either the province or the University and demolished, the block between Wellesley Street West and St. Joseph Street has largely been conserved and reused for institutional purposes, along with the Flavelle House and Falconer Hall (first occupied by financier Edward Rogers Wood) on Queen’s Park Road. While most of the more modest housing to the east of Queen’s Park has been demolished for institutional uses or the construction of Bay Street, a few examples remain at 63-65 Charles Street West, 93 Grenville Street, and on Elmsley Place, which has been pedestrianized and incorporated into St. Michael’s College. A number of public and religious buildings were constructed in the area as well, including the Zion Congregational Church (1882) at College and Elizabeth Streets.

The area to the west of Kings College Circle and the central campus was developed to be predominantly residential, with a variety of housing types and institutional uses. Development on St. George Street was generally middle and upper-middle class, while housing to the west, centered

on Huron Street, was generally middle and working class. Concurrent with the area's development was the construction of a number of institutions built to serve the local population, including St. Thomas's Church (1893), the Toronto Reference Library (1909, now Koffler Student Services Centre), Victoria Rink (1887, demolished) and St. Paul's Lutheran English Church (1913, later a Russian Orthodox Church and now the Luella Massey Studio Theatre). While much of the residential character of the area bounded by St. George Street, College Street, Spadina Avenue and Bloor Street, was lost with the development of the west campus following World War Two, the Huron-Sussex neighbourhood has persevered and maintains its neighbourhood character while accommodating change and absorbing a variety of new uses.

### The University of Toronto Campus and Its Surroundings in the Early-20<sup>th</sup> Century

The intensity of residential development through the late 19<sup>th</sup> and early 20<sup>th</sup> century resulted in a sharp contrast within the campus and its environs, between the relatively open and picturesque landscapes of the University and Queen's Park and the dense residential character of the adjacent neighbourhoods. As these neighbourhoods left little room for outward expansion, during this period the university expanded primarily through infill development, taking advantage of the substantial amount of land that remained for the construction of new academic facilities. Buildings from this period include Convocation Hall (1907), Hart House and Soldiers' Tower (1919, 1924), Varsity Arena (1926), and Trinity College (1925). It was also during this period that the first wing of the Royal Ontario Museum was opened (1914) overlooking the northern section of Philosopher's Walk. The ROM would subsequently expand eastward, eventually acquiring a presence on Queen's Park Road and becoming a landmark cultural institution within the area. Significant landscapes, including Back Campus, Hart House Circle, King's College Circle, Queens Park and the traces of Taddle Creek were largely retained and served as picturesque remnants of its former semi-rural character as seen in photographs and paintings from this period.

Unlike the University, which had extensive land upon which it could expand, the Province of Ontario was relatively

limited, and had to look to acquiring adjacent properties for opportunities to grow. Beginning in the 1920s the province began to acquire residential properties on the east side of Queen's Park Crescent in order to construct the East Block (Whitney Block) in 1928 to house the growing public service and government offices. This coincided with a relocation of wealthy residents Queen's Park Crescent and St. George Street into more fashionable residential suburbs beyond the city core in the late 1920s and 1930s, coinciding with the development of fashionable neighbourhoods including Forest Hill, Rosedale and Lawrence Park.

### The Expansion of the University of Toronto Campus after World War Two

By the end of the World War Two the central campus area had shed its character as a semi-rural and picturesque landscape and had evolved to assume a more urban campus character. As opportunities for large-scale infill development decreased, the University turned its attention to westward expansion, the redevelopment of existing buildings, and toward its southern boundary of College Street. In the late 1940s, St. George Street was widened to four lanes, and in 1963 St. George Station was opened, contributing to an increased use of St. George Street as a major arterial road and opening up the possibility of redevelopment for institutional purposes. To the east, the continuous green landscape between Queen's Park and the central campus was interrupted with the realignment of Queen's Park Crescent in 1947, creating a barrier between the central and east campuses.

The postwar period was a time of rapid and large-scale change within the campus and its environs, most notably as a result of the University's west campus expansion plan and the redevelopment of a number of buildings within the central campus, Queen's Park and east campus areas. The west campus expansion plan was an ambitious and comprehensive approach to the redevelopment of the area west of St. George Street to Spadina Avenue and north of College Street, a largely residential late 19<sup>th</sup> century working and middle class neighbourhood. The plan called for the complete demolition of the residential neighbourhood, to be replaced by multi-building complexes and sports fields providing modern academic, research and student service

facilities. Although the plan was never built in its entirety, buildings such as Sidney Smith Hall (1961), the Lash Miller Chemical Laboratories (1963), New College (1964, 1969), the McLennan Physical Laboratories (1967) and Robarts Library (1971-73) reflect the modernist vision of the University during this time. They are also a reflection of the University's attempt to accommodate the anticipated surge of 'Baby Boomers' and compete with new universities being established in southern Ontario, including the University of Waterloo and York University.

Within the central campus area, projects built during this period were architecturally conservative in response to their historic context, including Sir Daniel Wilson Residence (1954), the University of Toronto Press Building (1958) and the Laidlaw Wing addition to University College (1964), all designed by the firm of Mathers and Haldenby. As the 1960s progressed, however, the University began to take a more ambitious approach to the design of its new buildings, seen in the brutalist Medical Sciences Building (1968), which replaced a number of early buildings on the campus and resulted in the disconnection of Taddle Creek Road from Kings College Circle, and the Ron Thom designed Massey College (1963), which adapted the Oxbridge model in a distinctly modern architectural vocabulary, both landmarks within the contemporary campus area.

Development in the Queen's Park and east campus areas in the post-World War Two period was less comprehensive than that in the west, with Victoria University and St. Michael's College gradually adding additional student accommodation and academic buildings. Of note is the consistency in architectural materials and expression employed by St. Michael's College during this period and prior to World War 2 (Carr Hall, 1954; Elmsley Hall, 1955; Cardinal Flahiff Basilian Centre, add. 1959; Brennan Hall, 1968), all clad in Credit Valley limestone and designed in whole or in part by the firm of Brennan and Whale.

Meanwhile, the Province continued to push eastwards, first with the construction of the Frost Buildings (1950s-1960s), which replaced the remaining Queen's Park Crescent mansions south of Wellesley Street West, and later with the construction of the Macdonald Block Complex (1971), a four-tower set of office buildings that houses the largest concentration of Ontario public servants.

Since the 1970s, the campus and its environs has continued to evolve through significant and sensitive contemporary approaches to adaptive re-use, infill, new construction, landscape design and decarbonization, and through commitments to design excellence and a climate positive campus. Projects such as Woodsworth College, Innis College, the Goldring Student Centre and the Rotman Business School have introduced new forms and approaches to the incorporation of cultural heritage resources, and commissions to contemporary Canadian and international architects and landscape architects have included the Terrence Donnelly Centre for Cellular and Biomolecular Research, the Leslie Dan Pharmacy Building, the Daniels Faculty, and the Robarts Common. The Area has developed a cultural corridor along Bloor Street West, anchored by the Royal Ontario Museum and today including the Royal Conservatory of Music (located in the former McMaster Hall), the Gardiner Museum, and the Bata Shoe Museum, while public realm projects have maintained and renewed public open spaces including St. George Street, Queen's Park, Front Campus and Philosopher's Walk.

## Conclusion

The Secondary Plan Area, including the campus, Queens Park, and the Huron-Sussex neighbourhood, are collectively a landmark within Toronto and contain a diverse collection of buildings and landscapes that reflect the past century-and-a-half of the city's history and evolution, shaped by its educational, political and cultural institutions and residents. It continues to have significance for Indigenous communities and the traces of former natural landscapes, including Taddle Creek, contribute to an understanding of the area's pre-settler history and use. It is an important cultural landscape within Toronto, and its ongoing stewardship through continued conservation and design excellence will ensure it remains so for the benefit and enjoyment of current and future generations.

## 4.2 HERITAGE INVENTORY

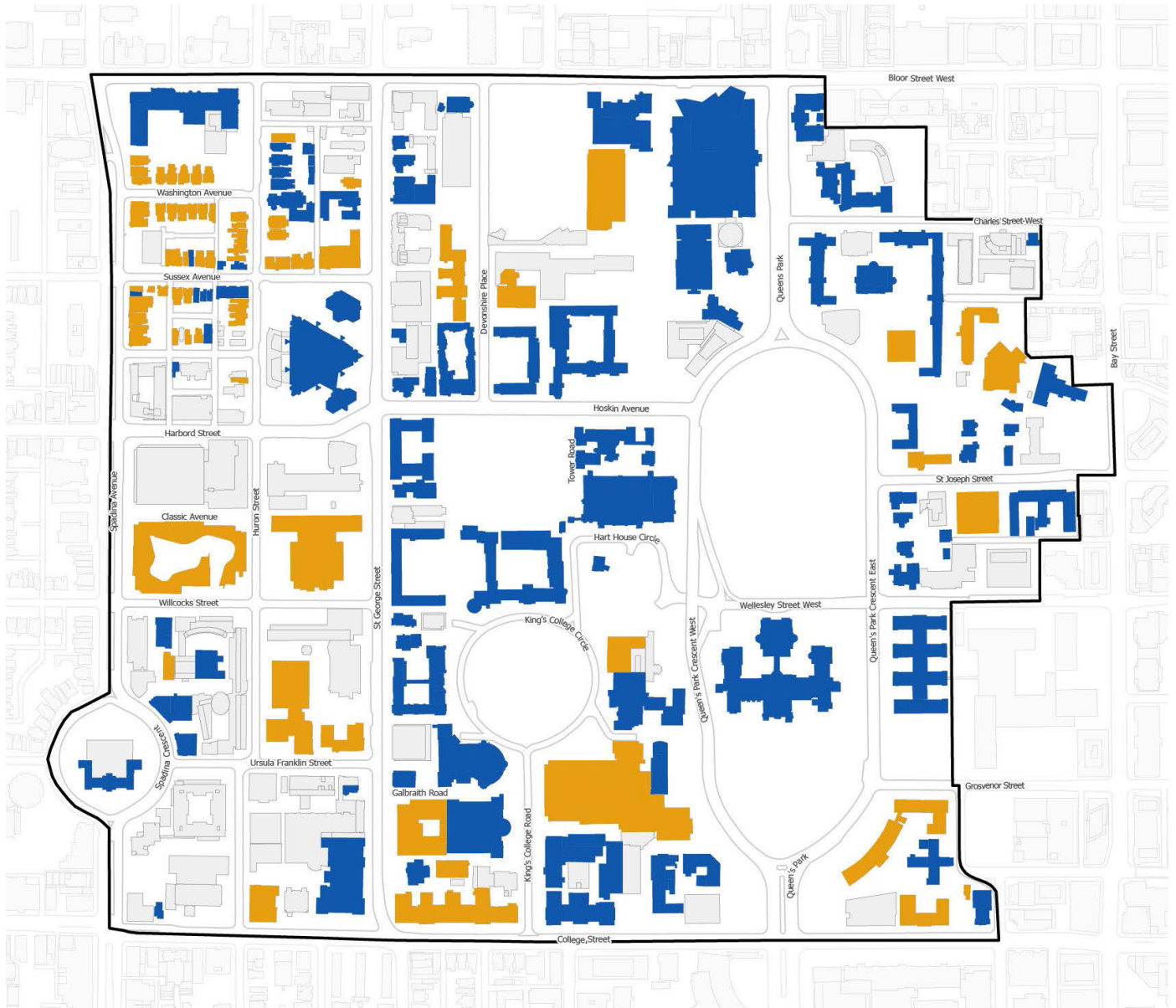





Figure 4.0

### LEGEND

-  Secondary Plan Area
-  Buildings on the Heritage Register
-  Buildings with Potential to be Included on the Heritage Register

