

Toronto Preservation Board

Meeting No.	11	Contact	Matthew Green, Committee Administrator
Meeting Date	Monday, November 6, 2023	Phone	416-392-4666
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Video Conference	Chair	Sandra Shaul

PB11.5	ACTION	Adopted		Ward: 10
--------	--------	---------	--	----------

200 University Avenue - Alterations to and Demolition of Heritage Attributes of a Designated Property

Board Decision

The Toronto Preservation Board recommends that:

1. City Council refuse the issuance of an alteration permit for the heritage property at 200 University Avenue, in accordance with Section 33 of the Ontario Heritage Act.
2. City Council refuse the issuance of a demolition permit for the heritage attributes of the heritage property at 200 University Avenue, in accordance with Section 34 of the Ontario Heritage Act.
3. If the owner appeals City Council's decision to refuse the issuance of an alteration permit under Section 33 or a demolition permit under Section 34 of the Ontario Heritage Act for the heritage property at 200 University Avenue, City Council authorize the City Solicitor and the necessary City staff to attend the Ontario Land Tribunal hearing in opposition to the appeal.

Origin

(October 16, 2023) Report from Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on November 6, 2023 the Toronto Preservation Board considered Item [PB11.5](#) and made recommendations to City Council.

This report recommends that City Council refuse applications under Sections 33 and 34 of the Ontario Heritage Act to alter and demolish heritage attributes of the property at 200 University Avenue.

Located on the southwest corner of Richmond Street West and University Avenue, the property at 200 University Avenue contains the Sun Life Building constructed in 1958-1961 and designed by John C. Parkin of John B. Parkin Associates, Canada's largest architectural firm at the time. The subject property is among the earliest examples of a modernist high rise building in Toronto to be entirely clad in metal and glass, with its glass and metal curtain wall set back from exposed perimeter support columns. It is prominently positioned at the point at which University Avenue becomes a grand ceremonial boulevard and is historically linked to the post-war phase of development along University Avenue. The property at 200 University Avenue

was listed on the City of Toronto's Heritage Register in 1991 and designated under Part IV, Section 29 of the Ontario Heritage Act through by-law 744-2023 on July 19, 2023.

Applications under Sections 33 and 34 of the Act have been submitted to alter the property and demolish heritage attributes to allow for a mixed-use development that includes a 35-storey addition above the existing 14-storey heritage building plus a 2-storey mechanical penthouse. A two-storey addition for retail uses is also proposed on the east side of the heritage building, fronting along University Avenue. Staff are recommending refusal of the applications as they have not demonstrated that the cultural heritage value and attributes of the heritage property will be conserved consistent with the heritage planning policy framework, nor that the heritage impacts of the proposal would be appropriately mitigated.

Background Information

(October 16, 2023) Report and Attachments 1 - 4 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 200 University Avenue - Alterations to and Demolition of Heritage Attributes of a Designated Property

<https://www.toronto.ca/legdocs/mmis/2023/pb/bgrd/backgroundfile-240158.pdf>