

## **789-793 Don Mills Road - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act**

**Date:** April 6, 2023

**To:** Toronto Preservation Board

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

**Wards:** Ward 16 - Don Valley East

### **SUMMARY**

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This report recommends that City Council state its intention to designate the property at 789-793 Don Mills Road (including entrance address at 793 Don Mills Road) under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value.

The Independent Order of Foresters, a historic fraternal organization which was established in Canada in the 1870s to provide insurance to working class families, constructed its corporate headquarters building, known as Foresters House, at 789-793 Don Mills Road in 1965-1967 on the east side of Don Mills Road just south of Eglinton Avenue East. Foresters House was part of Olympia Square complex, developed by Olympia and York, and has been a landmark in Don Mills for more than 55 years.

The Foresters House, a 22-storey office tower complex, is a representative example of a skyscraper typology constructed in the Late Modern style connecting to a low rise two-storey pavilion building (one storey is visible from the street). It originally contained restaurants and shops, along with a separate parking structure to the rear (east) of the tower. The office tower complex was designed by Kaljo Voore, an Estonian Canadian architect, of Bregman and Hamman with Craig, Zeidler & Strong. The office tower is accessed from a raised plaza, with a double-storey, fully-glazed ground floor along with a sunken, out-door garden with a sloping lawn. These are features of Late Modernism and adhere to the Flemingdon Park planning principles, which were developed by Macklin Hancock, and include landscaped setbacks. The same features were also core principles in the Don Mills planned community to the north.

Staff have determined that the property meets two or more of the nine criteria under Ontario Regulation 9/06, - the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act relating to design and physical, historical and associative, and contextual values.

The subject property was recommended for inclusion on the Heritage Register in the Don Mills Crossing Final Report, Cultural Heritage Resource Assessment adopted by City Council on April 17, 2019.

The Toronto Preservation Board adopted item PB12.3, Inclusion on the City of Toronto's Heritage Register – Don Mills Crossing, on December 2, 2019. At its meeting of January 29, 2020, the City Council adopted a supplementary report that deferred consideration of seven properties including the subject property at 789-793 Don Mills Road for inclusion on the City's Heritage Register, which provided City staff more time to communicate with the property owners.

City staff had two productive meetings with the Overland LLP, on behalf of Foresters - the property owner, to discuss and review the draft Statement of Significance for listing the property at 789-793 Don Mills Road in November 2019 and February 2020 just prior to the onset of the COVID pandemic. City staff delayed a report on listing pending the outcome on the Ontario Land Tribunal (OLT) appeal of Official Plan Amendment 404 (OPA 404) since the subject property is located in the Core Character Area within the Don Mills Crossing Secondary Plan (OPA 404) boundary, and identified as a heritage potential property on Map 40-9 Views and Vistas. OPA 404 states that the view to the Foresters Headquarters at 789 Don Mills Road will be enhanced by providing views from the south-east corner of St. Dennis Drive and Don Mills Road to the westernmost 20-foot bay system of windows on the southern tower façade of the Foresters Headquarters above the tenth storey of the building as well as views to the upper floors of the Foresters Headquarters from Eglinton Avenue East near the CP Rail Corridor bridge. OPA 404 came into effect on December 4, 2020.

The property was sold in March 2022.<sup>1</sup> The new owner submitted an Official Plan Amendment, Zoning By-law Amendment and Site Plan Approval application for the subject site on July 29, 2022. The application proposes a three phase redevelopment with four new towers and demolition of the existing two-storey building<sup>2</sup> (north of the Foresters tower) to create a Privately-Owned Publicly Accessible Open Space (POPS). On February 21, 2023, the applicant appealed the application to the Ontario Land Tribunal due to City Council not making a decision within the 120-day time frame in the Planning Act.

A Heritage Impact Assessment (HIA) is required for all development applications that affect listed and designated properties and is considered when determining the conservation of a heritage property. An HIA was submitted as part of the Official Plan Amendment, Zoning By-law Amendment and Site Plan Approval application on July 29, 2022.

The City Clerk issued a complete application notice on October 14, 2022. On November 7, 2022 the property owner provided a waiver to extend the 90-day timeline established under Bill 108 until June 14, 2023. Council must make a decision at its May 10, 2023 meeting to provide sufficient time for City Clerk to issue a notice of intention to designate before the waiver expires.

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<sup>1</sup> The Independent Order of Foresters sale and leaseback of 789-793 Don Mills Road, Toronto, Ontario | Client Work | Fasken

<sup>2</sup> One storey is visible from the street (Figure 26)

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 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 Planning Act applications that would trigger a Prescribed Event. 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 "Prescribed Event" is a point of time when the application for an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application has been deemed complete and the City Clerk provides notice of that complete application to the public in accordance with the Planning Act.

On November 28, 2022, the More Homes Built Faster Act, 2022 (Bill 23) received Royal Assent. Schedule 6 of the More Homes Built Faster Act which amended the Ontario Heritage Act came into effect on January 1, 2023.

The Prescribed Event took place prior to Bill 23 changes to the Ontario Heritage Act coming into force, however, the Part IV designation must be in compliance with the Province's amended O. Reg. 9/06 under the Ontario Heritage Act, which is in effect as of January 1, 2023. The revised regulation establishes nine provincial criteria for determining whether a property is of cultural heritage value or interest.

A property may be designated under Part IV, Section 29 of the Ontario Heritage Act, if it meets two or more of the nine criteria. The subject property meets six criteria relating to design/physical, historical/associative, and contextual values.

Designation also enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance.

## **RECOMMENDATIONS**

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

1. City Council state its intention to designate the property at 789-793 Don Mills Road (including the active entrance at 793 Don Mills Road) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance; 789-793 Don Mills Road (Reasons for Designation) attached as Attachment 3, to the report, April 6, 2023, 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

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

## DECISION HISTORY

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On May 5, 2011 Toronto Preservation Board endorsed the nomination of 789 Don Mills Road and 797 Don Mills Road for designation.

<https://secure.toronto.ca/council/agenda-item.do?item=2011.PB3.8>

At its meeting of April 16 and 17, 2019, City Council adopted the Don Mills Crossing Secondary Plan (Official Plan Amendment 404) and Final Report and referred the Cultural Heritage Resource Assessment back to staff.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH4.1>

Official Plan Amendment 404 was appealed to the Local Planning Appeal Tribunal (LPAT) (now continued as the Ontario Land Tribunal) (LPAT Case No. PL190242) by two land owners. The Tribunal allowed the appeals in part and modified and approved the OPA following a settlement between the appellants and the City in December 2020.

[Publications \(annual reports, brochures\) \(gov.on.ca\)](#)

At its meeting of November 12, 2019, Toronto Preservation Board deferred item PB11.8, Inclusion on the City of Toronto's Heritage Register – Don Mills Crossing, to its December 2, 2019 meeting.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PB11.8>

At its meeting of December 2, 2019, Toronto Preservation Board adopted item PB12.3, Inclusion on the City of Toronto's Heritage Register – Don Mills Crossing.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PB12.3>

At its meeting of December 3, 2019, North York Community Council deferred item NY11.6, Inclusion on the City of Toronto's Heritage Register – Don Mills Crossing, to its January 8, 2020 meeting to provide an opportunity for property owners to seek further clarification from City staff.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.NY11.6>

At its meeting of January 29, 2020, City Council adopted the supplementary report (January 2, 2020) that explained the proposed revision to the December 3, 2019 report to North York Community Council (agenda item NY11.6). The supplementary report recommended to include eight properties on the Heritage Register and defer consideration of seven properties, including the property at 789-793 Don Mills Road, providing City staff more time for further productive dialogue with these property owners.

<https://secure.toronto.ca/council/agenda-item.do?item=2020.NY12.6>

## BACKGROUND

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### 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.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2010.TE36.20>

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 two 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.

[http://www.mtc.gov.on.ca/en/heritage/heritage\\_toolkit.shtml](http://www.mtc.gov.on.ca/en/heritage/heritage_toolkit.shtml)

On November 28, 2022, the More Homes Built Faster Act, 2022 (Bill 23) received Royal Assent. Schedule 6 of the More Homes Built Faster Act amended various sections of the Ontario Heritage Act. Majority of the key changes to the Act came into effect on January 1, 2023.

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 3.1.6 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 3.1.6.4 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 3.1.6.6 encourages the adaptive re-use of heritage properties while Policy 3.1.6.26 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>

#### *Don Mills Crossing Secondary Plan (Official Plan Amendment 404)*

The property at 789-793 Don Mills Road is located within the Don Mills Crossing Secondary Plan (OPA 404) came into effect on December 4, 2020. Policy 6.5.4 of the Secondary Plan states that the view to the Foresters Headquarters at 789 Don Mills Road will be enhanced by providing views from the south-east corner of St. Dennis Drive and Don Mills Road to the westernmost 20-foot bay system of windows on the southern tower façade of the Foresters Headquarters above the tenth storey of the building as well as views to the upper floors of the Foresters Headquarters from Eglinton Avenue East near the CP Rail Corridor bridge.

[Publications \(annual reports, brochures\) \(gov.on.ca\)](#)

## COMMENTS

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The subject property is located in the Core Character Area within the Don Mills Crossing Secondary Plan (OPA 404) boundary, and is identified as a heritage potential property on Map 40-9 Views and Vistas.

At its meeting of January 29, 2020, City Council adopted the supplementary report (January 2, 2020) that explained the proposed revision to the December 3, 2019 report to North York Community Council (agenda item NY11.6). The supplementary report recommended to include eight properties on the Heritage Register and defer consideration of seven properties, including the property at 789-793 Don Mills Road, which provided City staff more time for further discussion with these property owners. <https://secure.toronto.ca/council/agenda-item.do?item=2020.NY12.6>

Toronto Preservation Board adopted item PB12.3, Inclusion on the City of Toronto's Heritage Register – Don Mills Crossing, on December 2, 2019. At its meeting of December 3, 2019, the North York Community Council passed a motion to defer consideration of item NY11.6, Inclusion on the City of Toronto's Heritage Register – Don Mills Crossing, until its January 8, 2020 meeting to provide an opportunity for property owners to seek further clarification from City staff. Item NY11.6 recommends that City Council include 16 properties, including the subject property at 789-793 Don Mills Road.

City Planning initiated a Don Mills Crossing Cultural Heritage Resource Assessment (CHRA) to ensure that all properties of cultural heritage value or interest were appropriately identified, understood and conserved as part of an up-to-date planning framework. 789-793 Don Mills Road was recommended for inclusion on the City's Heritage Register in the Don Mills Crossing Final Report, Attachment 5, Cultural Heritage Resource Assessment adopted by City Council on April 17, 2019.

The Don Mills Crossing CHRA identified a collection of company headquarters, institutional and clean industrial buildings constructed between 1950 and 1975 whose Modernist design, low-rise scale, and landscaped settings linked together by a series of curvilinear roads has resulted in a unique cultural heritage landscape informed by the Garden City principles combined with Modernist architecture style. This approach to architecture and a generous landscaped setting was fundamental to the planning of Don Mills. The CHRA also identified housing that responded to the principles of incorporating Modernist architecture in a landscaped setting.

The Don Mills area was intensively redeveloped from agricultural lands in the middle of the twentieth century (Figure 4). The period of redevelopment began in 1951 and continued through the 1970s. The area is strongly characterized by natural landscape features that influenced its development in the mid-twentieth century. This area rapidly developed in the post-war period, functioning as a backdrop for development of expansive, iconic, and celebrated Modernist projects such as the International Business Machines (IBM) headquarters, the Ontario Science Centre, the Flemington Park residential community and its associated industrial area of corporate headquarters located north of Eglinton Avenue East, and industrial areas related to the Don Mills community.



The subject property, at 789-793 Don Mills Road, is located in the Flemington Park Industrial Estate established in 1958. Laid out by Macklin Hancock, the Flemington Park plan repeated many of the core principles and elements of the Don Mills plan to the north. These included extensive open space with landscaped setbacks from the street and buildings designed in a modern architectural style. It was Hancock's intention that mid-rise and high-rise office towers would be located on Eglinton Avenue East and at the intersection of Eglinton with Don Mills Road. The Foresters House, at 789-793 Don Mills Road, is an example of this Flemington Park typology. (Figure 5)

On March 3, 2022, The Independent Order of Foresters ("Foresters") completed the sale of its office building at 789-793 Don Mills Road to a joint venture managed by Menkes Developments Ltd. Foresters leased back a portion of the building on closing, for the continued operation of its business from the property.<sup>3</sup>

The City Clerk issued a complete application notice on October 14, 2022 for an Official Plan Amendment, Zoning By-law Amendment and Site Plan Approval application for a development proposed for the subject property and the surface parking at 10 Ferrand Drive. The application proposes the redevelopment of the site in three phases which includes the introduction of four new towers with podiums with below-grade parking and demolition of the existing two-storey building<sup>4</sup> (north of the Foresters tower) to create a Privately-Owned Publicly Accessible Open Space (POPS). On February 21, 2023, the applicant appealed the application to the Ontario Land Tribunal due to Council not making a decision within the 120-day time frame in the Planning Act.

On November 2, 2022 the Senior Manager, Heritage Planning wrote to Menkes Developments Ltd. advising of the Bill 108 changes to the Ontario Heritage Act relating to the Prescribed Event. On November 7, 2022, the owner provided a waiver to extend the timeline for Council to make a decision on Part IV designation until June 14, 2023.

On December 12, 2022 a building permit<sup>5</sup> was issued for 789-793 Don Mills Road for a building alteration application submitted on October 6, 2022 seeking permission to demolish the one storey building<sup>6</sup> and the loading deck.

The one storey building, adjacent to the office tower, to be demolished is identified as a heritage attribute of the Forester House building complex and was endorsed by the Toronto Preservation Board at its December 2, 2019 meeting upon consideration of report from the Senior Manager of Heritage Planning - 2019.PB12.3 - Inclusion on the City of Toronto's Heritage Register - Don Mills Crossing Properties. See Attachment 3, STATEMENT OF SIGNIFICANCE: 789 Don Mills Road (REASONS FOR INCLUSION) on page 18. <https://secure.toronto.ca/council/agenda-item.do?item=2019.PB12.3>

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3 The Independent Order of Foresters sale and leaseback of 789-793 Don Mills Road, Toronto, Ontario | Client Work | Fasken

4 One storey is visible from the street

5 The building permits issued by Toronto Building, dated December 12, 2022, states that the submitted documents were "reviewed for compliance with the Ontario Building Code, Zoning By-laws, applicable regulations and legislation."

6 The word "1-storey" is cited in the building permit. Only one storey of the two-storey pavilion building is visible from the street (Figure 26)

A notice of intention to designate prevents the demolition or alteration of a threatened property that is worthy of designation. This gives City Council an opportunity to consider the cultural heritage value of the property, and alternatives to demolition, before the building is demolished and the heritage attributes are lost. If a notice of intention to designate is issued for a property, then the property will be subject to interim protections under section 30(2) of the Act. Any existing permit that allows for the alteration or demolition of the property, including a building permit or a demolition permit, becomes void in accordance with subsection 30(1) of the Act.

## **789-793 Don Mills Road**

### **Research and Evaluation pursuant to Ontario Regulation 9/06**

While the research and evaluation of the properties referenced above is, in staff's determination, sufficient to support the designation of the property at 789-793 Don Mills Road, it should be noted that new and additional relevant information on the subject properties further expanding on their cultural heritage value following community input and additional access to archival records may be incorporated in the final version of a Part IV designation by-law.



Figure 1. View of the subject property at 789-793 Don Mills Road, looking southeast, showing the west and north elevations of the Foresters tower (Heritage Planning, 2023)

## 1. DESCRIPTION

<b>789 Don Mills Road - Foresters House</b>	
ADDRESS	789-793 Don Mills Road 793 Don Mills Road (entrance address)
WARD	Don Valley East - Ward 16
LEGAL DESCRIPTION	PLAN M834 PT BLK A1 RP 66R2506 PARTS 2 4 5 RP 66R2817 PARTS 1 TO 6 AND 9
NEIGHBOURHOOD/COMMUNITY	Banbury-Don Mills <sup>7</sup> ; Don Mills Crossing Secondary Plan Area; Don Mills CHRA
HISTORICAL NAME	Foresters House
CONSTRUCTION DATE	1965-1967
ORIGINAL OWNER	Independent Order of Foresters
ORIGINAL USE	International headquarters for the Independent Order of Foresters (office tower)
CURRENT USE*	Mixed-Use *This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Architect: Bregman and Hamman (lead architect: Kaljo Voore with Craig, Zeidler & Strong Builder: Olympia and York
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: Marybeth McTeague and Pourya Nazemi
REPORT DATE	March 2023

## 2. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the property at 789-793 Don Mills Road, 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 two 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 Statement of Significance is contained in Attachment 3.

<sup>7</sup> As defined by City of Toronto Neighbourhoods map and profiles

## 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.
1600	French traders and missionaries arrive in eastern and central Canada establishing trading posts and forts along Lake Ontario and Toronto's rivers
1787	Following the fall of Quebec and the transfer of lands held by the French to the British in the area known as Lower Canada, the British expand their land holdings with the Toronto Purchase (which is renegotiated in 1805 and again in 2010)
1793	With the establishment of the Town of York as the capital of Upper Canada, land is surveyed to encourage settlement
1816	As the 19th century settlement of Don Mills begins, amongst the earliest settlers are the Gray brothers, James, William and Alexander, who build a mill at the current intersection of Leslie Street and Eglinton Avenue East
1825	Farmers initiate the construction of Don Mills Road, originally known as the Don Independence Road
1850	A tavern and School Section No. 9 School House are built at the intersection of Don Mills Road and the Fifth Concession (today's Lawrence Avenue) providing a centre for the Don Mills village
1882	The Ontario-Quebec Railway (later Canadian Pacific Railway) is constructed and crosses diagonally on land north-east of today's Eglinton Avenue and Leslie Street through the subject area of the Study
1904	W. F. MacLean buys over 900 acres of property from the Taylor and Milne families on both sides of Don Mills Road, between Eglinton and Lawrence Avenues creating Donlands Farm
1922	North York (including the village of Don Mills) becomes an independent municipality
1922	Donlands Farm is purchased by Robert J. Fleming, a former mayor of Toronto. The Fleming estate would later be developed as part of the current Study area and include properties occupied by IBM, the Ontario Science Centre, Flemingdon Park and the Don Valley Parkway
1945	"At the end of World War II, North York was little more than a constellation of tiny settlements separated by miles of farms." <sup>8</sup>
1951	IBM relocates its Toronto operations to its new Canadian head office and factory, designed by Clare G. MacLean at 844 Don

<sup>8</sup> Hart, p.273

	Mills Road, initiating the development of the area as an office headquarters and clean industrial campus
1951-1952	To the north of IBM, at the intersection of Don Mills Road and Lawrence Avenue East, E. P. Taylor purchases 31 parcels of land totalling 2,200 acres and Don Mills Developments Ltd. with Macklin Hancock as the lead planner begins the planning and construction of a new development based on Garden City ideals
1956	Eglinton Avenue East is extended eastwards along the southern border of the IBM property connecting Laird Drive with Victoria Park Avenue
1958	Flemingdon Park, the first planned high-rise community is begun south of Eglinton, on former Donlands Farm property, commemorating R. J. Fleming with an industrial sector north of Eglinton Avenue, east of Don Mills Road
1961-1967	The first portion of the Don Valley Parkway is constructed linking Don Mills with downtown Toronto through the Eglinton on-ramps
1965-1967	Independent Order of Foresters, a 22-storey tower building at 789-793 Don Mills Road, is designed by Bregman and Hamman Architects in partnership with Craig, Zeidler and Strong, and developed by Olympia and York as part of the Olympia Square Development
1968	The subject property first listed in the City Directories as Forester House
1967	North York Township was declared a borough
1971	Property first located in tax assessment rolls. Owner listed: Olympia & York Developments Ltd.
1972	The former municipality of North York introduced a District Plan identifying the area as the Flemingdon Business Park
1979	Borough of North York became the City of North York
1990s-2013	Within the Flemingdon Park industrial Estate and along Leslie Street, a number of the original 1950s-1960s Modernist buildings were demolished
1997	The Corporation of the City of North York publishes, North York's Modernist Architecture. A revised edition was produced in 2009.
1998	The City of North York was amalgamated with the rest of Metropolitan Toronto to form the new City of Toronto and the area of Don Mills and Flemingdon Park became a secondary economic hub for the megacity of Toronto
2010	Initial construction begins on the new Eglinton LRT. A station is proposed for the intersection of Don Mills Road and Eglinton Avenue East
2014	Substantial re-development is proposed for the IBM/Celestica site
2018-2019	The Don Mills Crossing Cultural Heritage Resource Assessment is completed on the Study area

## **ii. HISTORICAL BACKGROUND**

The following section outlines the history and facts related to the properties which are the basis for determining historical or associative value of Criteria 4, 5 or 6 according to O. Reg. 9/06 Criteria.

### **Early European Settlement**

After the war of 1812, Europeans began to settle in the area. The first settlers, arriving in 1816, included the Scottish Gray family who built one of the earliest mills, near the intersection of today's Eglinton Avenue and Leslie Street. By 1830, Alexander Milne, another mill owner, moved to what is now the intersection of Lawrence Avenue and Don Mills Road and his mills were augmented by mills built by the Taylor family brothers who would own property on both sides of Don Mills Road between Eglinton and Lawrence Avenues. With the addition of a tavern, and School Section No. 9 school house in the 1850s and a post office in 1868, the Don Mills village had a firmly established centre at the intersection of Lawrence Avenue and Don Mills Road.

The name, Don Mills Road commemorates the continued importance to the settlement and development of the Town of York, and later the City of Toronto, of both the Don River and the mills that sprang up on its banks soon after York was established in 1793.

Don Mills Road was first known as the Don Independence Road, and was built by farmers on their land. Its north-south route cut across their two-hundred acre lots at their mid-point. By 1852, the road crossed the Don joining the Mill Road on the south side of the river, which had been constructed in the 1790s extending from today's Queen Street East to the mills on the Don at Todmorden (today's Broadview Avenue and O'Connor Drive). As the village of Don Mills and its surrounding farms were cut off by the river valleys to the east and west, (Eglinton Avenue was not extended through this area until 1956) Don Mills Road was essential for connecting the village with the City of Toronto.

In 1882 the arrival of the Ontario-Quebec Railway line (later owned by Canadian Pacific Railway) provided an important new form of transportation for the mill owners. This was augmented by the Canadian Northern Railway (later owned by the Canadian National Railway) in 1905. The two lines ran northwards, parallel to the Don River, and then just north of the fourth concession, (now known as Eglinton Avenue), the railway diverged with the CNR line, swinging to the north-west. In contrast, the CPR line curved northeastwards across lands that are now part of the area.

The Taylor family, played a significant role in the mills on the Don, taking over the Todmorden mills site in the 1850s and building the Don Valley Brickworks in 1880. Besides owning mills, the family also farmed and bred cattle and horses. Along the Don River, they had substantial property holdings with mill sites in the second, third and fourth concessions (from Danforth Avenue to Lawrence Avenue). By the 1880s they had acquired 900 acres of property south of the Don Mills village between Eglinton and Lawrence avenues.

In 1904, William Findlay MacLean (1854-1929), the journalist, founder of the World newspaper and former MP for York bought over 900 acres of Taylor and Milne property between Eglinton and Lawrence avenues with Don Mills Road at the centre and named

the estate Donlands Farm. In 1922, Donlands was purchased by Robert J. Fleming (1854-1925), a former mayor of Toronto, a director of the Board of Trade and a general manager of numerous companies including the Toronto Railway Company and the Toronto and Niagara Power Company. On his death, his property passed to his widow Lydia (d. 1937). The future sites of International Business Machines (IBM), the Ontario Science Centre, the high-rise community of Flemingdon Park and the extension of Eglinton Avenue and the Don Valley Parkway were once part of the Lydia Fleming estate.

Don Mills was part of North York, which became an independent municipality in 1922. As Patricia Hart would write evocatively, "at the end of World War II, North York was little more than a constellation of tiny settlements separated by miles of farms."<sup>9</sup> Although within 7 miles of Toronto's city centre, it was geographically isolated between the Don River Valleys, with access only via Don Mills Road and the CPR line.

North York Township was declared a borough in 1967. Borough of North York became the City of North York in 1979. It was amalgamated with the rest of Metropolitan Toronto to form the new City of Toronto in 1998 and the area of Don Mills and Flemingdon Park became a secondary economic hub for the megacity of Toronto.

### **Post War Development: Don Mills, Flemingdon Park and Clean Industry**

Within 20 years of World War II's end, the rural and agricultural picture of the area was dramatically changed by numerous factors. The first was the Toronto Industrial Commission's support for rezoning the farmland for industrial use. IBM was the first industry to take advantage of this change in land use with the purchase of their property in 1949. The second factor was E. P. Taylor's accumulation from the late 1940s of 2,200 acres, north of the CPR line and centred on the intersection of Don Mills Road and Lawrence Avenue and his subsequent development through his company, Don Mills Developments Ltd., to building the new Don Mills, a fully-planned subdivision, based on Garden City principles designed in the spring of 1952 by the urban planner and landscape architect student, Macklin Hancock.

Hancock set out five principles to guide the development of the new subdivision which informed the construction of the subdivision.<sup>10</sup> The first was that Don Mills was planned as a four neighbourhoods at the intersection of Don Mills Road and Lawrence Avenue East with a common town centre with a shopping centre and parking at its heart, located just south of the intersection. The second was to reduce traffic within the neighbourhoods by creating a surrounding ring road (The Donway) and restricting access to minor streets with a separation of vehicular and pedestrian traffic. The third principle was to allocate 20% of lands to green space and to integrate it throughout the development. The fourth was to promote Modern architecture, buildings had to be architect-designed and the designs were to be approved by Don Mills Developments Ltd.

Self-sufficiency was the final principle which meant the provision of a mix of housing types and locations were reserved for schools, libraries, churches and recreational and

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<sup>9</sup> Hart, p.258

<sup>10</sup> BAU, p.50, Armstrong, p.176-177

sporting facilities and local employment for residents was to be provided through the location of industry to the south near Eglinton Avenue and to the north of Lawrence Avenue. This coincided with the former City of North York Planning Board targeting the area as a location for a large concentration of industry. It was intended that the industry would be non-polluting producers of goods like pharmaceuticals and electronics and the properties would be subject to design controls. The other principles included a provision of and integration of green space with every aspect of the neighbourhood and the promotion of Modern architecture.<sup>11</sup>

Flemingdon Park, located to south of Don Mills, was initiated by Toronto Industrial Leasehold (TIL)'s 1958 purchase of 600 acres east of Don Mills Road and north and south of Eglinton Avenue. In 1957, the large-scale development company of Webb & Knapp Canada acquired a controlling interest in TIL and together they established Webin Community Consultants. TIL, with Webb and Knapp Canada developers, engaged Macklin Hancock to design the layout of the new community. The south side of Eglinton Avenue East was to be a residential development and the north side was allocated for clean industry with office towers at the intersection of Don mills Road and Eglinton Avenue East. The industrial area was on the south side of the railway line that formed the southern limit of the Don Mills industrial area.

The proposed development at the crossroads of the Don Valley and Eglinton Avenue East was the companies' most important endeavor to date. In their Annual Report of 1959, Webb & Knapp referred to the lands as "the last substantial tract of undeveloped land in Metropolitan Toronto". They named the project Flemingdon Park – a combination of the name of the earlier landowner, Fleming, and the Don Valley.<sup>12</sup>

Webb & Knapp Canada was responsible for major urban developments in Canada such as the Place Ville Marie in Montreal (1961); Wellington Square in London, Ontario (1960); Brentwood shopping centre in Burnaby, British Columbia (1961); and Yorkdale Shopping Centre in Toronto (1962); along with Lake City Industrial Park in Burnaby, British Columbia; the Long Branch Industrial Park in Toronto (1960); and the St. Laurent Industrial Park in Montreal (1960).<sup>13</sup>

Coinciding with the development of Don Mills and Flemingdon Park, another factor in the area's transformation was the improvement in transportation which included the extension of Eglinton Avenue in 1956 (Figure 4), and its bus-route which connected with the new subway station, the completion of the Don Valley Parkway (DVP) with an interchange at Eglinton Avenue and the proximity of Highway 401.

Within the area a series of new curvilinear roads responsive to the river valley terrain and to the new picturesque Garden City principles of Don Mills were constructed: Leslie Street was extended to Eglinton Avenue East, Wynford Drive created a circuitous route from IBM and Don Mills Road eastwards across the DVP and south connecting with St. Dennis Drive which provided a parallel route south of Eglinton Avenue through the residential Flemingdon Park back to Don Mills Road.

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11 Bureau of Architecture and Urbanism, p.50

12 HIA p.11 + Webb & Knapp, 1959

13 HIA, p.11



As a result of these factors, commerce and industry located, and relocated from Toronto's downtown to Don Mills. Although the focus had been on establishing a zone for clean industry between the two residential areas of Don Mills to the north and Flemingdon Park to the south, a variety of uses were attracted to the area with its ease of access and well-designed environment. Luxury hotels such as the Inn on the Park, and cultural centres such as the Japanese Canadian Cultural Centre, the Ontario Science Centre and, recently, the Aga Khan Museum followed.

The distinguishing factor of the town design and the buildings that populated it was the implementation of regulations that required high quality design, modern design, green space and landscaped setbacks for buildings in the industrial zone. As a result, Don Mills was studded with significant modern masterpieces by the country's leading architectural firms, set on the Don Valley's plateau between two verdant ravines. The timing of the development of Don Mills including the areas to the south and Flemingdon Park, coincided with the adoption of the Modernist International Style in the 1950s and a second wave of Modernism in the 1960s which was more sensitive to nature. This was evident in the settings and plans of buildings as well as in the choice of materials, which departed from the earlier flat white modernism of the International Style, bringing colour, texture and an integration of the topography of the area.

Within the Flemingdon Park industrial Estate and along Leslie Street, a number of properties have been demolished and replaced between 1990s and 2013. The area has been recently subject to a number of large-scale mixed-use redevelopments and public infrastructure projects, including the redevelopment of the former IBM Canada site and the Eglinton Crosstown LRT.

## **Foresters House**

When Webb and Knapp went bankrupt, Flemingdon Park was purchased by the Reichmann brothers, who had established the Olympia and York Industrial Development Association, later known as Olympia and York. They were involved throughout the 1960s with the development of various properties in Don Mills, but their biggest project was Olympia Square which featured two 16 and 22 storey towers: 797 Don Mills Road for the North American Life and Casualty Company which was completed in 1967 and 789-793 Don Mills Road. The tallest (789-793 Don Mills Road) would be the world headquarters for the International Order of Foresters, which became a landmark in Don Mills. (Figure 6)

The North American Life Tower was designed by Bregman & Hamann Architects. The tower at 789-793 Don Mills Road (the Foresters House) was designed by Bregman and Hamman Architects in partnership with Craig, Zeidler and Strong in 1965, and developed by Olympia and York as part of the Olympia Square Development in 1965-1967. Kaljo Voore, from Bregman and Hamman Architects, was the lead architect for the Olympia Square project. (Figures 6 & 7)

The Independent Order of Foresters building, known as Foresters House, at 789-793 Don Mills Road, was constructed for the Independent Order of Foresters (IOF), a "family

fraternal benefit society"<sup>14</sup> which began in the 19th century to provide insurance to working class families. One of its first leaders, was Dr. Oronhyatekha (Burning Cloud, 1841-1907), a member of the Six Nations, educated at the University of Toronto and Oxford who provided exceptional leadership in his support and care for women, minorities and children. In 1879, he introduced a motion to include women as members in the IOF. Now an international organization, throughout its history the IOF has provided charitable assistance to individuals and nations in need during times of economic depression, war and natural disasters as well as supporting children through charities such as the Children's Miracle Network. Today, it is an international financial services provider offering opportunities for investment as well as insurance and continues philanthropic work.

The first Independent Order of Foresters building, known as Temple Building, at 62 Richmond Street West at Richmond and Bay intersection, was built in 1896 - then the tallest building in Toronto. It was one of the city's first skyscrapers and was demolished in 1970. The second IOF building, at 590 Jarvis Street (at Jarvis Street and Charles Street East), was constructed in 1953. The IOF building at Olympia Square, at 789-793 Don Mills Road, was the third, purpose-built headquarters for the organization. The Jarvis Street building was occupied by the Police Department until 1998. It was demolished at the outset of the twenty-first century. (Figure 10)

## **Bregman and Hamann Architects**

Bregman and Hamann Architects was founded in 1953 by Sidney Bregman and George Hamann – both graduates of the University of Toronto. The firm is one of the most prolific architecture firms in Toronto, having designed or collaborated on numerous iconic buildings in the city including First Canadian Place, the Canada Trust Towers, the TD Centre, the CBC Broadcast Centre, the Eaton Centre, Mount Sinai Hospital, and the Metro Toronto Convention Centre South Building. In 1967, Bregman and Hamann proposed a project at Yonge Street and Eglinton Avenue, the Yonge-Eglinton Centre that repeated the design of Olympia Square, though the newer design was comprised of four towers (one 30-storey, two 22-storey, and one 18-storey) with a two-level complex, central court and underground garage.

Today the company is known as B+H Architects and has extended its reach beyond the city with projects throughout Canada and in Asia. The company has won numerous awards for its work including the RAIC. Innovation in Architecture Award, a Governor General's Medal in Architecture and Award of Merit and two Landmark Winners of the Ontario Association of Architects Awards.<sup>15</sup>

## **Kaljo Voore**

Estonian-born architect Kaljo Voore (1923-1999) arrived in Toronto in 1951 and is considered to be part of a significant diasporic community of Estonian architects who immigrated to Canada during and after the Second World War, including Mihkem (Michael) Bach (1916-1972), Ants Elken (1917-2011), Elmar Tampold (1920-2013), Uno

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14 Toronto Historical Board, plaque, 1995.

15 ASI, p.64

Prii (1924-2000), Taivo Kapsi (1935-1967), Henno Sillast (1936-2013), amongst others, who had a significant role in shaping Toronto's postwar architectural landscape and introducing the energy, optimism and originality of modernism.<sup>16</sup>

Kaljo Voore began his studies at the Technical University in the war-torn Tallinn and later received a degree from the Royal Institute of Technology in Stockholm where he had begun his architectural studies. In 1955, he received his second degree from the School of Architecture at the University of Toronto. At the time, Estonian architects Mihkel Bach, Ants Elken, and Taivo Kapsi taught at the University of Toronto and were influential in introducing Scandinavian style modernism to Toronto's urban landscape.<sup>17</sup> Voore's contemporary Uno Prii (1924-2000) designed many modernist buildings in Toronto and some of his best known works are apartment buildings in The Annex neighbourhood, designed with sweeping curves and encapsulating the dynamic energy of the modern period. The City of Toronto's Heritage Register recognizes the work of Uno Prii including 100 Spadina Road, 11, 35, and 44 Walmer Road, the Jane Exbury Towers, Exhibition Place, amongst others.

On graduating Voore worked briefly for the notable architectural firm Page & Steele before joining the Bregman and Hamann, which was becoming one of the leading architectural offices in post-war Canada, and one of the main employers of Estonian émigré architects. Voore soon became the leading design architect at Bregman and Hamann and had a long established career that stretched over a span of 30 years. In addition to the Skylon Tower and Exhibition Hall (1964) overlooking Niagara Falls, Voore also master planned the Scarborough Town Centre, designed the Scarborough Centenary Hospital (1967), Don Mill's Olympia Square at 797 Don Mills Road and 789-793 Don Mills Road, and many other high profile projects until his retirement in 1985.<sup>18</sup>

### **Craig, Zeidler and Strong Architects**

The firm of Craig, Zeidler and Strong started as William Blackwell Architect in 1880. By 1951, when Eberhard Zeidler joined the Peterborough firm, the firm was known as Blackwell & Craig, led by William Blackwell Jr. and his partner James Craig. In the 1950s, the firm was responsible for the design of numerous buildings in Peterborough including Grace Church, St. Giles Church and the Memorial Centre. Later in 1961, Zeidler and Craig partnered with William A. Strong to form Craig, Zeidler and Strong.

The firm is most well-known for its work at Ontario Place (1967), McMaster Health Sciences Centre (1970) and for its partnership with Bregman and Hamann Architects on the Eaton Centre in Toronto. The firm existed until 1975 when Zeidler formed the Zeidler Partnership, which designed prominent buildings such as Canada Place for Expo '86 in Vancouver and the Toronto Centre of the Arts. Zeidler was recognized as a leader in the architecture field, receiving an Order of Canada for his work in 1984. The Zeidler firm is now an international practice with offices in Canada, Berlin and Beijing.<sup>19</sup>

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16 Exhibition featuring work of Estonian architects in Canada opens in Toronto | Culture | ERR

17 Building a Community – Estonian Architects in Post-War Toronto (arhitektuurimuseum.ee)

18 Estonian Museum of Architecture

19 ASI, p.64

## **Macklin Hancock, Urban Planner and Landscape Architect**

Macklin Hancock was a Canadian urban planner. When he was still in graduate school, E.P. Taylor, who happened to be in the process of developing a large area of land in North York which would become Don Mills, offered Hancock an opportunity to design the entire new town.<sup>20</sup> As part of the proposed development, Hancock devised a set of planning principles inspired by Ebenezer Howard's Garden City to guide the project including: the spatial separation of land uses; differing housing types separated by type; a hierarchy of roads that would culminate in residential neighbourhoods designed around cul-de-sacs, which would prevent through traffic; and an emphasis on internal walkways that would allow pedestrians to access various parts of the community without the use of a car.<sup>21</sup> As the first planned community in Canada, Hancock's designs for Don Mills became a prototype for Canada's suburbs, making it one of the most significant post-war developments in Canada and an important development in the history of modernist urban planning. Don Mills was Hancock's first major project and led to his international recognition as a landscape architect and urban planner.<sup>22</sup>

The principles applied in Don Mills were carried forward into the designs for Flemingdon Park. While Don Mills was his most famous piece of work, as president of Project Planning Associates Ltd. (now Planning Partnership Ltd.), Hancock played a role in several other significant developments including Ontario Place, Expo '67 in Montreal, the University of Guelph master plan, and overseas projects in Berlin, St. Petersburg, and London. Hancock was an early practitioner of an integrated design approach, with his firm Project Planning Associates Ltd. bringing together a multi-disciplinary team of landscape architects, urban designers, and planners to work together collaboratively on projects for the first time. During his career, Macklin Hancock served as President of the Ontario Association of Landscape Architects and Canadian Institute of Planners. He was awarded the Centennial Medal for Distinguished Service to Canada in 1967 and the Order of Ontario in 2003.<sup>23</sup>

## **Olympia and York Industrial Development Association**

Olympia and York Industrial Development Association was founded in Toronto by Paul Reichmann and his brothers Albert and Ralph in the early 1950s. In its beginnings the company built and operated warehouses and other commercial buildings in Toronto. The Reichmanns purchased Flemingdon Park in 1958 following the bankruptcy of then owners Webb and Knapp (Canada) and the Rubin brothers.<sup>24</sup> The Olympia Square development was their first multi-storey building development. In his book, Walter Stewart states<sup>25</sup>, "After the triumph of Olympia Square... the Reichmanns could pick and choose their projects." Within Flemingdon Park, the company also developed Ferrand Towers (150 Ferrand Drive), Flemingdon Park Condominiums (5 Vicora Linkway, 15 Vicora Linkway, & 60 Pavane Linkway), and Glen Valley (715 Don Mills Road, 725 Don Mills Road, & 35 Don Mills Road).

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20 Rynnimeri, 1997

21 Armstrong 2014, p.177

22 ASI, p.65-66

23 University of Guelph

24 Too Big To Fail: Olympia & York, 2000 p.292

25 Too Big To Fail: Olympia & York, 2000, p.43

The firm became an international property development company and built major financial office complexes including Canary Wharf in London, the World Financial Center in New York City, and First Canadian Place in Toronto.<sup>26</sup>

## Later Modernism

"What we long knew as "modern architecture" had entered a late phase."<sup>27</sup> Henry-Russell Hitchcock writing his epilogue for architecture from 1958-1969. The second wave of Modernism, or Later Modernism is distinct from the first. The first idealized the structural grid and new technology coupled with new forms (flat-roofed buildings) with smooth skins (glazed or stuccoed) expressive of machine precision and a break with tradition and the past. After the devastation of the Second World War, a new sensibility emerged which was more humanistic. The human scale was evoked in Le Corbusier's modulator, textured surfaces that responded to touch (such as the cast concrete surfaces of Brutalism), as well as a reintroduction of traditional materials, wood and brick, the latter expressive of being constructed by hand rather than manufactured by machine, and having varied earthy tones in contrast to the first wave's preference for white stucco or glass. An expression of the building's mass, its structural weight and an overall sense of heaviness contrasted with the previous sense of lightness of the Modernist International Style. These were all well exemplified in Don Mills in 1963 in Raymond Moriyama's Japanese Cultural Centre (now the Noor Centre).

Whereas the architectural forms of the Modernist International Style had been abstract geometrical compositions or elegant steel structured boxes to which all uses were adapted, late Modernism was more expressive of use as well as human occupation: "broken silhouettes, uneven sky-lines, masses that were articulated rather than unified and structural elements that were...often sculptural rather than mechanistic in character,"<sup>28</sup> was how Hitchcock defined the new aesthetic. In contrast to early Modernism's slender metal columns, massive concrete piers expressive of their supporting function were favoured. Window patterns were more varied in size and shape relative to different types of interior function. Buildings responded to the landscape, were more organic in form and expressed the human, as well as the monumental scale.

### iii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the property which will establish the basis for determining design or physical value of Criteria 1, 2 or 3 according to O. Reg. 9/06 Criteria.

The Independent Order of Foresters building, known as Foresters House, at 789-793 Don Mills Road was constructed between 1965 and 1967 as part of a complex known as Olympia Square, developed by Olympia and York and designed by architects Bregman and Hamman (lead architect: Kaljo Voore) with Craig, Zeidler & Strong. The Foresters House is a 22-storey office tower which sits on a wide, raised plaza accessed by stairs and a ramp, a parking structure to the east and a landscaped surround which

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26 ASI, 2019

27 Hitchcock, Henry Russell, *Architecture: Nineteenth and Twentieth Centuries*, p.580

28 Hitchcock, p.579

includes a sunken garden on the west side of the two-storey pavilion building to the north which originally contained restaurants and shops. Originally clad in self-cleaning, glazed, white ceramic tiles, the building has been re-clad with insulated aluminium panels, installed on top of the white ceramic tiling in 1988.

Olympia Square also originally included the 16-storey tower at 797 Don Mills Road for the North American Life and Casualty Company, also designed by Bregman and Hamman in 1965 and completed in 1964-1965. It was converted to condominiums in the 1994 which involved the alterations of the building to include balconies and is now known as Tribeca Lofts. (Figures 6 & 11-17)

Between the two towers was a two-storey pavilion (one storey is visible from the street) that would house a restaurant and cafeteria. A raised podium, connected the three structures, and a sunken garden ran adjacent to the restaurant pavilion. Given the car culture of the 1960s, it is not surprising that an office complex of this size was supported by expansive parking lots. Parking for close to 900 cars was laid out on surface parking to the east of the buildings, with about 300 of those being within a three-level parking garage located immediately to the east of the Foresters building.<sup>29</sup> (Figure 28)

Both towers at 789-793 Don Mills and 797 Don Mills Road were poured-in-place concrete structures whose strong grid pattern was emblematic of the Modernist aesthetic. The structure of the Foresters tower (789-793 Don Mills Road) was based on a 21-foot bay system, with two-storey pilotis at the recessed base. The exterior of the Foresters tower was clad in precast concrete, with column covers and spandrels faced in self-cleaning, white glazed ceramic tile cast with the precast units (re-clad with aluminium in 1988).

The lobby of the Foresters tower consists of two sets of doors on the east and west elevations which are aligned directly across from each other on the same east-west axis. The elevator core in the lobby includes book-matched marble wall panels which create a special pattern with hidden doors. There are two double height interior curtain walls, creating the office spaces on the ground floor, which are aligned with the southern and northern wall of the elevator core which create office spaces. (Figures 40-42)

#### **iv. CONTEXT**

The following section provides contextual information and analysis related to the property which is the basis for determining contextual value of Criteria 7, 8 or 9 according to O. Reg. 9/06 Criteria.

The City of Toronto Property Data Map attached as Figure 2 (Attachment 1) shows the site of the property at 789-793 Don Mills Road.

The Foresters House at 789-793 Don Mills Road is situated on the east side of Don Mills Road just south of Eglinton Avenue East. It is located within the Don Mills Crossing Secondary Plan boundary (Official Plan Amendment 404).

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29 HIA, p.12

The property is in the Flemingdon Park Industrial Estate, developed in tandem with the residential section of Flemingdon Park, south of Eglinton, in 1958. Laid out by Macklin Hancock, the Flemingdon Park plan repeated many of the core principles and elements of the Don Mills plan to the north. These included extensive open space with landscaped setbacks from the street and buildings designed in a modern architectural style. It was Hancock's intention that whereas low-rise buildings would line Wynford Drive, mid-rise and high-rise office towers would be located on Eglinton Avenue East and at the intersection of Eglinton with Don Mills Road. The property at 789-793 Don Mills Road is an example of this Flemingdon Park typology.

To the west, on the west side of Don Mills Road, is the surface parking lot for the Ontario Science Centre. The Ontario Science Centre, designed by Raymond Moriyama Architect in 1967, was included on the City's Heritage Register (as a listed property) in April 2006. To the south, are low-to-mid-rise residential buildings at 7 & 11 Rochefort Drive. To the east, is a surface parking lot at 10 Ferrand Drive, on the east side of Foresters Lane. Foresters Lane is part of the subject property at 789-793 Don Mills Road. To the north, are high-rise buildings at 797 Don Mills Road and 1185 Eglinton Avenue East. The 16-storey tower at 797 Don Mills Road, known as Tribeca Lofts, was designed by Bregman and Hamman and built in 1964-1965 as part of the Olympia Square. It was converted to condominiums in 1994 which involved alterations of the building to include balconies. 1185 Eglinton Avenue East includes two new towers completed in 2019. The Foresters House is highly visible from various viewpoints along Eglinton Avenue East and Don Mills Road.

### 3. EVALUATION AND APPLICATION OF O.REG 9/06 CRITERIA

The following evaluation applies Ontario Regulation 9/06 made under the Act: Criteria for Determining Cultural Heritage Value or Interest. The criteria are prescribed for municipal designation under Part IV, Section 29 of the Act, and the City of Toronto is also required to use these criteria when assessing properties for inclusion on the City of Toronto's Heritage Register. There are a total of nine criteria under O. Reg 9/06. A property may be designated under Section 29 of the Act if it meets two 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 building at 789-793 Don Mills Road, constructed in 1965-1967, is a representative example of a skyscraper typology constructed in the Late Modern style. This style is

evident in the heavily-articulated façade with its deep, vertical piers, and chamfered, horizontal panels under the customary ribbon windows. With its tall, double-height first storey, repetitive intervening floors and tall parapet wall at the top, it represents the skyscraper typology with its tripartite composition of base, column and top. Its surrounding with and access from a large, raised plaza, with a double-storey, fully-glazed ground floor and the sunken, out-door garden with a sloping lawn, paved area, trees and plantings on the west side of the two-storey pavilion building<sup>30</sup> are characteristic setting and landscape features of Late Modernism. The integration of landscape and landscaped setbacks are characteristic of Don Mills and Flemingdon Park planning principles.

## 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	✓
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N/A
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	✓

### *Direct association with an organization that is significant to a community*

The subject property at 789-793 Don Mills Road has historic value as the international headquarters for the Independent Order of Foresters (IOF), a historic fraternal organization which was established in Canada in the 1870s to provide insurance to working class families and was from 1881, guided by the leadership of the visionary and egalitarian Dr. Oronhyatekha, a member of the Six Nations. The IOF is an international insurance and investment organization which, throughout its history, has been a leader in philanthropy assisting during wars, depressions and natural disasters.

The property is valued for its association with the development of Flemingdon Park from 1958 onwards by Toronto Industrial Leaseholds and Webb and Knapp Canada with the layout undertaken by Macklin Hancock who was also the lead planner of Don Mills. It is also valued for its association with the subsequent owners of Flemingdon Park, the Reichmann brothers, of Olympia and York, who developed this property as Olympia Square, creating a highly visible landmark for Flemingdon Park and Don Mills and who would become one of Canada's most significant international development companies who championed the cause of high quality, innovative design.

The design of Don Mills with Flemingdon Park is significant to the local community and is an example of post-war suburban planning.

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<sup>30</sup> One storey is visible from the street



*Demonstrates and reflects the work and ideas of an architect and builder who is significant to a community*

The subject property at 789-793 Don Mills Road has value as it reflects the ideas of the architects, Bregman and Hamman (lead architect: Kaljo Voore) and Craig, Zeidler and Strong. Bregman and Hamman, now known as B+H Architects, which was established in 1953 by Sidney Bregman and George Frederick Hamann, is now one of the 50 largest architectural firms in the world. The firm has been awarded numerous times including the Governor General's Medal and an Award of Merit, and the RAIC Innovation in Architecture Award and two Ontario Association of Architects Awards.

The lead architect, Kaljo Voore, was part of a significant diasporic community of Estonian architects who immigrated to Canada during and after the Second World War. He was the leading design architect at Bregman and Hamann and master planned and designed several high profile projects in Ontario including the Skylon Tower and Exhibition Hall (1964) overlooking Niagara Falls, the Scarborough Centenary Hospital (1967), and Don Mill's Olympia Square at 797 Don Mills Road and 789-793 Don Mills Road.

Craig, Zeidler and Strong was founded in 1961 by James Craig, Eberhard Zeidler and William A. Strong and is well-known for their work at Ontario Place and the McMaster Health Sciences Centre, the Hospital for Sick Children and for the Eaton Centre, also done in partnership with B+H Architects. In 1975 the firm became known as the Zeidler Partnership and was responsible for Canada Place at Vancouver's Expo 86. Eberhard Zeidler received the Order of Canada in 1984 and the firm has received numerous awards including the Ontario Association of Architects Awards, Canadian Architect Awards, City of Toronto Architecture and Urban Design Awards, Heritage Toronto Awards, the American Institute of Architects, and the RAIC – National Trust Prix du XXE Siècle Award for Ontario Place. It is now an international practice with offices in Berlin and Beijing.

## **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 the character of an area*

The Foresters tower, at 789-793 Don Mills Road, has contextual value as it contributes to and defines the 1960s, Late Modern, mid-rise character of Flemingdon Park at the intersection of Don Mills Road and Eglinton Avenue East as designed by Macklin Hancock.

### *Functionally, visually and historically linked to its surroundings*

Constructed in 1965-1967, the Foresters tower is visually, historically and functionally linked to its surroundings due to its location, building type, scale, massing and period details.

### *Landmark*

Given the Foresters tower, as a prominent building at the intersection of Eglinton Avenue East and Don Mills Road, is highly visible from various viewpoints along Eglinton and Don Mills, it is a landmark building marking the heart of the Flemingdon Park community and Don Mills.

## **CONCLUSION**

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Constructed in 1965-1967, the property at 789-793 Don Mills Road, known as the Foresters House, has cultural heritage value as a representative example of the skyscraper typology constructed in the Late Modern style as part of Olympia Square complex, developed by Olympia and York. It is also valued as the international headquarters for the Independent Order of Foresters as well as its association with the development of Flemingdon Park. The Foresters tower reflects the ideas of the architects, Bregman and Hamman (lead architect: Kaljo Voore) and Craig, Zeidler and Strong. It contributes to and defines the 1960s, Late Modern, and character of Flemingdon Park (designed by Macklin Hancock), and is visually, historically and functionally linked to its surroundings as a highly visible landmark building in Don Mills.

Staff have completed the Research and Evaluation Report for the property at 789-793 Don Mills Road and determined that the property meets 6 out of 9 criteria in Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Act. As such, the property merits designation under the Ontario Heritage Act.

The Statement of Significance (Attachment 3) for 789-793 Don Mills Road, 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**

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Attachment 1 – Maps and Photographs

Attachment 2 – List of Research Sources

Attachment 3 – Statement of Significance (Reasons for Designation)

**MAPS AND PHOTOGRAPHS**  
**789-793 DON MILLS ROAD**

**ATTACHMENT 1**

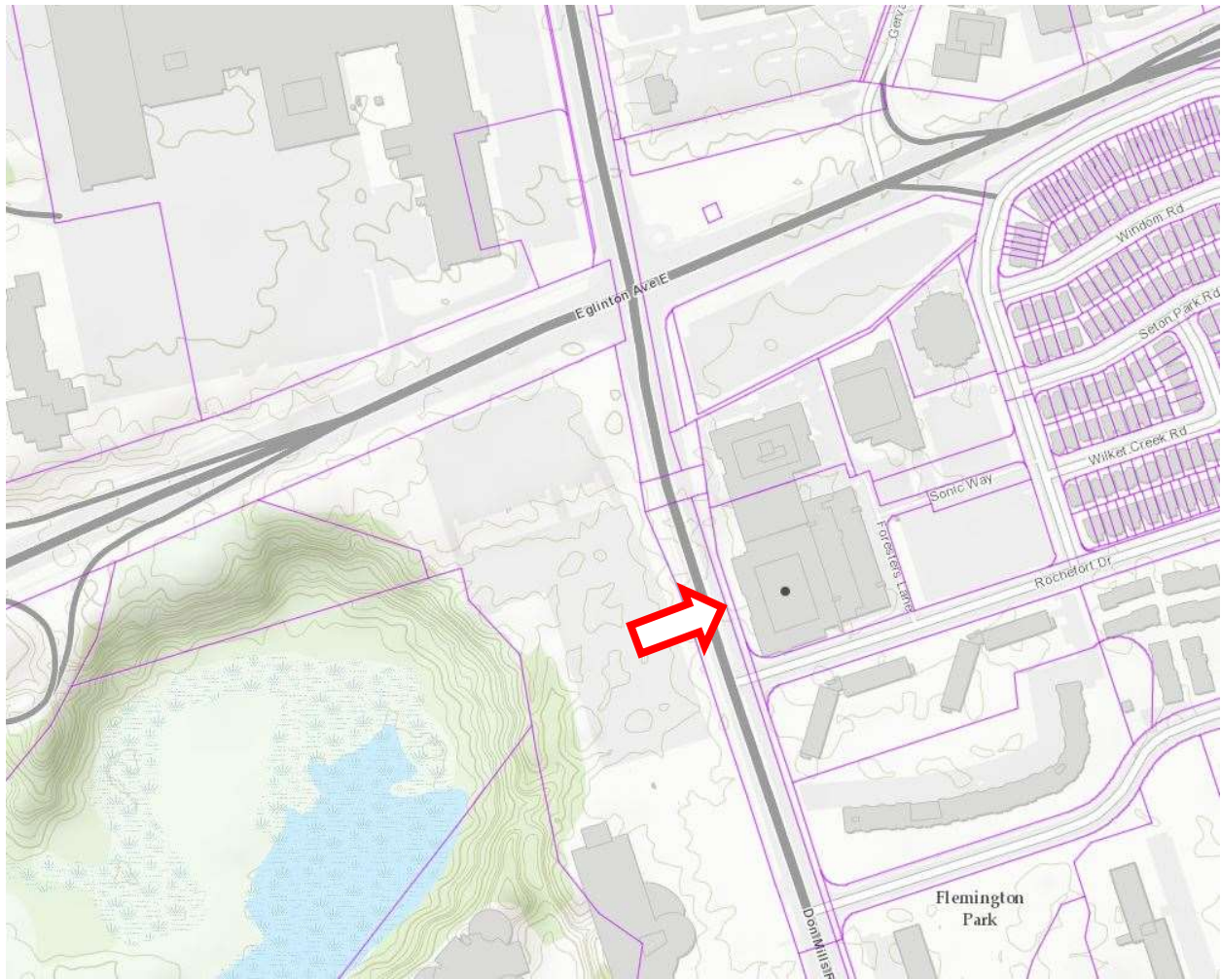


Figure 2. This location map is for information purposes only; the exact boundaries of the property is not shown. The arrow marks the location of the subject property at 789-793 Don Mills Road, situated on the east side of Don Mills Road just south of Eglinton Avenue East. (City of Toronto iView mapping)



Figure 3. 1860 Tremaine's Map of the County of York, Canada West, showing the approximate location of the subject property, marked by the arrow



Figure 4. The Eglinton extension across the Don Valley, 1956 (City of Toronto Archives)

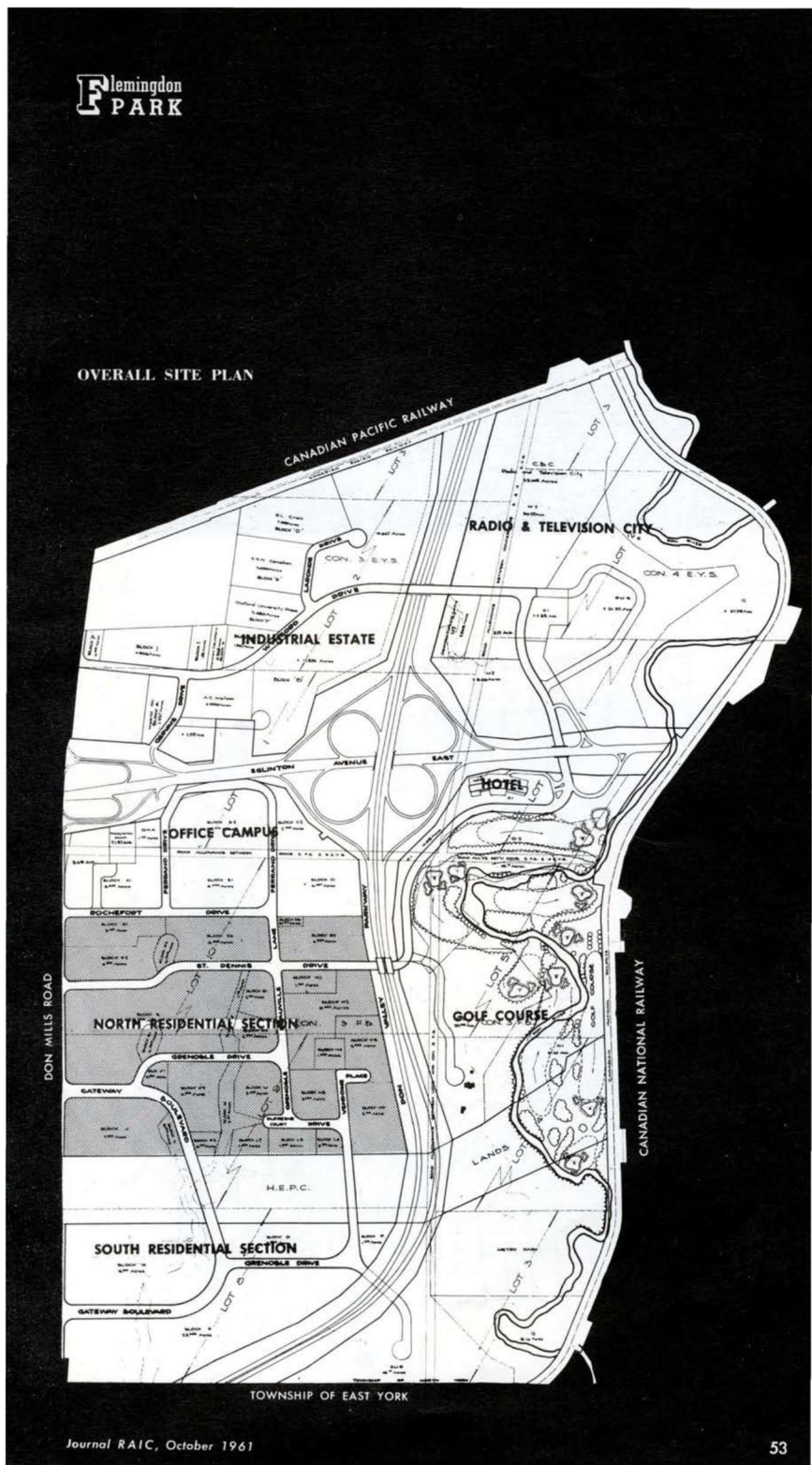


Figure 5. Overall Site Plan for Flemington Park (Flemington Park, RAIC Journal, October 1961, p.53) - The planned community was divided into zones with residential taking up about one-third of the entire 500 acre development. Another one-third was for industrial/office/commercial, and the final one-third was for green space, including a golf course. The subject building would be built in the “Office Campus” portion of the plan. (HIA, 2022)

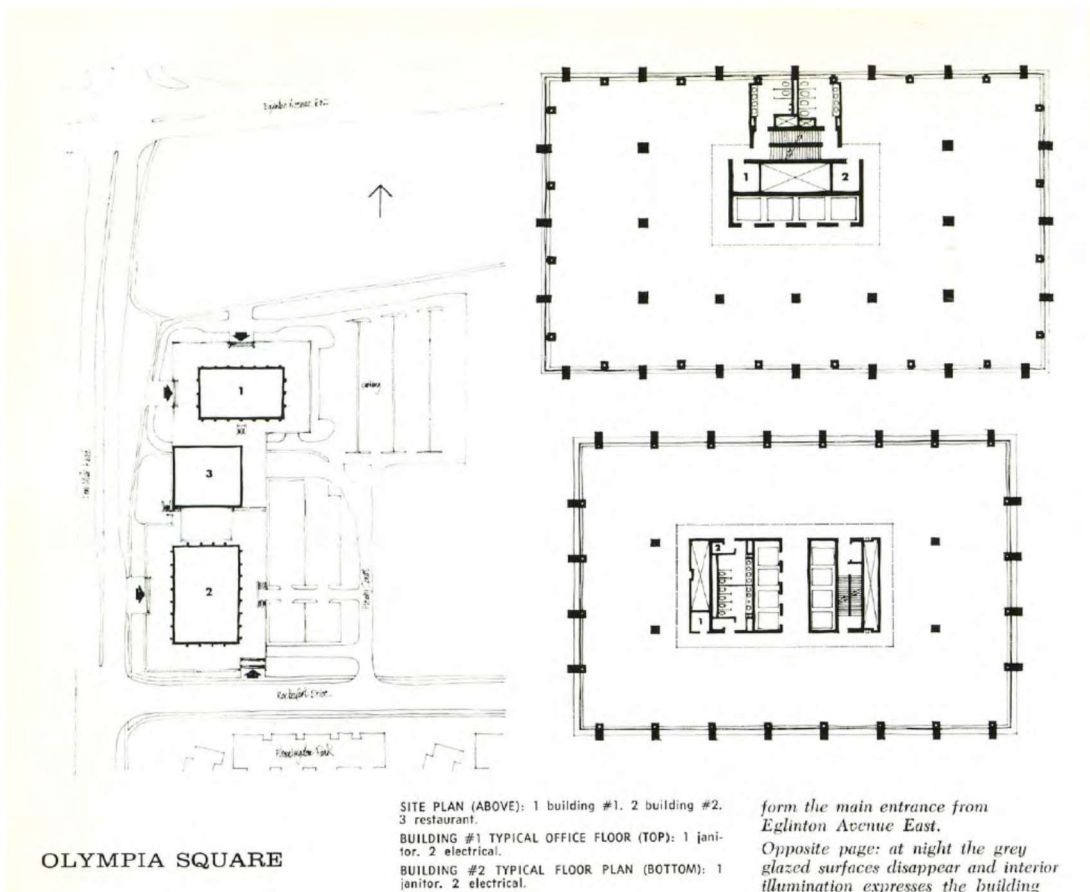


Figure 6. Olympia Square development included three buildings: Building #1 (the North American Life and Casualty Building) was built first. This was followed by Building #2 (the Foresters House), and Building #3 (the restaurant/cafeteria pavilion)<sup>31</sup>



Figure 7. Foresters House featured on a post card looking northeast from the Ontario Science Centre, c. 1970s showing its landmark quality<sup>32</sup>

31 Canadian Architect, 1966 + HIA, 2022

32 ASI, 2029 + Anon. Don Mills: Rediscovering the Suburban Dream

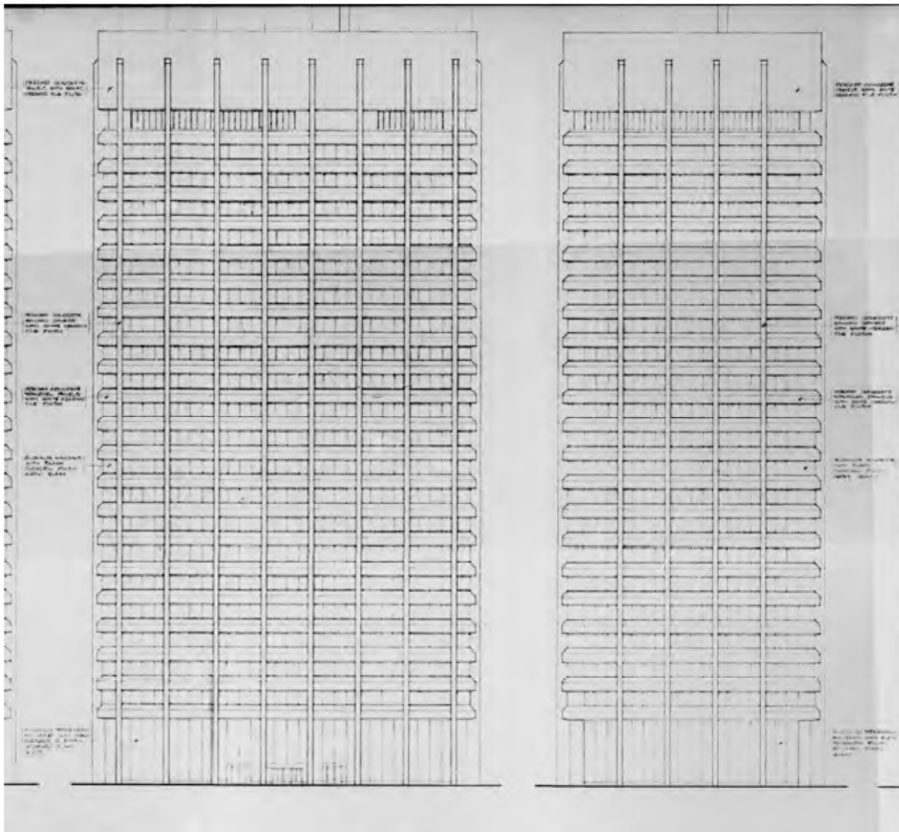


Figure 8. Olympia Square: Foresters House; the subject property at 789-793 Don Mills Road, designed by Bregmann & Hamann and Craig, Zeidler & Strong, drawing dated 1965 (HIA, 2022, p.18)



City of Toronto Archives, Fonds 124, F0124, f10008, it0044

Figure 9. Archival photograph looking East along Eglinton Avenue with the IBM headquarters on the left and the Foresters House on the right (shown by the arrow), with the North American Life Tower, is now known as Tribeca Lofts, in the distance (City of Toronto Archives, Fonds 124, F0124, f10008, it0044)





Figure 10. Temple Building (left) at 62 Richmond Street West at Richmond-Bay intersection (built in 1896, demolished in 1970); and the Independent Order of Foresters (IOF) Building (right) at 590 Jarvis Street (1953); it was occupied by the Police Department until 1998 and was demolished at the outset of the twenty-first century. The IOF building at Olympia Square was the third, purpose-built headquarters for the organization. (HIA, 2022)



Figure 11. View of Flemingdon Park with the completed Olympia Square in the foreground, 1969; the subject property is shown by the red arrow (HIA, 2022, p.19)



Figure 12. View of the Olympia Square, looking east, showing the two-storey pavilion on the north side of the Foresters tower (unknown photo date)<sup>33</sup>



Figure 13. A postcard showing the Foresters tower and the two-storey pavilion<sup>34</sup>

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<sup>33</sup> <https://www.instagram.com/p/BIK31tnupA/>

<sup>34</sup> Anon. Don Mills: Rediscovering the Suburban Dream

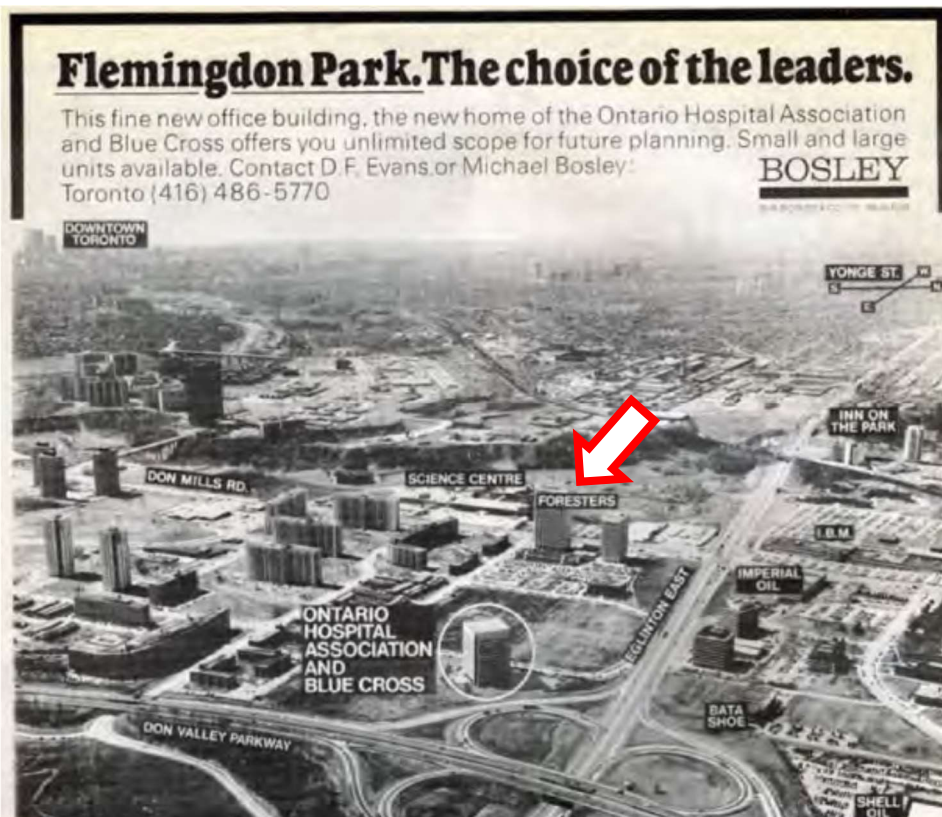


Figure 14. Bosley Real Estate advertisement for Flemingdon Park; the subject property is shown by the arrow (HIA, p.19)



Figure 15. View from the construction site at the Ontario Science Centre looking towards the Foresters House at Olympia Square, 1967; the Foresters tower is still under construction in this photo, shown by the arrow (HIA, p.20)



Figure 16. Olympia Square: North American Life and Casualty at 797 Don Mills Road, designed by Bregmann & Hamann in 1965; this 16-storey tower was converted to condominiums in 1994 and is now known as Tribeca Lofts.<sup>35</sup>



Figure 17. View northeast of the southwest corner of 797 Don Mills Road while under construction, 1966 (C.O.T.A. Fonds 220 Series 3 File 86) (ASI, 2019)

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35 Canadian Architect, 1966 + HIA, 2022

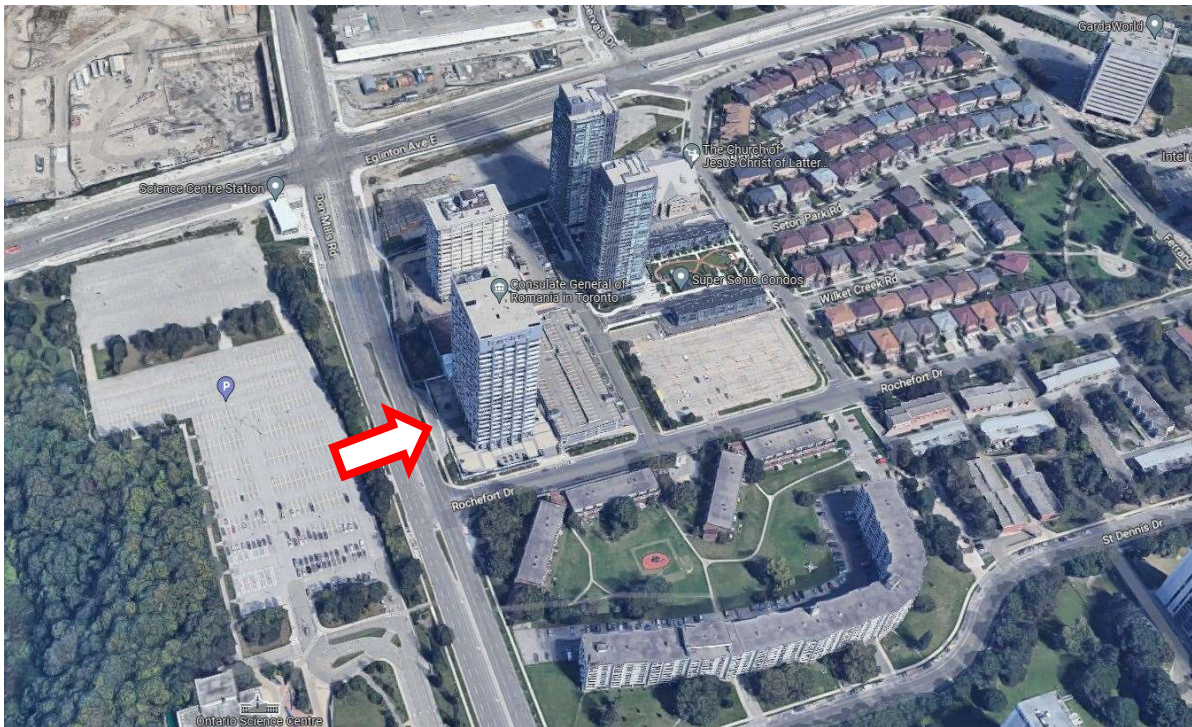
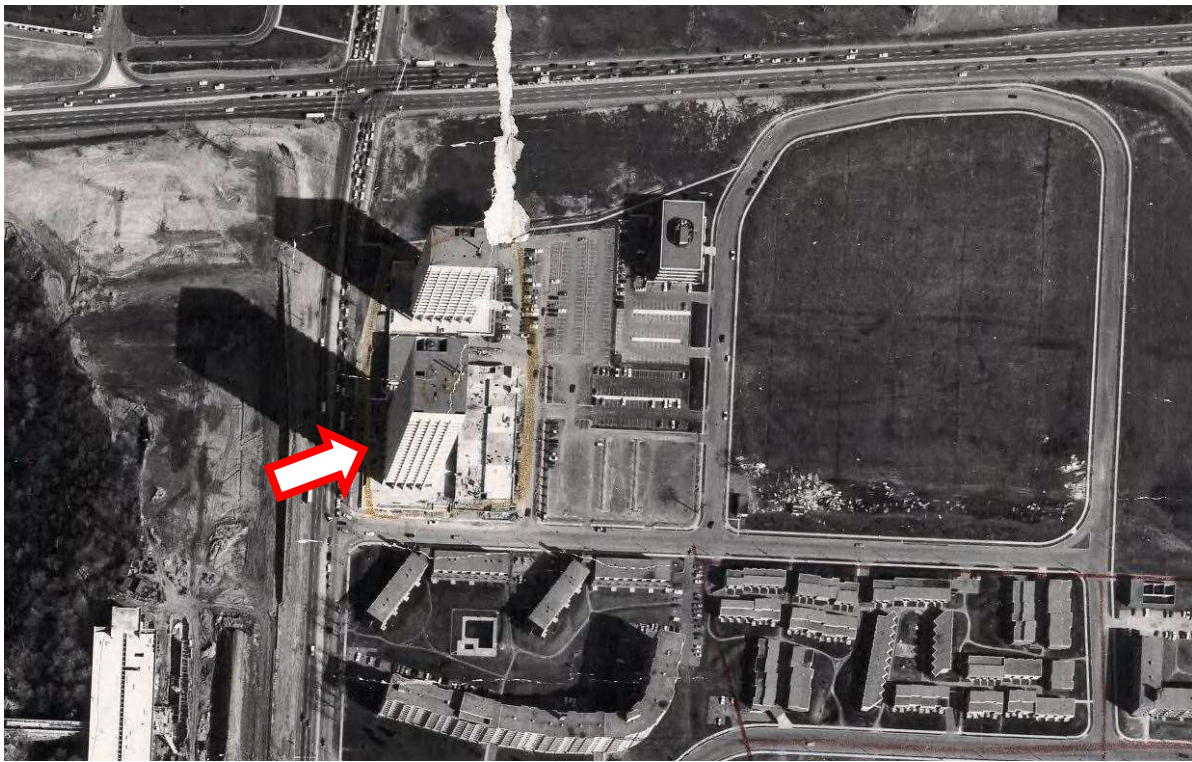


Figure 18. Two aerial views of the subject property at 789-793 Don Mills Road, 1967 (top) and 2023 (bottom); the 2023 aerial photo shows the Foresters building in relation to the low-to-mid-rise residential buildings at 7 & 11 Rochefort Drive to the south, a surface parking lot at 10 Ferrand Drive to the east, the surface parking for the Ontario Science Centre to the west, the towers at 797 Don Mills Road and 1185 Eglinton Avenue East to the north (Google Maps, 2023)

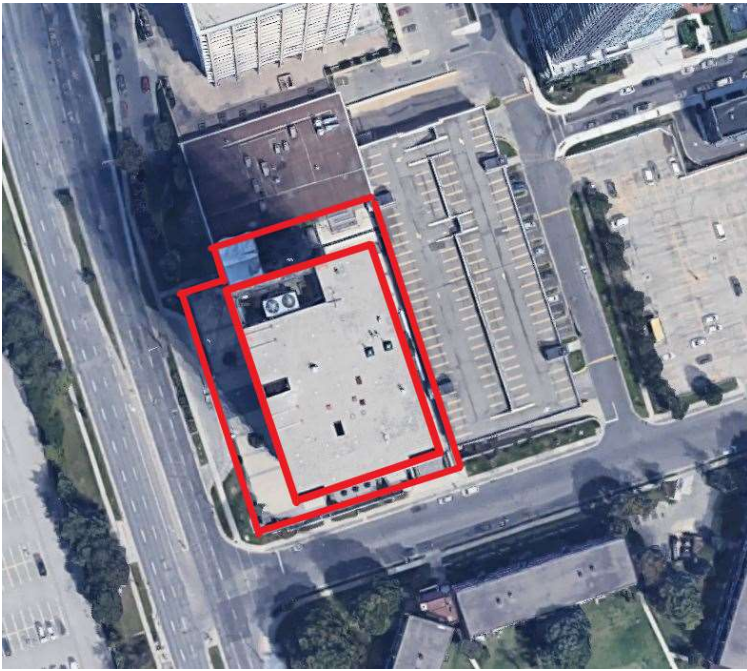


Figure 19. 789-793 Don Mills Road: aerial view with the area of the plaza at the base of the Forester tower outlined in red lines (Google, 2023, annotated by Heritage Planning, 2023)



Figure 20. 789-793 Don Mills Road: north and west elevations, looking southeast (Heritage Planning, 2023)

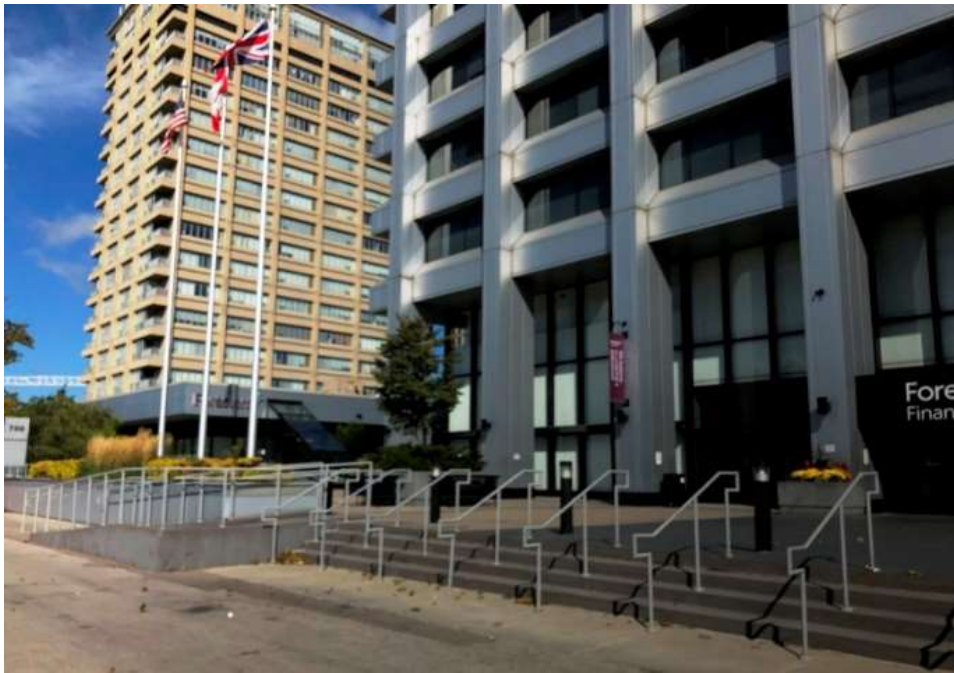


Figure 21. Principal entry elevation facing west of the Foresters tower with the public plaza at the base of the building accessed by ramp and stairs and in the distance, the two-storey building (one storey is visible from the street) to the north (Heritage Planning, 2019)



Figure 22. 789-793 Don Mills Road: east elevation viewed from the surface parking lot at 10 Ferrand Drive (Heritage Planning, 2023)



Figure 23. 789-793 Don Mills Road: east elevation viewed from Seton Park Road (Heritage Planning, 2023)



Figure 24. South elevation of the Foresters tower facing Rochefort Drive, showing the raised public plaza at the base of the building accessed by stairs (Heritage Planning, 2023)





Figure 25. West elevation of the Foresters tower facing Don Mills Road, showing the raised plaza and stairs (Heritage Planning, 2023)



Figure 26. Two-storey building to the north of the Foresters tower, looking southeast, viewed from Don Mills Road, showing the sunken garden and landscape elements on the west side of the two-storey pavilion (Heritage Planning, 2023)



Figure 27. Two-storey pavilion (one storey is visible from the street) to the north of the Foresters tower, looking northeast, viewed from the raised plaza on the west side of the Foresters tower (Heritage Planning, 2023)



Figure 28. View of the south elevation of the Foresters tower from Rochefort Drive, looking northwest, showing the stairs leading to the raised public plaza surrounding the base of the tower building (the adjacent parking structure is not identified as a heritage attribute) (Heritage Planning, 2023)



Figure 29. View of the west side of the raised public plaza, looking north, with planters and double-height first storey with massive piers (Heritage Planning, 2023)



Figure 30. View of the east side of the raised public plaza, looking northwest, with planters and double-height first storey with massive piers (Heritage Planning, 2023)



Figure 31. View of the north side of the raised plaza, looking west, showing the double-height curtain wall glazing at the first storey and the piers (Heritage Planning, 2023)



Figure 32. East elevation of the Foresters tower (Heritage Planning, 2023)



Figure 33. View of the northwest corner of the Foresters tower, looking south, showing the piers set forward from the elevation (Heritage Planning, 2023)



Figure 34. South elevation of the pavilion showing the north side of the raised plaza (Heritage Planning, 2023)



Figure 35. West elevation of the Foresters tower facing Don Mills Road, viewed from the west side of the raised public plaza, looking southeast (Heritage Planning, 2023)



Figure 36. West side of the raised plaza, looking north, with planters and double-height first storey with piers (Heritage Planning, 2023)



Figure 37. West side of the raised plaza, looking northeast, viewed from Don Mills Road (Heritage Planning, 2023)



Figure 38. Southwest corner of the Foresters tower, looking northeast, showing the piers set forward from the elevation, ribbon windows, and the recessed chamfered horizontal panels beneath the windows (Heritage Planning, 2023)



Figure 39. 789-793 Don Mills Road: the cornerstone with the inscription "The Independent Order of Foresters", from the Jarvis Street Building; this stone laid on the 6th of December 1965 by Louis E. Probst, S.C.R." (Heritage Planning, 2019)



Figure 40. Inside the lobby of the Foresters tower looking west showing the elevator core with the book-matched marble wall panels creating a special pattern (Heritage Planning, 2023)





Figure 41. Inside the lobby of the Foresters tower, on the east side of the elevator core, looking south showing the elevator core with the book-matched marble wall panels creating a special pattern (Heritage Planning, 2023)



Figure 42. Inside the lobby of the Foresters tower, on the east side of the elevator core, looking north showing the book-matched marble wall panels with the hidden door (Heritage Planning, 2023)

## 789-793 DON MILLS ROAD

**Archival Sources**

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- Canadian Architect, v11: 6 (June 1966)
- City of Toronto Archives, Photographic Collection
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- Anon. Don Mills: Rediscovering the Suburban Dream: [History | Don Mills: Rediscovering the Suburban Dream \(wordpress.com\)](#)
- Armstrong, Christopher. Making Toronto Modern: Architecture and Design, 1895-1975. 2014
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- Estonian Museum of Architecture [Instagram.com/p/BIK31tlnupA/](#)
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- Hitchcock, Henry Russell, Architecture: Nineteenth and Twentieth Centuries. 1958, 3rd edition, 1975
- Might's Greater Toronto City Directory, 1968
- Rynnimeri, Valerio. A Plan for Don Mills: Design and the Creation of the Canadian Corporate Suburb. MA thesis. University of Guelph, 1997
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- Too Big to Fail: Olympia & York, the Story Behind the Headlines. Beard Books, October 2000
- University of Guelph. Macklin Hancock/ Project Planning Ltd, Fonds, 1956-2004 [Macklin Hancock/Project Planning Associates Ltd. fonds | University of Guelph Library \(uoguelph.ca\)](#)
- Webb & Knapp (Canada) Limited, Annual Reports (1957, 1958, 1959, 1960, 1961, 1962)

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

The property at 789-793 Don Mills Road (including entrance address at 793 Don Mills Road), 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 the criteria of design/physical, historical/associative and contextual value.

**Description**

The property is located in the Core Character Area within the Don Mills Crossing Secondary Plan (Official Plan Amendment 404) boundary. It was identified as having cultural heritage value in the inventory included in North York's Modernist Architecture, first published in 1997, with a revised edition in 2009.

The Independent Order of Foresters building, known as Foresters House, at 789-793 Don Mills Road was constructed between 1965 and 1967 as part of a complex known as Olympia Square, developed by Olympia and York and designed by Kaljo Voore, an Estonian Canadian architect, of Bregman and Hamman with Craig, Zeidler & Strong. Foresters House, is a 22-storey office tower which sits on a wide, raised plaza accessed by stairs and a ramp, a parking structure to the east and a landscaped surround which includes a sunken garden on the west side of the two-storey pavilion building (one storey is visible from the street) to the north which originally contained restaurants and shops. Originally clad in self-cleaning, glazed, white ceramic tiles, the building has been re-clad in insulated aluminium panels in 1988. Olympia Square also originally included the 16-storey tower at 797 Don Mills Road, also designed by Bregman and Hamman and completed in 1964-1965. The second tower, now known as Tribeca Lofts, was converted to condominiums in 1994 which involved the alterations of the building to include balconies.

Foresters House was constructed for the Independent Order of Foresters (IOF), a "family fraternal benefit society"<sup>36</sup> which began in the 19th century to provide insurance to working class families. One of its first leaders, was Dr. Oronhyatekha (Burning Cloud, 1841-1907), a member of the Six Nations, educated at the University of Toronto and Oxford who provided exceptional leadership in his support and care for women, minorities and children. In 1879, he introduced a motion to include women as members in the IOF. Now an international organization, throughout its history the IOF has provided charitable assistance to individuals and nations in need during times of economic depression, war and natural disasters as well as supporting children through charities such as the Children's Miracle Network. Today, it is an international financial

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36 Toronto Historical Board, plaque, 1995.

services provider offering opportunities for investment as well as insurance and continues philanthropic work.

Located on the east side of Don Mills Road just south of Eglinton Avenue East, the property is in the Flemingdon Park Industrial Estate, developed in tandem with the residential section of Flemingdon Park, south of Eglinton, in 1958. Laid out by Macklin Hancock, the Flemingdon Park plan repeated many of the core principles and elements of the Don Mills plan to the north. These included extensive open space with landscaped setbacks from the street and buildings designed in a modern architectural style. It was Hancock's intention that whereas low-rise buildings would line Wynford Drive, mid-rise and high-rise office towers would be located on Eglinton Avenue East and at the intersection of Eglinton with Don Mills Road. Foresters House at 789-793 Don Mills Road is an example of this Flemingdon Park typology.

### **Statement of Cultural Heritage Value**

The International Order of Foresters building, now known as Foresters House, has cultural heritage value for its design which represents a skyscraper typology constructed in the Late Modern style. The style is evident in the heavily-articulated façade with its deep, vertical piers, and chamfered, horizontal panels under the customary ribbon windows. With its tall, double-height first storey, repetitive intervening floors and tall parapet wall at the top, it represents the skyscraper typology with its tripartite composition of base, column and top. Its surrounding with and access from a large, raised plaza, with a double-storey, fully-glazed ground floor and the sunken, out-door garden with a sloping lawn, paved area, trees and plantings on the west side of the two-storey pavilion building (one storey is visible from the street) are characteristic setting and landscape features of Late Modernism. The integration of landscape and landscaped setbacks are characteristic of Don Mills and Flemingdon Park planning principles.

Constructed in 1965-1967, the property has historic value as the international headquarters for the Independent Order of Foresters (IOF), a historic fraternal organization which was established in Canada in the 1870s to provide insurance to working class families and was from 1881, guided by the leadership of the visionary and egalitarian Dr. Oronhyatekha, a member of the Six Nations. The IOF is an international insurance and investment organization which, throughout its history, has been a leader in philanthropy assisting during wars, depressions and natural disasters.

The property has value as it is associated with the development of Flemingdon Park from 1958 onwards by Toronto Industrial Leaseholds and Webb and Knapp Canada with the layout undertaken by Macklin Hancock who was also the lead planner of Don Mills. It is also valued for its association with the subsequent owners of Flemingdon Park, the Reichmann brothers, of Olympia & York, who developed this property as Olympia Square, creating a highly visible landmark for Flemingdon Park and Don Mills and who would become one of Canada's most significant international development companies who championed the cause of high quality, innovative design. The design of Don Mills with Flemingdon Park is significant to the local community and is an example of post-war suburban planning.

The property has value as it reflects the ideas of the architects, Bregman and Hamman and Craig, Zeidler and Strong. Bregman and Hamman, now known as B+H Architects, which was established in 1953 by Sidney Bregman and George Frederick Hamann, is now one of the 50 largest architectural firms in the world. The firm has been awarded numerous times including the Governor General's Medal and an Award of Merit, and the RAIC Innovation in Architecture Award and two Ontario Association of Architects Awards. The lead architect, Kaljo Voore, was part of a significant diasporic community of Estonian architects who immigrated to Canada during and after the Second World War. He was the leading design architect at Bregman and Hamann and master planned and designed several high profile projects in Ontario including the Skylon Tower and Exhibition Hall (1964) overlooking Niagara Falls, Voore also master planned the Scarborough Town Centre, the Scarborough Centenary Hospital (1967), and Don Mill's Olympia Square at 797 Don Mills Road and 789-793 Don Mills Road.

Craig, Zeidler and Strong was founded in 1961 by James Craig, Eberhard Zeidler and William A. Strong and is well-known for their work at Ontario Place and the McMaster Health Sciences Centre, the Hospital for Sick Children and for the Eaton Centre, also done in partnership with B+H Architects. In 1975, the firm became known as the Zeidler Partnership and was responsible for Canada Place at Vancouver's Expo 86. Eberhard Zeidler received the Order of Canada in 1984 and the firm has received numerous awards including the Ontario Association of Architects Awards, Canadian Architect Awards, City of Toronto Architecture and Urban Design Awards, Heritage Toronto Awards, the American Institute of Architects, and the RAIC – National Trust Prix du XXE Siècle Award for Ontario Place. It is now an international practice with offices in Berlin and Beijing.

The Foresters tower property has contextual value as it contributes to and defines the 1960s, Late Modern, mid-rise character of Flemingdon Park at the intersection of Don Mills Road and Eglinton Avenue East as designed by Macklin Hancock. In its typology, location, scale, massing and period details it is historically as well as visually and functionally linked to its surroundings. As it is seen from various viewpoints along Eglinton Avenue and Don Mills Road, it is a landmark marking the heart of the Flemingdon Park Community and Don Mills.

## **Heritage Attributes**

### **Design or Physical Value**

The following heritage attributes contribute to the cultural heritage value of the property at 789-793 Don Mills Road as representative of the Late Modern office headquarters and skyscraper typology:

- The scale, form and massing of the 22-storey, flat-roofed building set on a raised plaza, with an adjacent sunken low rise (two-storey) pavilion building to the north
- The design of all four elevations as a composition of prominent vertical elements with the piers set forward from the elevation and minor horizontal elements with the recessed chamfered horizontal panels beneath the windows, terminating in the prominent solid band at the top of the building
- The ribbon windows which are continuous at the corners

- The double height curtain wall glazing at the ground floor

Interior heritage attributes that contribute to the value of the property at 789-793 Don Mills Road as representative of the Late Modern office headquarters and skyscraper typology include:

- The entrance lobby, accessed through two sets of doors on the east and west elevations and aligned directly across from each other on the same east-west axis
- The elevator core with the book-matched marble wall panels creating a special pattern with hidden doors, stainless steel elevator doors and surrounds, and the granite flooring

### **Historical or Associative Value**

The following heritage attributes contribute to the cultural heritage value of the property at 789-793 Don Mills Road as the international headquarters for the Independent Order of Foresters and as an example of post-war suburban planning:

- The set-back, placement and orientation of the building on the east side of Don Mills Road just south of Eglinton Avenue East

### **Contextual Value**

The following heritage attributes contribute to the cultural heritage value of the property at 789-793 Don Mills Road as contributing and defining the 1960s, Late Modern, mid-rise character of Flemingdon Park, at the intersection of Don Mills Road and Eglinton Avenue East, and as being historically, visually and functionally linked to its surroundings:

- The set-back, placement and orientation of the building on the east side of Don Mills Road just south of Eglinton Avenue East
- The scale, form and massing of the 22-storey, flat-roofed building set on a raised plaza, with an adjacent two-storey pavilion building to the north
- The landscaped setting including:
  - planters on the plaza
  - the sunken garden on the west side of the complex adjacent to Don Mills Road with its paved outdoor area, sloping grass lawn, tree and plantings and relationship to the interiors of the two-storey building to the east
  - at street level the landscaped border between the sidewalk and the plaza which includes grass and trees on the west and south sides of the property

NOTE: The parking structure to the east of the office tower is not considered to be as a heritage attribute.