

1123 Leslie Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: May 4, 2023

To: Toronto Preservation Board

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

Wards: Ward 16 - Don Valley East

SUMMARY

This report recommends that City Council state its intention to designate the property at 1123 Leslie Street under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value.

The property at 1123 Leslie Street, originally known as the Canadian headquarters of the William Wrigley Jr. Company, is located on the east side of Leslie Street opposite Wilket Creek Park between Eglinton Avenue East and Overland Drive. Constructed for the William Wrigley Jr. Company in 1962, the building housed their offices and manufacturing plant until the factory closed in March 2016.

The property is associated with the William Wrigley Jr. gum company, established in Chicago in 1891. Wrigley would become the largest gum manufacturer in the world and opened its first Canadian branch in Toronto on Carlaw Avenue in 1911. In 1963, requiring more room to expand and modernize its operations, the company moved from Carlaw Avenue to their new office and plant at 1123 Leslie Street.¹

The property contains a two-storey office building and adjoining rear single-storey industrial factory, set back to the east along Leslie Street. The building complex was designed by Gordon S. Adamson and Associates. It is an example of the characteristic Don Mills clean industrial facility designed in a Late Modern style and located in a landscaped setting, accessed by a curvilinear street, which represents the principles set out by the lead planner, Macklin Hancock. The property is a notable example of Post-War suburban planning based on Garden City principles. Subsequent additions were constructed between 2002 and 2007.

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

¹ Carlaw Avenue: The Wrigley Building – Leslieville Historical Society (leslievillehistory.com)

associative, and contextual values.

A Site Plan Control application for the subject property at 1123 Leslie Street was submitted on September 21, 2021. The application proposes the redevelopment of the property for an athletic club. The office structure is proposed to be retained in situ and most of the original factory structure is proposed to be demolished and replaced with a series of one- to six-storey building volumes and an at-grade outdoor amenity courtyard.

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 completed by ERA and dated September 20, 2021, was submitted to support the application. A revised HIA (prepared by ERA), dated November 11, 2022, was also submitted.

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

RECOMMENDATIONS

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

1. City Council state its intention to designate the property at 1123 Leslie Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance; 1123 Leslie Street (Reasons for Designation) attached as Attachment 3, to the report, May 4, 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

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

DECISION HISTORY

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>

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

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

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

<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 Properties, 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 1123 Leslie Street, 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

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 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>

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+q-eng-web2.pdf>

COMMENTS

In 2017, 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. 1123 Leslie Street 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 Garden City principles. 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. 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 Flemingdon 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 1123 Leslie Street, is located on the east side of Leslie Street opposite Wilket Creek Park between Eglinton Avenue East and Overland Drive and contains the former office headquarters and plant for William Wrigley Jr. Company designed by Gordon S. Adamson and Associates and constructed in 1962.

The former William Wrigley Jr. Company office building was renovated and extended in 2003-2004 with designs by Sterling, Finlayson, Sweeney & Co. Ltd. reinterpreting the 1960s Late Modern style design language. The later 2003-2004 additions to the offices at the west end of the property are complementary to the original Late Modern style, incorporating a number of original design features. A single-storey addition was constructed at the northeast corner of the plant in 2002. Further, an L-shaped rear addition and a rear two-storey parking garage were constructed east of the original plant in 2006-2007.

Wrigley celebrated 100 years in Canada with a time capsule embedded in the front lobby of the building and then closed down its operations in 2016. OTT Financial Group Ltd. Corporation currently occupies the building at 1123 Leslie Street.

The subject property 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 Canadian Architect journal declared the former William Wrigley Jr. Company building one of twelve significant projects for 1963-1964 and the Royal Architectural Institute of Canada (RAIC) Journal also reviewed the building in July 1963 signalling its design importance.

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 1123 Leslie Street, which provided City staff more time to communicate with the property owners.

Toronto Preservation Board adopted item PB12.3, Inclusion on the City of Toronto's Heritage Register – Don Mills Crossing Properties, 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 Properties, 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 1123 Leslie Street.

City staff arranged a productive meeting with ERA Architects Inc. (ERA), on behalf of the property owner, to discuss and review the draft Statement of Significance for listing the property at 1123 Leslie Street in December 2019. In addition, City Staff met with ERA, attending on behalf of the property owner, to discuss the heritage designation report and the identified heritage attributes for the subject property on March 24, 2023. ERA and City staff also set up a site visit of the subject property on April 18, 2023.

A Site Plan Control application for the subject property at 1123 Leslie Street was submitted on September 21, 2021. The application proposes the redevelopment of the property for an athletic club. The office structure is proposed to be retained in situ and the majority of the original factory structure is proposed to be demolished and replaced with a series of one- to six-storey building volumes and an at-grade outdoor amenity courtyard. An HIA was completed by ERA and dated September 20, 2021, was submitted to support the application. A revised HIA (prepared by ERA), dated November 11, 2022, was also submitted.

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.

1123 Leslie Street

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 1123 Leslie Street, it should be noted that new and additional relevant information on the subject property further expanding on its 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. 1123 Leslie Street, showing the west and south elevations of the office building (Heritage Planning, 2023)

1. DESCRIPTION

1123 Leslie Street - Former Wm. Wrigley Jr. Company	
ADDRESS	1123 Leslie Street
WARD	Don Valley East - Ward 16
LEGAL DESCRIPTION	CON 3 EY PT LOT 2
NEIGHBOURHOOD/COMMUNITY	Banbury-Don Mills ² ; Don Mills Crossing CHRA
HISTORICAL NAME	William Wrigley Jr. Company Headquarters
CONSTRUCTION DATE	1962
ORIGINAL OWNER	William Wrigley Jr. Company
ORIGINAL USE	Office headquarters and plant for William Wrigley Jr. Company
CURRENT USE*	Mixed-Use *This does not refer to permitted use(s) as defined by the Zoning By-law

² As defined by City of Toronto Neighbourhoods map and profiles

ARCHITECT/BUILDER/DESIGNER	Architect: Gordon S. Adamson + Associates (later known as Adamson + Associates)
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	May 2023

2. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the property at 1123 Leslie Street 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 it merits 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.

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 CHRA
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 CHRA 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." ³
1951	IBM relocates its Toronto operations to its new Canadian head office and factory, designed by Clare G. MacLean at 844 Don 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	Leslie Street is extended south to Eglinton Avenue East
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
1962	The office headquarters and plant for William Wrigley Jr. Company are designed by Gordon S. Adamson & Associates and constructed
1963-1964	The Canadian Architect declares the building at 1123 Leslie Street one of twelve significant projects for 1963-1964 and the RAIC Journal also reviews the building in July 1963 signalling its design importance

³ Hart, p.273

1965	Property first appears in City Directory, with occupant listed as "Wrigley Wm Jr Co" chewing gum
1967	North York Township was declared a borough – it later became a city in 1979
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. The Sony Music Canada Building at 1121 Leslie Street, on the south side of the subject property, was demolished in 2016
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
2002	A single-storey addition was constructed at the northeast corner of the plant portion of the William Wrigley Jr. Company
2003-2004	The William Wrigley Jr. Company expands its premises and landscaping at 1123 Leslie Street with designs by Sterling Finlayson Sweeney & Co. Ltd. reinterpreting the 1960s Late Modern style design language
2006-2007	An L-shaped rear addition as well as a rear two-storey parking structure were constructed east of the original plant of the William Wrigley Jr. Company
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
2016	Wrigley celebrated 100 years in Canada with a time capsule embedded in the front lobby of the building and then closed down its operations in 2016
2018-2019	The Don Mills Crossing Cultural Heritage Resource Assessment is completed for the Don Mills 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."⁴ Although within seven 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.⁵ The first was that Don Mills was planned as 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 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 (Figure 12).⁶

⁴ Hart, p.258

⁵ BAU, p.50, Armstrong, p.176-177

⁶ Bureau of Architecture and Urbanism, p.50

Flemingdon Park, located to the 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.

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.

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, between 1990s and 2013, a number of properties were demolished and replaced. The Sony Music Canada Building at 1121 Leslie Street on the south side of the subject property was demolished in 2016. 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.

William Wrigley Jr. Company

The William Wrigley Jr. Company was established in the United States, in Chicago, in 1891 and is the largest manufacturer of chewing gum in the world. The company opened its Canadian branch in Toronto on Carlaw Avenue in 1911.⁷

The subject property parcel was laid out in 1958 along the edges of the railway spur, following the extension of Leslie Street from Lawrence Avenue to Eglinton Avenue along the edge of the Don Valley. The building on the subject property was constructed in 1962 for the William Wrigley Jr. Company, as a one-storey manufacturing facility with a two-storey office component. The factory was one of two factories built as part of an international expansion, with a sister factory constructed in West Germany⁸. The old building at 245 Carlaw Avenue, which is currently listed on the City's Heritage Register, was converted into lofts in 1998 and is now known as Wrigley Lofts (Figures 16 & 17).⁹

Wrigley remained on the property until the factory closed in March 2016. It made some of Wrigley's most popular chewing gums, including Excel, Extra Professional, and 5, as well as Juicy Fruit and Orbit (Figures 18 & 19).¹⁰ Following the departure of Wrigley Canada, manufacturing equipment was removed from the interior of the production facility. The building is currently occupied by OTT Financial Group Ltd. Corporation, with portions of the former production facility leased for film and television production.¹¹

Gordon S. Adamson & Associates

Gordon S. Adamson worked with prominent Toronto architects F. Hilton Wilkes and Sproatt & Rolph prior to establishing his own firm in 1934. Adamson's first major work was the Modern Classicism tower known as the Dominion Public Building in London, Ontario. Adamson soon became an early adopter of Modernism in Canada and his firms Adamson & Morgan and Gordon S. Adamson and Associates were influential in the development of Canadian Modernism. Important modernist achievements by the firm include Massey Medal awards for the Savoy Plaza Apartments at 130 Forest Hill Road in Toronto and the Kipling Collegiate Institute along with critical acclaim for the E.J. Pratt Library at the University of Toronto.

Adamson was elected to the Royal Canadian Academy of the Arts in 1950 and was President of the Ontario Association of Architects (OAA) in 1953. Despite retiring in 1971, Adamson's firm continues to use his name to this day with Adamson Associates Architects maintaining a prominent position in Toronto architecture. The firm has also become internationally important, with projects including the Canary Wharf Estates in London and the redevelopment of the World Trade Center site in New York City.¹²

7 ASI, p. A-3

8 HIA, Appendix C

9 Wrigley closing Toronto chewing gum factory in March 2016 | The Star

10 Toronto Star, February 3, 2015

11 HIA, Appendix C

12 ASI, p.63

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.¹³ 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.¹⁴ 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.¹⁵

The principles applied in Don Mills were carried forward into the designs for Flemington 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 2003.¹⁶

Later Modernism

"What we long knew as "modern architecture" had entered a late phase."¹⁷ 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

13 Rynnimeri, 1997

14 Armstrong 2014, p.177

15 ASI, p.65-66

16 University of Guelph

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

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,"¹⁸ 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 former William Wrigley Jr. Company building was designed by Gordon S. Adamson and Associates and constructed in 1962. The subject property contains a two-storey office building and adjoining rear single-storey industrial factory, set back to the east along Leslie Street. It is an example of the characteristic Don Mills clean industrial facility designed in a Late Modern style. It is located in a landscaped setting accessed by a curvilinear street which represents the principles set out by the lead planner, Macklin Hancock, and is considered a notable example of Post-War suburban planning based on Garden City principles. The office building exhibits modernist design principles with its strong horizontal forms and extensive use of glazing at the primary (west) façade.

The former William Wrigley Jr. Company building has a rectilinear form, with the office portion and original plant constructed of brick masonry, and the later additions to the plant constructed of precast concrete panels with regular vertical ribbing and smooth banding. The office building features recessed horizontal ribbon windows on the second storey of the west, north and south elevations, with deep overhanging bronze eaves above.¹⁹ It also features bronze detailing at the window and door frames, flashings and fascia using bronze Anaconda "Muntz Metal" (Figures 28, 29, & 32).

The original 1962 office building was extended and renovated in 2003-2004 with designs by Sterling, Finlayson, Sweeney & Co. Ltd. reinterpreting the 1960s Late Modern style design language. These additions were built at the north and south elevations of the original 1962 office building. The later 2003-2004 northwest and southwest office additions are complementary to the original Late Modern style,

¹⁸ Hitchcock, p.579

¹⁹ HIA, p.8

incorporating a number of original design features, including the overhanging bronze eaves and ribbon windows at the second storey (Figures 9-11).

The primary entrance is located at the southwest corner of the original 1962 office building. The renovation and extension of the original office building included new window openings on the south and west elevations and the addition of an elevator shaft to the south elevation. The elevator added to the original office building is considered a compatible and integral addition which contributes to the overall design value of the complex (Figures 24 & 26).

The former William Wrigley Jr. Company complex occupies a raised setting on the east side of Leslie Street, just north of Eglinton Avenue East. A landscape treatment with lawn and a stone retaining wall is located along Leslie Street. Surface parking and loading surround the building's west and south elevations. The surface parking and the stone retaining wall fronting onto Leslie Street are not part of the original design of the former William Wrigley Jr. Company complex. They were constructed between the office building and Leslie Street in 2007 (Figure 35). An enclosed courtyard is located between the surface parking lot and the west elevation of the original office building (Figure 34).²⁰

The factory portion of the former William Wrigley Jr. Company building features few window openings and minimal architectural detailing. While the south elevation of the original factory containing loading access remains visible, the remaining elevations have been obscured by additions constructed between 2002-2007 by Sterling, Finlayson, Sweeny & Co. Ltd. A single-storey addition, clad in corrugated metal, was built at the northeast corner of the plant in 2002. In 2003, an addition constructed of precast concrete panels was built at the north elevation of the plant, obscuring much of the original north elevation of the factory building.²¹ Further, an L-shaped rear addition, constructed of precast concrete panels, and a two-storey parking structure were built to the east of the factory building in 2006-2007 (Figures 38-42).

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 1123 Leslie Street.

North of the subject property is a commercial office complex at 1125, 1127 and 1129 Leslie Street, comprised of three mid-century, large footprint, single-storey concrete office buildings surrounded by landscaping and surface parking. To the north, on the east side of Leslie Street, are two properties: the single-storey medical office building at 1131 Leslie Street, constructed of concrete with a significant amount of glazing; and the

20 HIA, p.8

21 HIA, Appendix C

5-storey office building at 1131A Leslie Street, constructed of concrete and opaque mirrored curtain wall cladding.²²

To the south, along the west side of Leslie Street, is the vacant land at 1121 Leslie Street. It was formerly home to Sony Music Canada Ltd.'s offices and factory, which was demolished in 2016. A group of three high-rise residential towers, built c. 2003, are located on the south side of 1121 Leslie Street surrounding a private park and Toronto Fire Station 125, a two-storey metal and stone clad mid-century fire hall. To the east, including east and west of the rail corridor, are the Don Mills Trail (also known as the Leaside Spur Trail) a 3km recreational trail; the GO Transit commuter rail corridor; and the former IBM-Celestica campus which is currently under construction. To the west, across Leslie Street, is the Wilket Creek Park, a mostly naturalized park with significant tree cover that stretches from Eglinton Avenue East to just south of Lawrence Avenue and the Sunnybrook Park.

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	✓
iii. demonstrates high degree of scientific or technical achievement	N/A

Representative example of a style and type

The property at 1123 Leslie Street, originally known as the Canadian headquarters of the William Wrigley Jr. Company, contains a two-storey office building and adjoining rear single-storey industrial factory. The office building is an example of the characteristic Don Mills clean industrial facility designed in a Late Modern style. It is located in a landscaped setting accessed by a curvilinear street which represents the principles set out by Macklin Hancock, and is considered a notable example of Post-War suburban planning based on Garden City principles.

22 HIA, p.22

The Late Modern style is evident in the rectangular massing of the structure with its deep reveals with recessed fenestration, the depth of the overhanging roof, the varied brown brick cladding, the use of bronze Anaconda "Muntz Metal" on the roof fascia and the bronze door and window frames. In contrast to the earlier International Style of Modernism which features a predominantly white and light aesthetic, the Late Modern characteristics are also found in the greater sense of weight in the massing and an increased complexity in the composition of doors and windows.

The original 1962 office building was extended and renovated in 2003-2004 with designs by Sterling, Finlayson, Sweeney & Co. Ltd. reinterpreting the 1960s Late Modern style design language. New window openings were added to the west and south elevations of the original office building in 2003-2004. The window openings are no longer horizontal ribbon windows but have a much more organic variety frequently related to use. The horizontal band of glazing just beneath the roof confirms that the walls, in Modernist fashion, are non-load bearing. The use of a concrete at the base with pebbles and the various landscape components including the rough-hewn stone stairs are all part of the Late Modern increased interest in texture and nature.

The later 2003-2004 additions to the original 1962 office building at the west end of the property are complementary to the original Late Modern architectural style, incorporating a number of original design features, including the overhanging bronze eaves and ribbon windows at the second storey. The elevator shaft added to the south elevation of the original office building and the new window openings have remained harmonious in composition and legible as Modernist in character. They are integral to the original design of the 1962 office building and contribute to its overall design value.

Displays high degree of craftsmanship and artistic merit

The complex is valued for its high degree of craftsmanship and artistic merit which is evident in the composition of the massing and apertures as well as the selection of materials which provide a high degree of variety. The subject property's artistic merit was recognized when it was completed as it was selected by the Canadian Architect as one of the twelve most significant projects for 1963-1964, praising it for its "poetic expression."²³ It was also reviewed in the Royal Architectural Institute of Canada (RAIC) Journal in 1963.²⁴

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	✓

²³ Canadian Architect, 1964, p. 58

²⁴ RAIC Journal, September 1963

Direct association with an organization that is significant to a community

The subject property at 1123 Leslie Street was occupied by the William Wrigley Jr. Company from its construction in 1962 until March 2016. The property is valued for its association with the popularly renowned William Wrigley Jr. gum company, established in the United States in 1891. Wrigley would become the largest gum manufacturer in the world and opened its Canadian branch in Toronto on Carlaw Avenue in 1911.

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

The subject property at 1123 Leslie Street is historically associated with the 1950s planning and development of Don Mills by E. P. Taylor and Don Mills Developments Ltd. with the lead planner Macklin Hancock. Don Mills is considered a notable example of Post-War suburban planning based on Garden City principles and its design encouraged the establishment of businesses on the periphery of the residential neighbourhood as part of a goal for self-sufficiency and local employment.

It is also valued for its association with the award-winning architectural practice of Gordon S. Adamson and Associates (later known as Adamson + Associates) who, following World War II, became known as leading Modernist architects. The firm designed a number of Modernist buildings in Toronto during this period and received major recognition in two Silver Massey Medals for designs which remain extant in the city. Further, the subject property was recognized at its time of construction by contemporary architectural journals.

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	N/A

Important in defining and maintaining the character of an area

Although not part of the original plan for Don Mills, located on a sloping ground facing Wilket Creek Park on the east side of Leslie Street, the subject property at 1123 Leslie Street has contextual value as its low-rise, modernist building in a landscaped setting represents the two design principles that define the mid-20th century Garden City values of the Don Mills development. It also maintains and defines the character of the Don Mills area.

Physically, visually and historically linked to its surroundings

The subject property is visually, physically and historically linked to its surroundings in this part of Don Mills as it developed through the 1950s-1960s establishing its landscaped campus headquarters character.

The property at 1123 Leslie Street is not considered a landmark.

CONCLUSION

Constructed in 1962, the property at 1123 Leslie Street, originally known as the headquarters of the William Wrigley Jr. Company, has cultural heritage value as a representative example of a characteristic Don Mills clean industrial facility designed in a Late Modern style. It is located in a landscaped setting accessed by a curvilinear street which represents the principles set out by the lead planner, Macklin Hancock, and is considered a notable example of Post-War suburban planning based on Garden City principles. It is also valued as for its association with the popularly renowned William Wrigley Jr. gum company, established in Chicago in 1891, as well as for its association with the architectural practice of Gordon S. Adamson + Associates who, following World War II, became outstanding leading and award-winning Modernist architects. The property has contextual value as its low-rise, Modernist building in a landscaped setting represents the two design principles that define the mid-20th Century Garden City values of the Don Mills development. It also maintains and defines the character of the area. 1123 Leslie Street is visually, physically and historically linked to its surroundings in this part of Don Mills as it developed through the 1950s-1960s establishing its landscaped campus headquarters character.

Staff have completed the Research and Evaluation Report for the property at 1123 Leslie Street and determined that the property meets six out of nine 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 1123 Leslie Street, comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

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SIGNATURE

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ATTACHMENTS

Attachment 1 – Maps and Photographs

Attachment 2 – List of Research Sources

Attachment 3 – Statement of Significance (Reasons for Designation)

1123 LESLIE STREET

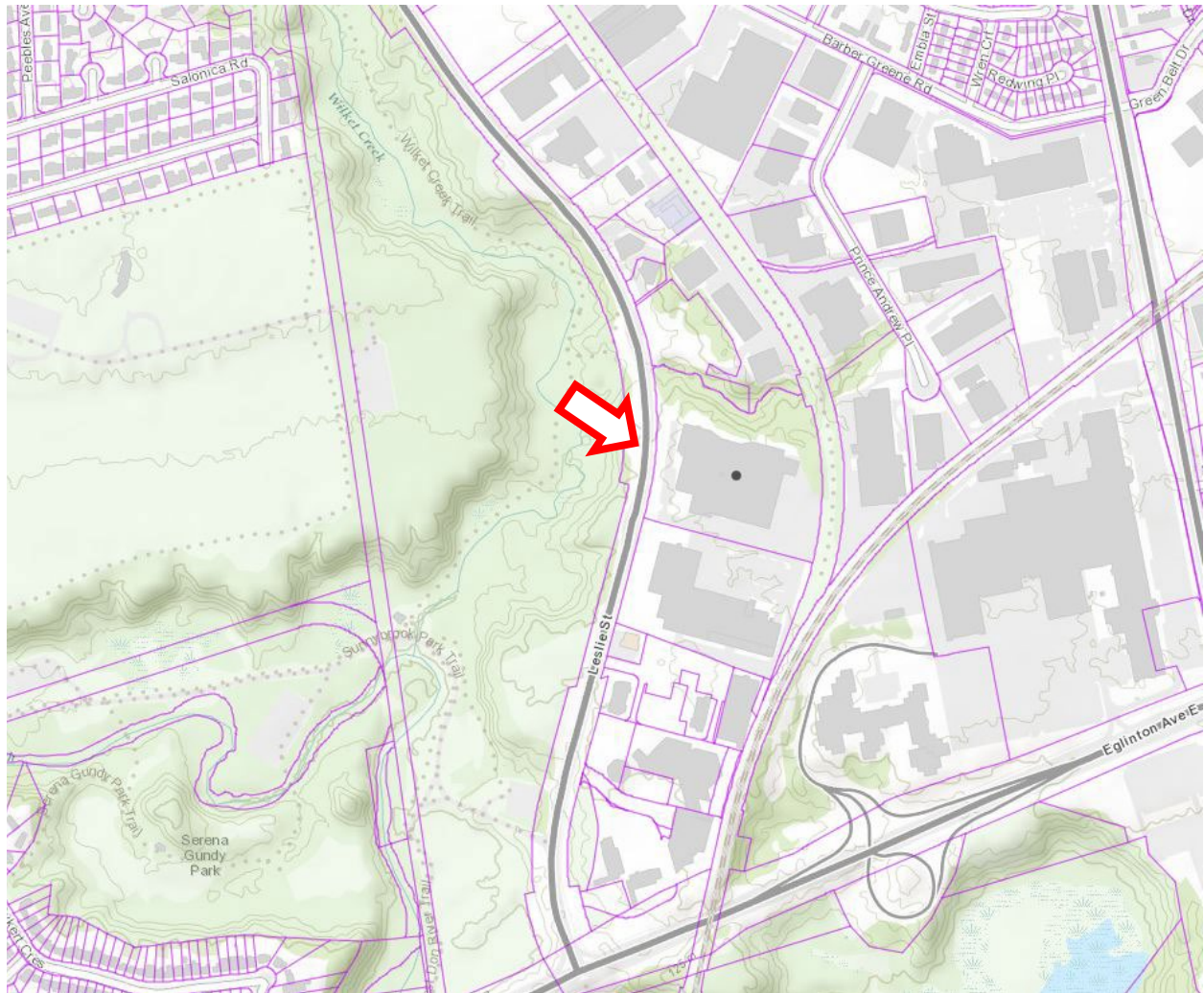


Figure 2. This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of the subject property at 1123 Leslie Street, situated on the east side of Leslie Street opposite Wilket Creek Park between Eglinton Avenue East and Overland Drive. (City of Toronto iView mapping)



Figure 3. Illustrated historical atlas of the County of York and the township of West Gwillimbury & town of Bradford in the county of Simcoe, Ontario, Miles & Co., 1878 - The approximate location of the subject property is shown by red arrow



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

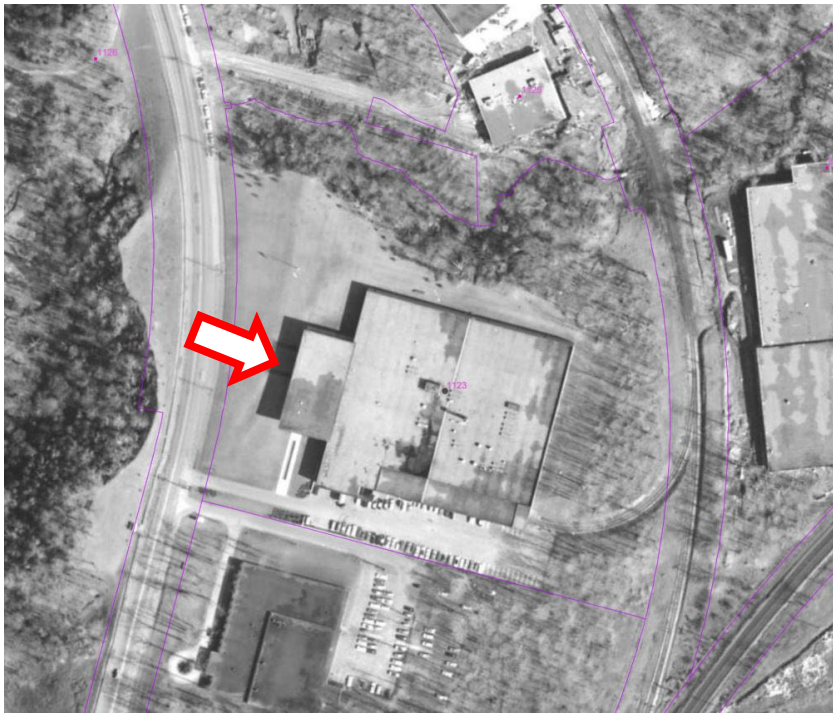


Figure 5. 1123 Leslie Street: aerial photograph, 1965, showing the original configuration of the premises with the small office volume to the west and large plant behind with surface parking on the south and access to the CNR line to the east. The red arrow indicates the original 1962 office building (City of Toronto iView mapping, 1965)



Figure 6. Aerial photograph of the property at 1123 Leslie Street, 2005, showing the northwest and southwest office additions to the original 1962 office building (constructed in 2003-2004) and expanded facilities with the surface parking located to the east and west of the building with a narrow strip of green along Leslie Street. (City of Toronto iView mapping, 2005)



Figure 7. Aerial photograph of the property at 1123 Leslie Street, 2021, showing the L-shaped rear addition to the east of the original plant and the two-storey parking garage constructed in 2006-2007 (City of Toronto iView mapping, 2021)



Figure 8. Photograph of the subject property at 1123 Leslie Street indicating in blue the parts of the complex added between 2002-2007 (ASI, p. A-5)



Figure 9. Photograph of the west and south elevations of the original office building; the photo highlights where the bronze metal cladding is located on the building, as part of an Anaconda metals advertisement (RAIC Journal, Vol. 40, No.7, July 1963)



Figure 10. Photograph of the west elevation of the original office building shortly after the building was completed (RAIC Journal, Vol. 40, No.7, July 1963)



Figure 11. Photograph of the primary entrance on the south elevation of the original office building shortly after the building was constructed (RAIC Journal, Vol. 40, No.7, July 1963)

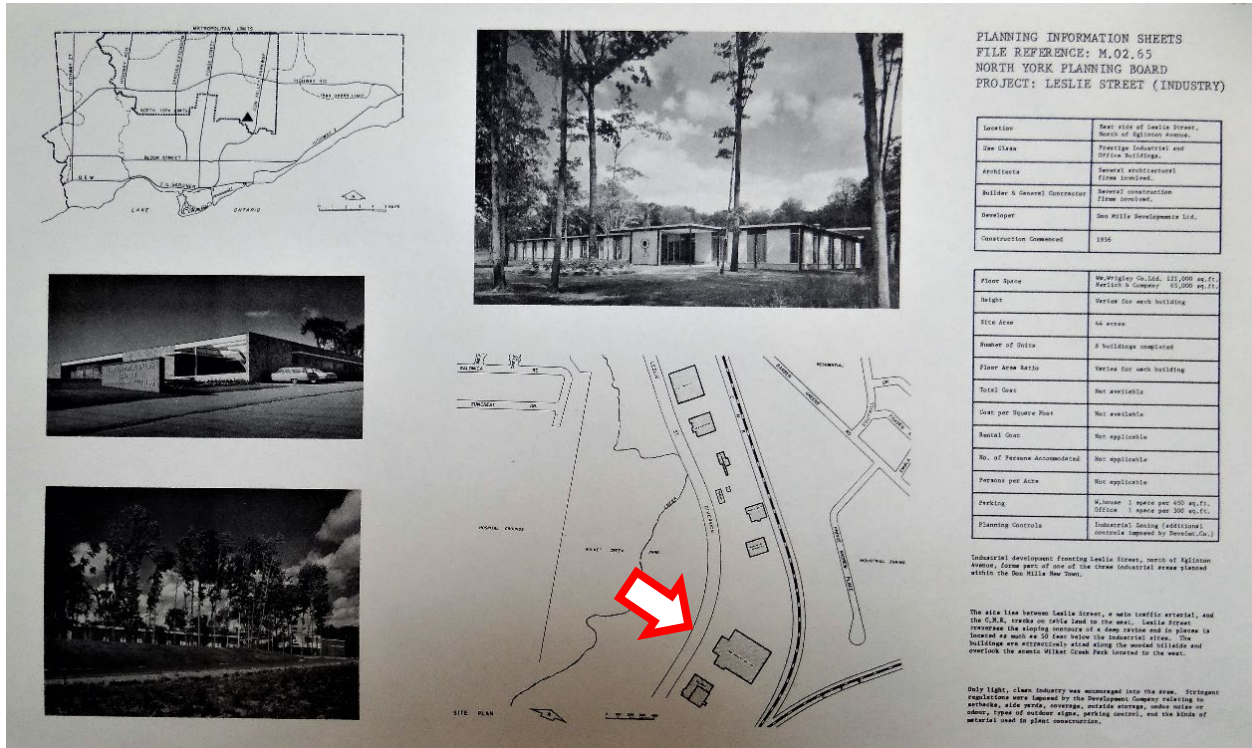


Figure 12. North York Planning Board, Planning Information Sheet showing plans for Leslie Street as the third industrial zone of the Don Mills area; the red arrow indicates the location of the subject property (City of Toronto Archives, Fonds 220, Series 40, File 39)

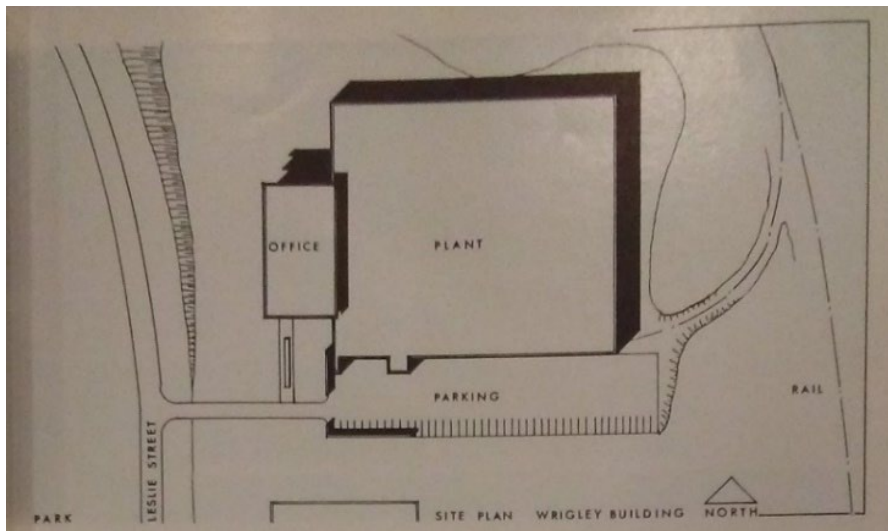


Figure 13. Site plan showing the original office, onsite parking area, plant and relationships to Leslie Street and railway (RAIC Journal, Vol. 40, No. 7, July 1963)



Figure 14. View of the south and west elevations from the neighbouring property showing the original office portion on the left and the plant on the right, looking northeast (RAIC Journal, Vol. 40, No. 7, July 1963)



Figure 15. View of the north and west elevations from the west side of Leslie Street showing the original office building on the right and the plant on the left, looking southeast (RAIC Journal, Vol. 40, No. 7, July 1963)

[circa 1916]



Figure 16. The William Wrigley Jr. Company opened its first Canadian branch in Toronto, at 245 Carlaw Avenue; 1916 (TorontoLofts.ca)



Figure 17. Former William Wrigley Jr. Company at 245 Carlaw Avenue was converted into lofts in 1998; currently known as Wrigley Lofts (Condo.ca)

Clean—pure—healthful
WRIGLEY'S SPEARMINT lets you smoke all day —no bad effects



It prevents throat irritations, dryness, or heartburn. The refreshing mint leaf juice offsets nicotine—keeps your throat cool and moist. Chew this delicious pastime between each smoke—you'll enjoy smoking better. Chew it afterward. Your breath will be pure. You'll have a better appetite besides!

BUY IT BY THE BOX
of twenty packages. It costs less—of any dealer—and stays fresh until used
Chew it after every meal

Be sure it's WRIGLEY'S



Made in Canada
The Wm. Wrigley Jr. Co., Inc.
7 South St., Toronto, Ont.

Chew it after every meal

Beware!

Unscrupulous imitators are selling a mixture that isn't even real chewing gum to people who want **the clean—pure—healthful**

WRIGLEY'S SPEARMINT

They imitate our package in colors, shape and general appearance. BUT they dare not use the word "**Wrigley's.**" They dare not use the **spear.**

So make sure you get the refreshing, beneficial genuine. **Look before you pay.**

Be sure it's WRIGLEY'S



Look for the spear

Figure 18. Advertisement for the William Wrigley Jr. Company; "Wrigley's Spearmint lets you smoke all day - no bad effects," said one print ad that ran in the Toronto Star ([Wrigley to leave Toronto with plenty of memories \(blogto.com\)](http://Wrigley to leave Toronto with plenty of memories (blogto.com)))



Taste the Juice of Real Mint Leaves

Enjoy that delicious flavor of fresh mint leaves.

You'll be delighted with its smooth coolness.

And it is so refreshing after meals—just the taste of mint you want—that your sweet tooth craves.

MY VALENTINE
Roses are red—
Violets blue—
Wrigley's Spearmint
Is good for you!
—Wrigley Brothers.



....After every meal....

You are invited to tune in on the WRIGLEY REVIEW thirty stations N B C system Friday Evenings. 9 Eastern; 8 Central; 7 Mountain; 6 Pacific time.

BE SURE IT'S WRIGLEY'S

Figure 19. Advertisement for the William Wrigley Jr. Company; "Don't forget to tune into the Wrigley Review on NBC nationwide" ([Wrigley to leave Toronto with plenty of memories \(blogto.com\)](http://Wrigley to leave Toronto with plenty of memories (blogto.com)))

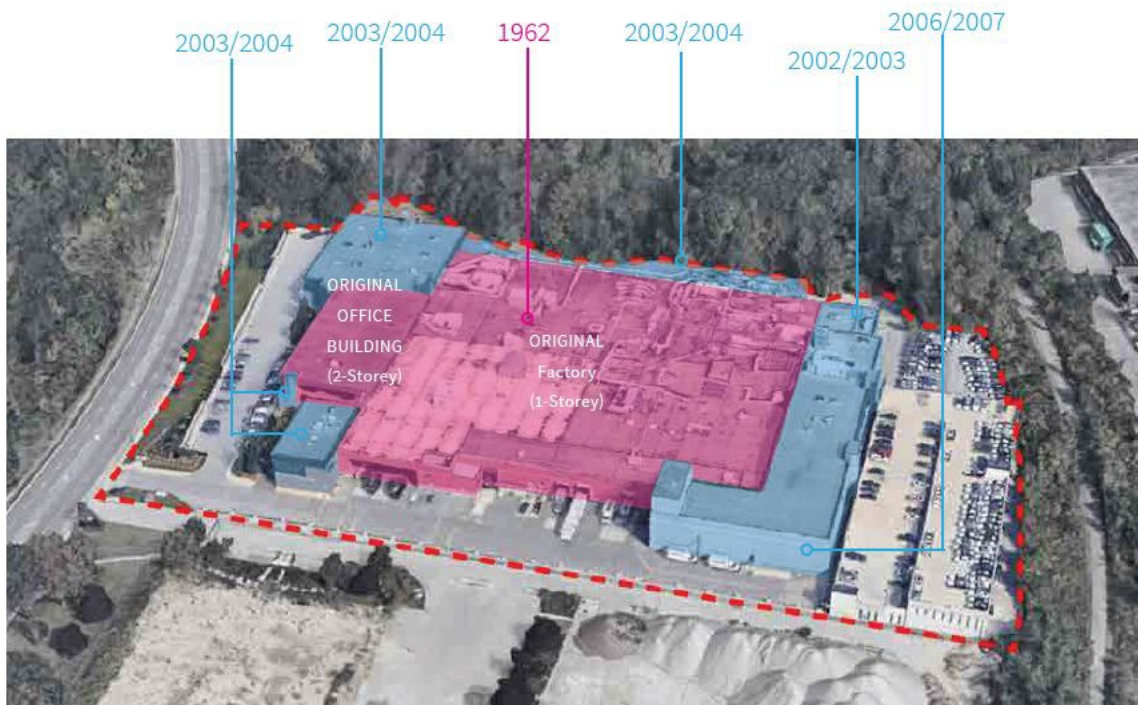


Figure 20. Aerial photograph showing the original office and plant in pink and later 2002-2007 additions with construction dates in blue (HIA, p.9)



Figure 21. View of the office portion of the former William Wrigley Jr. Company complex showing the original office building constructed in 1962, marked by the red arrow, looking northeast (Heritage Planning, 2023)



Figure 22. 1123 Leslie Street: west elevation of the former William Wrigley Jr. Company complex showing the existing landscape features, looking northeast; the red arrow marks the location of the original 1962 office building (Heritage Planning, 2023)



Figure 23. 1123 Leslie Street: west elevation of the former William Wrigley Jr. Company complex showing the raised landscape setting and the stone retaining wall, looking southeast; the red arrow indicates the location of the original 1962 office building (Heritage Planning, 2023)



Figure 24. South elevation of the original 1962 office building showing the elevator shaft added to the original office building (marked by the red arrow) and the landscape features including the planter and trees on the south side of the primary entrance, looking north (Heritage Planning, 2023)



Figure 25. View of the south & west elevations of the southwest office addition, built in 2003-2004 (right), and the south elevation of the original 1962 office building (left), looking north (Heritage Planning, 2023)



Figure 26. View of the primary entrance on the south elevation of the original 1962 office building showing the rough-hewn stone stairs, the concrete base, and the concrete ramp, looking northeast (Heritage Planning, 2023)



Figure 27. View of the south elevation of the original 1962 office building (left) and the 2003-2004 southwest office addition (right) showing the concrete ramp, looking east (Heritage Planning, 2023)



Figure 28. View of the primary entrance of the original 1962 office building showing the bronze doors, looking northwest (Heritage Planning, 2023)



Figure 29. View of the primary entrance showing the entrance lobby and the bronze doors inside the office building, looking northwest (Heritage Planning, 2023)



Figure 30. West elevation of the original office building, constructed in 1962 and extended/renovated in 2003-2004, looking north (Heritage Planning, 2023)



Figure 31. West elevation of the original 1962 office building showing the new windows on the first floor (as part of the 2003-2004 extension/renovation) and the original recessed area on the second floor, looking north (Heritage Planning, 2023)



Figure 32. View of the west elevation of the original 1962 office building showing the new window openings added to the building as part of the 2003-2004 renovation and extension, looking south (Heritage Planning, 2023)



Figure 33. View of the south and west elevations of the northwest office addition, built in 2003-2004, looking northeast (Heritage Planning, 2023)



Figure 34. View of the west elevation of the original 1962 office building (right) and the south and west elevations of the northwest office addition, constructed in 2003-2004 (left) showing the enclosed courtyard located between the surface parking and the office buildings, looking northeast (Heritage Planning, 2023)



Figure 35. View of the south and west elevations of the original 1962 office building, south elevation of the northwest office addition, and the surface parking facing Leslie Street, looking north (Heritage Planning, 2023)



Figure 36. The time capsule in the entrance lobby commemorating the 100th anniversary of Wrigley Canada (Heritage Planning, 2019)



Figure 37. View of the south and west elevations of the southwest office addition, built in 2003-2004, looking north (Heritage Planning, 2023)



Figure 38. View of the south and east elevations of the southwest office addition (left) and the south elevation of the plant (right), looking northwest (Heritage Planning, 2023)



Figure 39. View of the south elevation of the plant (left) and the rear addition, constructed in 2006-2007 (right), looking east (Heritage Planning, 2023)



Figure 40. View of the south and west elevations of the L-shaped rear addition, constructed in 2006-2007 (marked by the arrow), looking east (Heritage Planning, 2023)



Figure 41. View of the two-storey parking garage constructed in 2006-2007, looking east (Heritage Planning, 2023)



Figure 42. View of the two-storey parking garage (left) and the rear additions to the plant (right), looking south (Heritage Planning, 2023)

1123 LESLIE STREET**Archival Sources**

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- [Wrigley LOFTS | 245 Carlaw Ave | TorontoLOFTS.ca](#)
- [Wrigley to leave Toronto with plenty of memories \(blogto.com\)](#) by Chris Bateman, February 27, 2015
- [245 Carlaw Ave | Condos.ca](#)

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

The property at 1123 Leslie Street, 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 at 1123 Leslie Street is located on the east side of Leslie Street opposite Wilket Creek Park between Eglinton Avenue East and Overland Drive and contains the former office headquarters and plant for the William Wrigley Jr. Company. It was designed by Gordon S. Adamson and Associates and constructed in 1962. The Canadian Architect declared the building one of twelve significant projects for 1963-1964 and the Royal Architectural Institute of Canada (RAIC) Journal also reviewed the building in July 1963, signalling its design importance. The property at 1123 Leslie Street, originally known as William Wrigley Jr. Company, 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 original 1962 office building was extended and renovated in 2003-2004 to the designs of Sterling, Finlayson, Sweeney & Co. Ltd. reinterpreting the 1960s Late Modern style design language. The later 2003-2004 northwest and southwest office additions are complementary to the original Late Modern style, incorporating a number of original design features, including the overhanging bronze eaves and ribbon windows at the second storey. The primary entrance is located at the southwest corner of the original 1962 office building. The renovation and extension of the original office building included new window openings on the south and west elevations and the addition of an elevator shaft to the south elevation. The elevator added to the original office building is considered a compatible and integral addition, which contributes to the overall design value of the complex.

Wrigley celebrated 100 years in Canada with a time capsule embedded in the front lobby of the building and then closed down its operations in 2016.

Statement of Cultural Heritage Value

The former William Wrigley Jr. Company building has design value as an example of the characteristic Don Mills clean industrial facility designed in a Late Modern style. It is located in a landscaped setting accessed by a curvilinear street which represents the principles set out by the lead planner, Macklin Hancock, and is considered a notable example of Post-War suburban planning based on Garden City principles. The features of the Late Modern style, prevalent in the 1960s, are present in the rectangular massing of the structure with its deep reveals with recessed fenestration, the depth of the overhanging roof, the varied brown, brick cladding, and the use of bronze Anaconda "Muntz Metal" on the roof fascia and the bronze door and window frames. In contrast to the earlier International Style of Modernism which features a predominantly white and

light aesthetic, the Late Modern characteristics are also found in the greater sense of weight in the massing and an increased complexity in the composition of doors and windows.

Window openings are no longer horizontal, ribbon windows but have a much more organic variety frequently related to use. The horizontal band of glazing just beneath the roof confirms that the walls, in Modernist fashion, are non-load bearing. The use of concrete at the base with pebbles and the various landscape components including the rough-hewn stone stairs are all part of the Late Modern increased interest in texture and nature. The later 2003-2004 additions to the offices at the west end of the property are complementary to the original Late Modern style, incorporating a number of original design features. The elevator shaft added to the south elevation of the original 1962 office building and the new window openings have remained harmonious in composition and legible as Modernist in character. The elevator shaft is considered a compatible and integral addition which contributes to the overall design value of the complex.

The complex is valued for its high degree of craftsmanship and artistic merit which is evident in the composition of the massing and apertures as well as the selection of materials which provide a high degree of variety. The property's artistic merit was recognized when it was completed as it was selected by the Canadian Architect as one of the twelve most significant projects for 1963-1964, praising it for its "poetic expression."²⁵ It was also reviewed in the Royal Architectural Institute of Canada Journal in 1963.²⁶

The former William Wrigley Jr. Company property has cultural heritage value as it is historically associated with the 1950s planning and development of Don Mills by E. P. Taylor and Don Mills Developments Ltd. with the lead planner Macklin Hancock which was a notable example of Post-War suburban planning based on Garden City principles and its design encouraged the establishment of businesses on the periphery of the residential neighbourhood as part of a goal for self-sufficiency and local employment. It is also valued for its association with the popularly renowned William Wrigley Jr. gum company, established in the United States, in Chicago, in 1891. Wrigley would become the largest gum manufacturer in the world and opened its Canadian branch in Toronto on Carlaw Avenue in 1911. Further, it is valued for its association with the architectural practice of Gordon S. Adamson + Associates (later known as Adamson + Associates) who, following World War II, became outstanding leading and award-winning Modernist architects.

Although not part of the original plan for Don Mills, located on a sloping ground facing Wilket Creek Park on the east side of Leslie Street, the subject property at 1123 Leslie Street has contextual value as its low-rise, modernist building in a landscaped setting represents the two design principles that define the mid-20th century Garden City values of the Don Mills development. It maintains and defines the character of the Don Mills area and is visually, physically and historically linked to its surroundings in this part of Don Mills as it developed through the 1950s-1960s establishing its landscaped campus headquarters character.

25 Canadian Architect, "Twelve Significant Buildings," Canadian Architect, 1963-1964 Yearbook, 1964, p. 58

26 RAIC Journal, "Wrigley Building: an Appraisal," September, 1963

Heritage Attributes

Design or Physical Value

The heritage attributes that contribute to the value of the property as a representative example of a Late Modernist office headquarters and plant are:

- The scale, form and massing of the two-storey complex with its flat and deep overhanging eaves including the original 1962 office building and the elevator shaft added to the south elevation of the original office building in 2003-2004
- The materials, including the varied brown brick and bronze coloured metal cladding
- The bronze or bronze-coloured metal window and door frames
- The primary entrance on the south elevation of the original 1962 office building
- The arrangement of the windows on the west and south elevations including the long narrow windows at the soffit line
- The deeply recessed areas of the west and south elevations of the original 1962 office building

Historical or Associative Value

The following heritage attributes contribute to the cultural heritage value of the property at 1123 Leslie Street as the former office headquarters and plant for William Wrigley Jr. Company and as an example of Post-War suburban planning:

- The setback, placement and orientation of the building on the east side of Leslie Street just north of Eglinton Avenue East

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the property at 1123 Leslie Street as defining and maintaining the character of the Don Mills area, and as being visually, physically and historically linked to its surroundings:

- The setback, placement and orientation of the building on the east side of Leslie Street just north of Eglinton Avenue East
- The scale, form and massing of the two-storey complex with its flat and deep overhanging eaves including the original 1962 office building and the elevator shaft added to the south elevation of the original office building in 2003-2004
- The landscaped setting facing Leslie Street including grass lawns, low shrubs and trees
- The landscaping elements including the rough-hewn stone stairs at the primary entrance on the south elevation of the original 1962 office building, the planter on the south side of the primary entrance, and the concrete base of the original office building

NOTE: The rear manufacturing facility, which has been extended and modified over time is not included in the heritage attributes, which pertain to the front offices as indicated above.