

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

Date: October 16, 2023

To: Toronto Preservation Board

Toronto and East York Community Council

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

Wards: Ward 10 - Spadina - Fort York

SUMMARY

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

Located on the southwest corner of Richmond Street West and University Avenue, the property at 200 University Avenue contains the Sun Life Building constructed in 1958-1961 and designed by John C. Parkin of John B. Parkin Associates, Canada's largest architectural firm at the time. The subject property is among the earliest examples of a modernist high rise building in Toronto to be entirely clad in metal and glass, with its glass and metal curtain wall set back from exposed perimeter support columns. It is prominently positioned at the point at which University Avenue becomes a grand ceremonial boulevard and is historically linked to the post-war phase of development along University Avenue. The property at 200 University Avenue was listed on the City of Toronto's Heritage Register in 1991 and designated under Part IV, Section 29 of the Ontario Heritage Act through by-law 744-2023 on July 19, 2023.

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

RECOMMENDATIONS

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

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

FINANCIAL IMPACT

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

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

On July 19, 2023, City Council adopted item CC8.34 to enact a by-law 744-2023 designating the property at 200 University Avenue under Part IV, Section 29 of the Ontario Heritage Act substantially in accordance with the Revised Statement of Significance: 200 University Avenue (Reasons for Designation) in consideration of the objections received by the City Clerk.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.CC8.34>

On July 19, 2023, City Council adopted item TE6.27: 200 University Avenue - Official Plan Amendment, Zoning By-law Amendment, and Site Plan Control Applications - Appeal Report, including directing City staff attend the Ontario Land Tribunal in opposition to the current application and to continue discussions with the applicant in an attempt to resolve outstanding issues.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.TE6.27>

On March 29, 2023, City Council stated its intention to designate the property at 200 University Avenue under Part IV, Section 29 of the Ontario Heritage Act.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.CC5.42>

On June 17 and June 18, 1991, City Council adopted the recommendation to include the property at 200 University Avenue, on the City of Toronto's Heritage Register.

BACKGROUND

Existing Property

Located on the southwest corner of University Avenue and Richmond Street West, the property at 200 University Avenue known as the Sun Life Building contains a 14-storey office building plus a 2-storey mechanical penthouse constructed between 1958 and 1961, designed in the Modernist style by John C. Parkin of Canada's largest architectural firm at the time, John B. Parkin Associates.

Designed for the Sun Life Assurance Company of Canada, the building is a rare, representative and early example of a modernist office tower featuring a glass and metal curtain wall set back from exposed perimeter support columns. The 2-storey glass and metal-clad mechanical penthouse is defined by its dramatic up-lighting and set back from the University Avenue and Simcoe Street building facades while remaining flush with the north and south elevations. The emphasis on verticality, through the prominent treatment of the perimeter columns and use of narrow I-beam fins running continuously from the second through thirteenth floors, marked a departure from the horizontal emphasis of earlier modernist or 'transitional' buildings.

Constructed at the point where University Avenue transitions from the 1928-1931 extension south of Queen Street to the earlier and wider axial boulevard section north of Richmond Street West, the Sun Life Building's setback frames the point at which University Avenue becomes a grand ceremonial boulevard. The public space created by the setback from University Avenue and the adjacent banking pavilion located to the south of the building (since demolished) represents an early example of the plaza and pavilion typology that was first introduced by New York City's Seagram Building.

The property also features interior attributes which contribute to the value of 200 University Avenue as representative of the Modernist style, including: the entrance lobby; metal door frames; travertine wall panelling and granite flooring throughout the entrance hall; and elevator lobby in the entrance hall and at each floor with travertine walls and stainless-steel elevator doors and surrounds.

The property at 200 University Avenue is designated under Part IV, Section 29 of the Ontario Heritage Act through [By-law 744-2023](#).

Proposal

On June 23, 2022, an Official Plan and Zoning By-law Amendment application was submitted seeking permission for a mixed-use development that includes a 35-storey addition above the existing 14-storey heritage building plus a 2-storey mechanical

penthouse a on the site, for a total of 51 storeys. A two-storey addition for retail uses is also proposed on the east side of the building fronting along University Avenue (22 166819 STE 10 OZ). On September 8, 2022 a Site Plan Control application was also submitted (22 200875 STE 10 SA). The applications are currently under appeal to the Ontario Land Tribunal (OLT).

On September 13, 2023, the City of Toronto received applications to alter and demolish heritage attributes of the property at 200 University Avenue under Sections 33 and 34 of the Ontario Heritage Act. The applications reflect the proposal in the related Official Plan, Zoning By-law Amendment and Site Plan applications.

The applications have been deemed incomplete as a Revised Heritage Impact Assessment addressing the impacts to heritage attributes found in the property's Statement of Significance, including Engineer's Report; Conservation Plan; drawings and written specifications; Heritage Lighting Plan; and Heritage Interpretation Plan have not been provided. A Revised Heritage Impact Assessment is required for staff to form an opinion on whether the proposed alterations and demolitions conserve the cultural heritage values and attributes of the property, as defined in its Statement of Significance, consistent with the heritage planning policy framework. A Conservation Plan, materials and detailed specifications, Heritage Lighting Plan and Heritage Interpretation Plan are required at a later stage in the application review process to confirm that the heritage impacts of the proposal are satisfactorily mitigated.

Heritage Planning Framework

The Planning Act

The Planning Act guides development in the Province of Ontario. It states that municipalities must have regard for matters of provincial interest. Section 2(d) specifically refers to "the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest" and 2(r) "to a built form that is well designed and provides for a sense of place."

The Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- protecting people, property and community resources by directing development away from natural or human-made hazards
- conservation of cultural heritage and archaeology

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the [Planning Act](#) and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.6 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

Policy 2.6.1 of the PPS directs that "Significant built heritage resources and significant cultural heritage landscapes shall be conserved." Properties included on the City's Heritage Register are considered to be significant in this context. "Conserved" is defined in the PPS as "the identification, protection, management and use of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act."

Policy 2.6.3 states that "Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved."

Provincial Plans

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on May 16, 2019 and was amended through an Order in Council that came into effect on August 28, 2020. This plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2017. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe (the "GGH") region, of which the City forms an integral part.

The Growth Plan (2020) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

Policy 4.2.7.1 of the Growth Plan states that "Cultural Heritage Resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas."

Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan. The Plan provides the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposed alterations:

3.1.6.4: "Properties on the 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."

3.1.6.5: "Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City."

3.1.6.6: "The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada."

3.1.6.26: "New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it."

3.1.6.27: "Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of façades alone is discouraged."

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Standards and Guidelines

The Standards and Guidelines for the Conservation of Historic Places in Canada (the "Standards and Guidelines") is the official document guiding planning, stewardship and the conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9), the Standards for Rehabilitation (10-12), and the Standards for Restoration (13-14) apply to this project.

The Standards and Guidelines can be accessed here:
<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

COMMENTS

The applicant's alteration and demolition applications under the Ontario Heritage Act propose to retain the existing 14-storey heritage building plus a 2-storey mechanical penthouse on the site with a 35-storey tower addition constructed above it. The tower addition is proposed to suspend above the mechanical penthouse, extending from the existing perimeter columns. The mechanical penthouse is noted as being adapted for new amenity and event uses with the introduction of terraces. The construction of a two-storey addition attached to the east side of the building fronting along University Avenue is also proposed, relocating the building's primary entrance, and infilling the existing public plaza between the building and University Avenue.

The Council adopted Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada directs that conservation practice take a minimal intervention approach and that repairable character-defining elements should not be removed, replaced, or substantially altered. New additions are to conserve character-defining elements and to be physically and visually compatible with, subordinate to, and distinguishable from the historic place.

The scale, form and massing of the existing building and mechanical penthouse; the design, articulation and organization of the four elevations; the metal-clad perimeter columns and the glass-clad ground floor and mezzanine level are all heritage attributes to be conserved. The terracing and entrance steps on the east elevation and granite open public plaza between the building and University Avenue are also identified as heritage attributes. On the interior, features such as the entrance lobby, metal door frames, travertine wall panelling and granite flooring throughout the entrance hall and elevator lobby in the entrance hall, and at each floor with travertine walls and stainless-steel elevator doors and surrounds, are all identified as heritage attributes to be conserved. Changes to the interior of the existing building are anticipated but have not been specified.

The full list of heritage attributes of 200 University Avenue can be found in the property's Statement of Significance in Attachment 4.

The applications and Heritage Impact Assessment (HIA) dated August 30, 2022, provided, contains insufficient information for Heritage Planning staff to assess the heritage impacts of the applications. The HIA does not detail the proposed alterations and demolitions in relation to the heritage attributes of the property as identified in the property's Statement of Significance in designation [By-law 744-2023](#) passed July 19, 2023 and as such, it remains unclear how the exterior and interior heritage attributes would be impacted and conserved in the proposal.

Conservation strategies predicated on engineering considerations must include a statement from a professional engineer confirming the feasibility of the proposed development/site alteration as described within the HIA. The HIA that accompanied the application suggests that the heritage building's exterior elevations will be conserved. However, the HIA also acknowledges that an engineering study is required to establish the feasibility of the proposed development and will be completed as the development application progresses towards site plan approval.

Although a memo appended to the application from engineering consultant Entuitive, dated May 3, 2023, was provided in response to staff concerns, it too contains insufficient information to confirm the structural feasibility of the proposed strategy. Staff requested additional information but no further documentation was provided. As such, it remains unclear how the proposed structural engineering approach would feasibly conserve the exterior and interior heritage attributes of the property, as identified in the property's Statement of Significance.

A Revised Heritage Impact Assessment is required to be submitted with complete alterations and demolition applications, consistent with the City's Heritage Impact Assessment Terms of Reference.

For the reasons stated above, the applications fail to demonstrate that the proposal will conserve the cultural heritage values, attributes, and character of the heritage property as identified in the Statement of Significance, and it cannot be determined whether the visual and physical impacts have been appropriately mitigated.

CONCLUSION

In accordance with the PPS, the Official Plan, and the Standards and Guidelines for the Conservation of Historic Places in Canada, heritage resources are to be conserved and any new construction is to be designed to conserve the cultural heritage values, attributes, and character of that property, and to mitigate visual and physical impact on it.

The applications are seeking to alter and demolish heritage attributes of the Sun Life Building at 200 University Avenue. However, supporting documents for the applications contain insufficient information for Heritage Planning staff to assess the heritage impacts of the proposal. In particular, the structural engineering feasibility of the proposed alterations, demolitions and is not demonstrated with sufficient detail and it is therefore not possible for staff to assess the mitigation strategies proposed for the

exterior and interior heritage attributes of the property, as identified in the property's Statement of Significance.

For the reasons stated above, staff are of the opinion that the applications have not demonstrated that the cultural heritage value and attributes of the proposal are consistent with the heritage policy framework and that the heritage impacts of the proposal would be appropriately mitigated. Staff therefore recommend that Council refuse the subject alterations and demolition applications.

CONTACT

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SIGNATURE

Mary L. MacDonald, MA, CAHP
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Urban Design, City Planning

ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Photographs
Attachment 3: Selected Drawings
Attachment 4: Designation By-law 744-2023

LOCATION MAP

200 UNIVERSITY AVENUE

ATTACHMENT 1

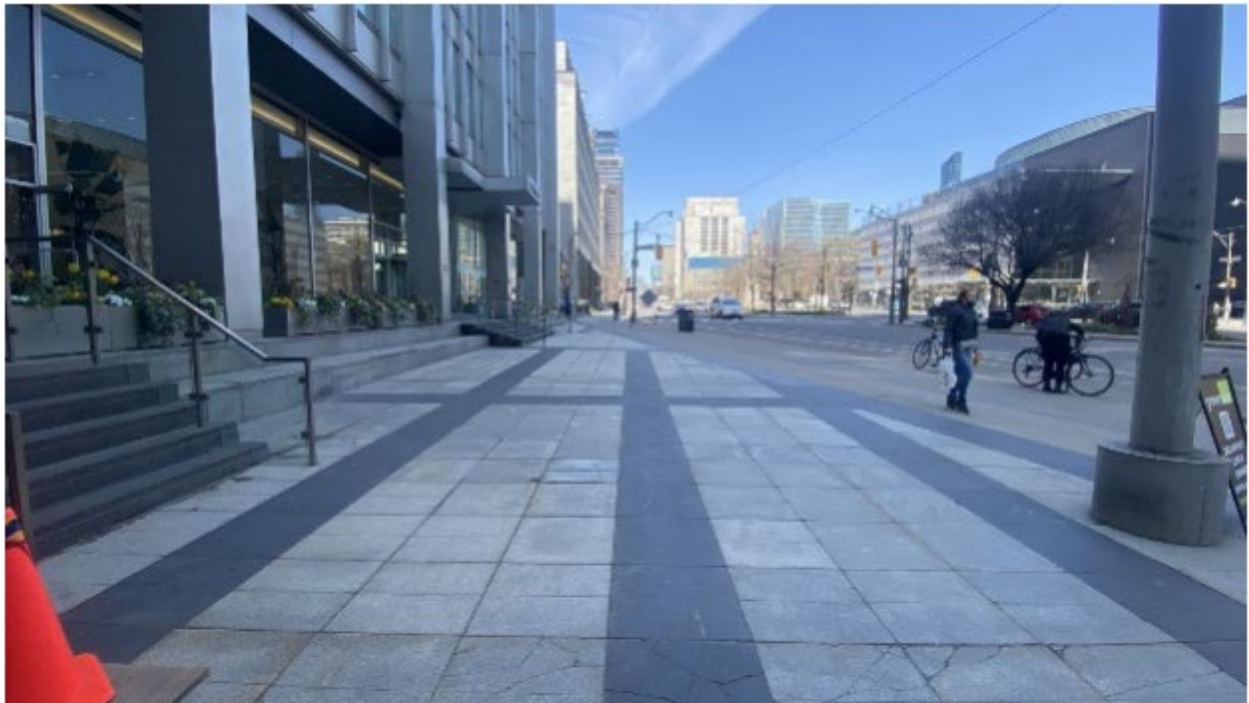


This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of the site. (City of Toronto iView mapping)

200 UNIVERSITY AVENUE



View of the property at 200 University Avenue looking southwest (Heritage Planning, 2023)



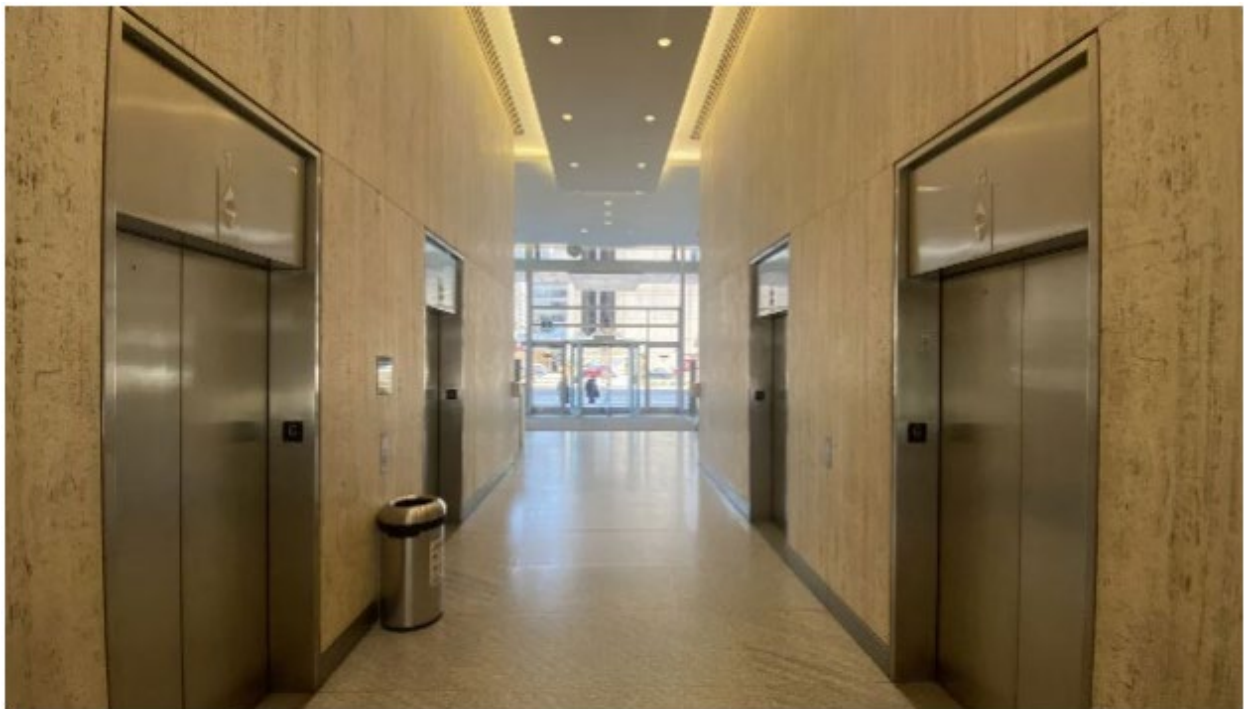
View looking north along University Avenue showing the setback and granite public plaza (ERA, 2022)



View of the east elevation with glass-clad ground floor and mezzanine level and the metal-clad perimeter columns (ERA, 2022)



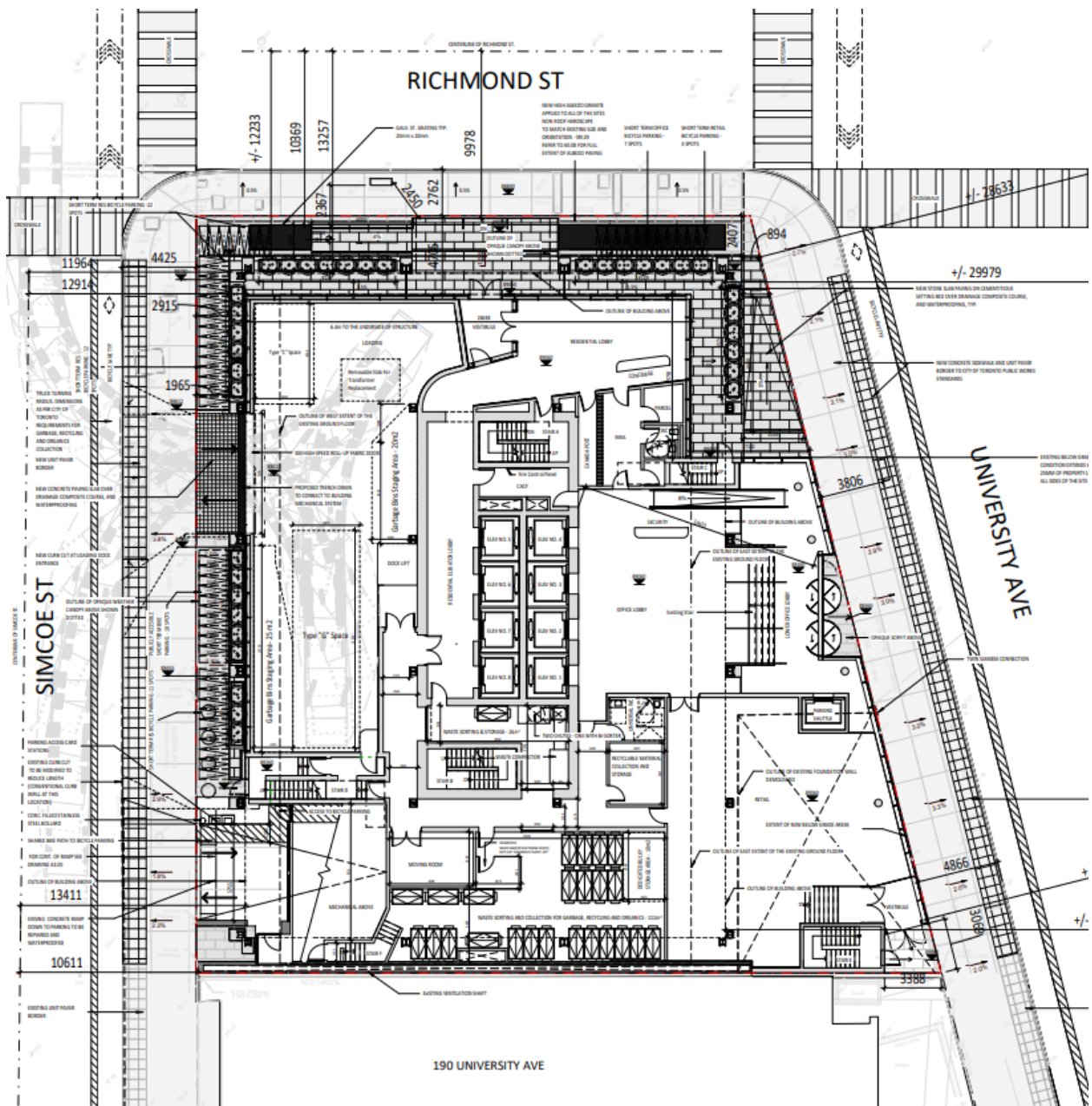
View of the interior lobby with primary entrance on University Avenue with central revolving door, travertine wall panelling and granite flooring. (ERA, 2022)



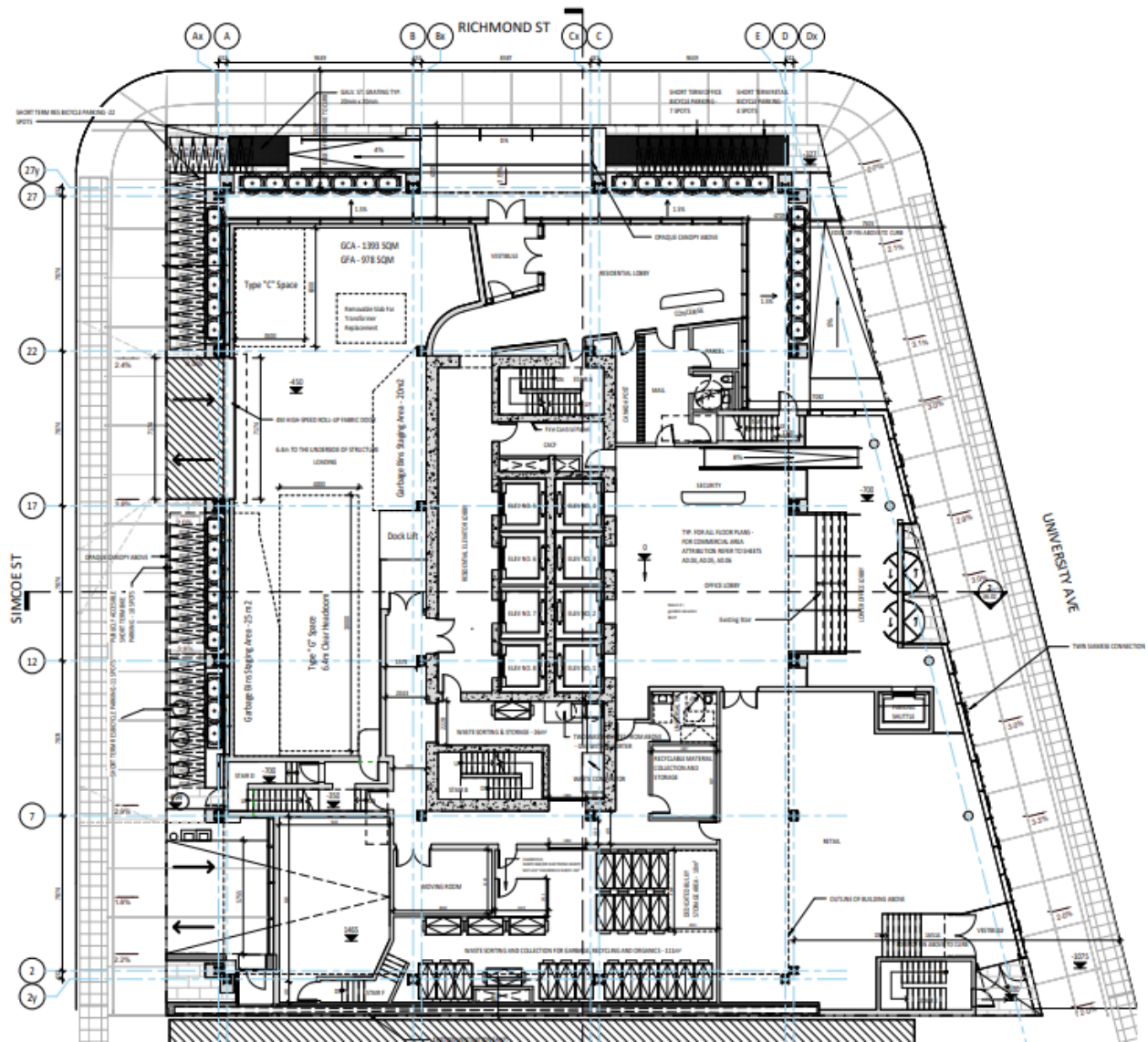
View of the elevator lobby looking towards the primary entrance showing the travertine walls and stainless steel elevator doors and surrounds. (ERA, 2022)



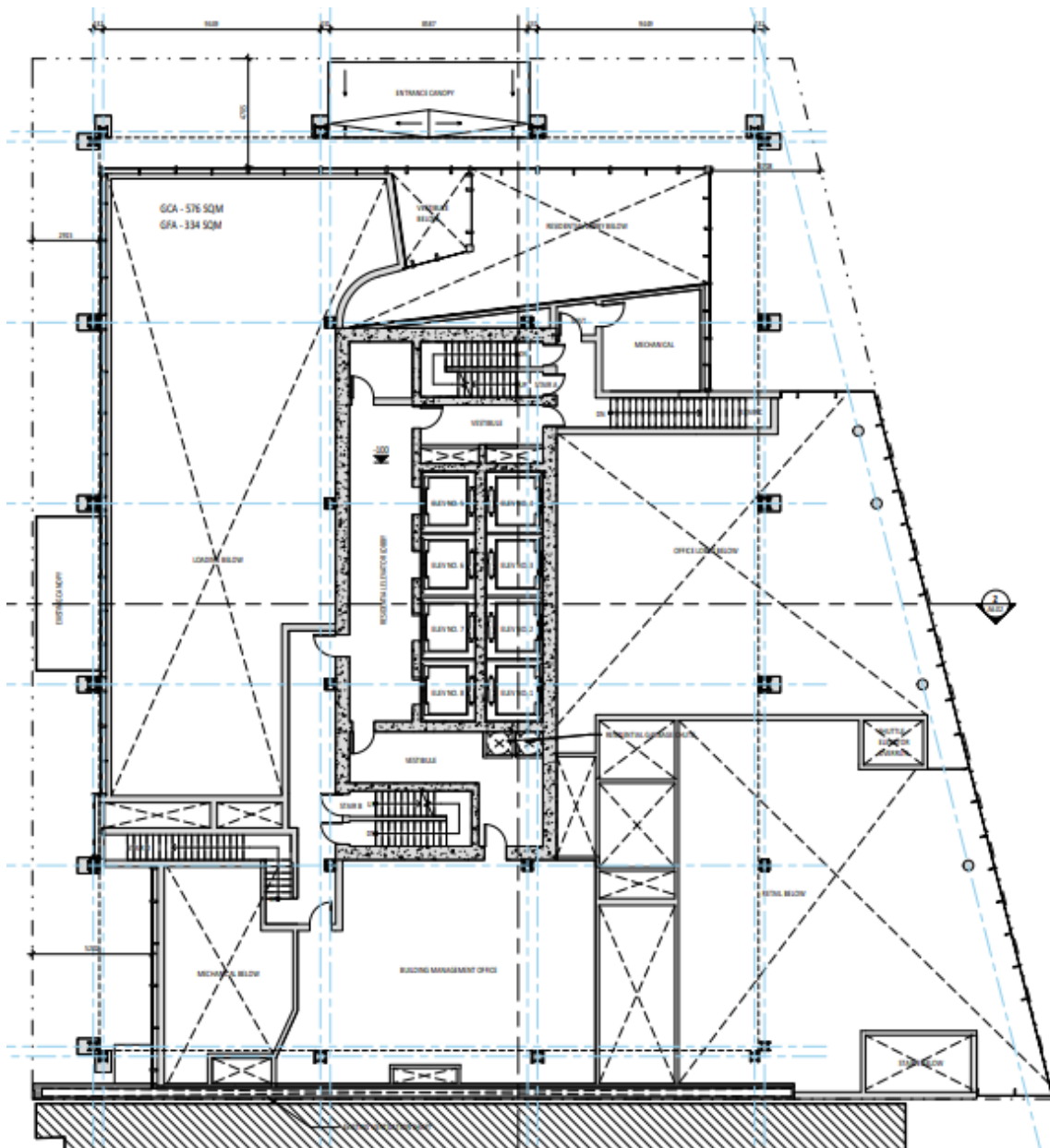
Rendering looking southwest (KPMB Architects, August 26, 2022)



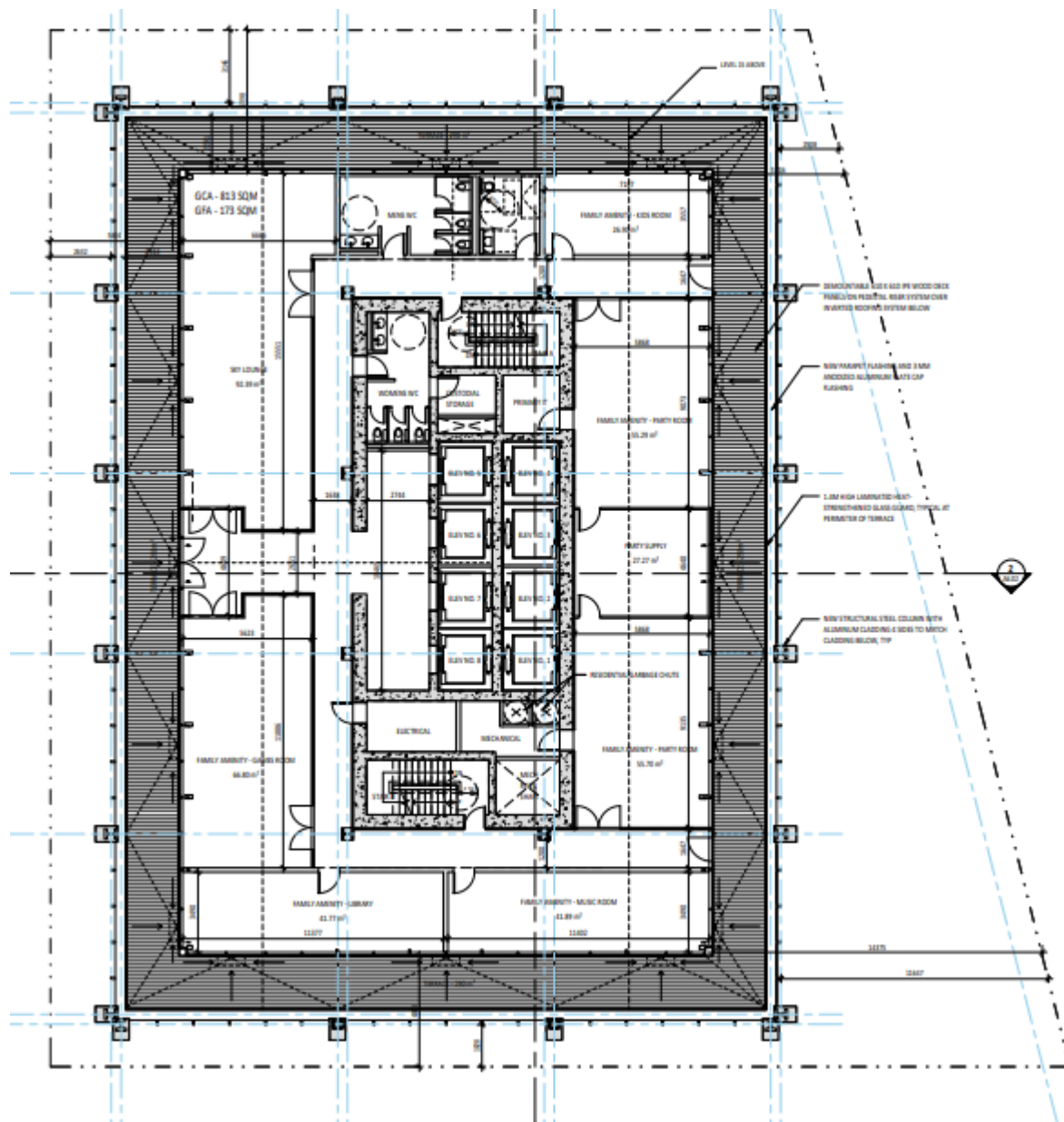
Site plan (KPMB Architects, August 26, 2022)

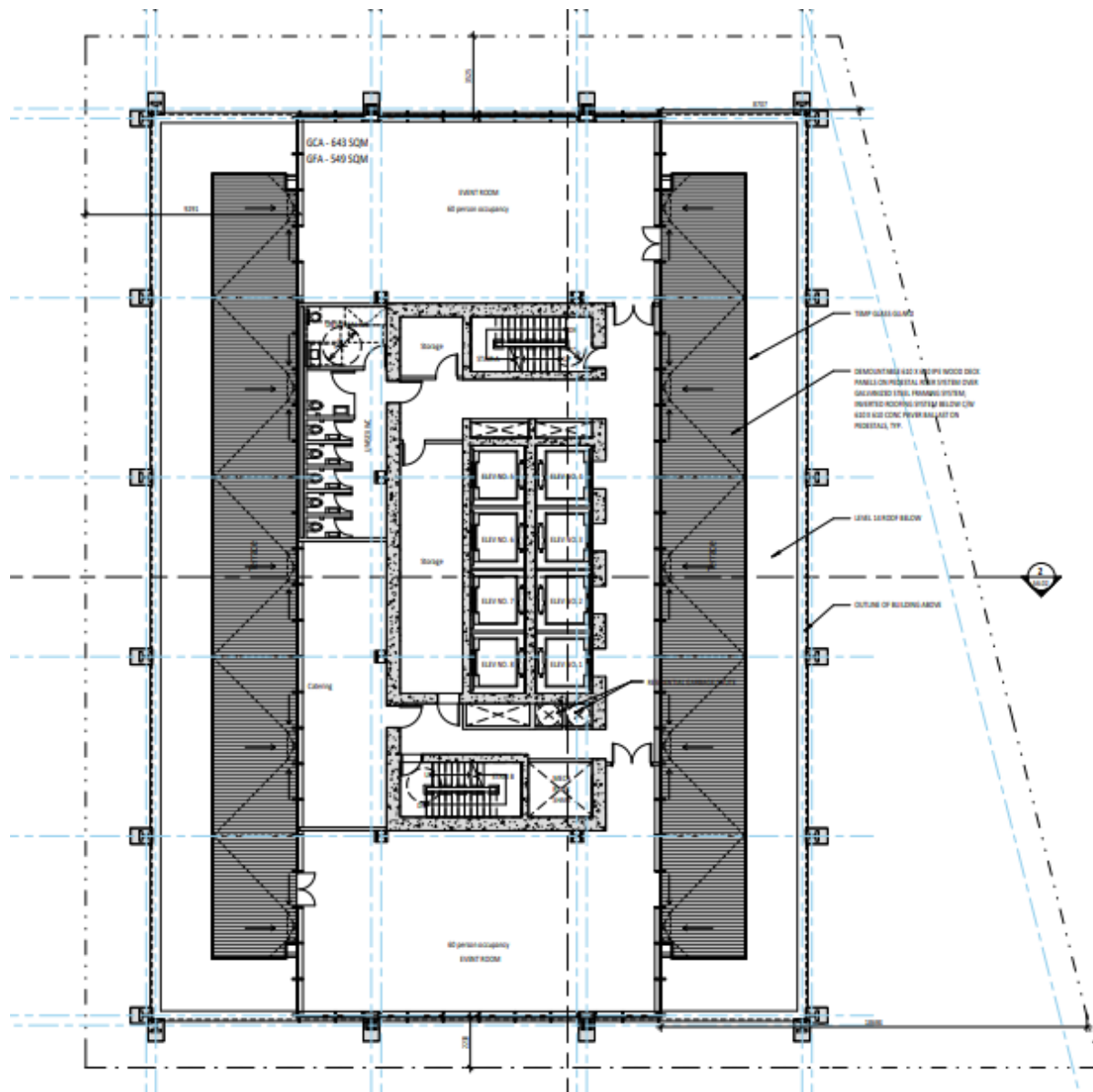


Ground floor plan (KPMB Architects, August 26, 2022)

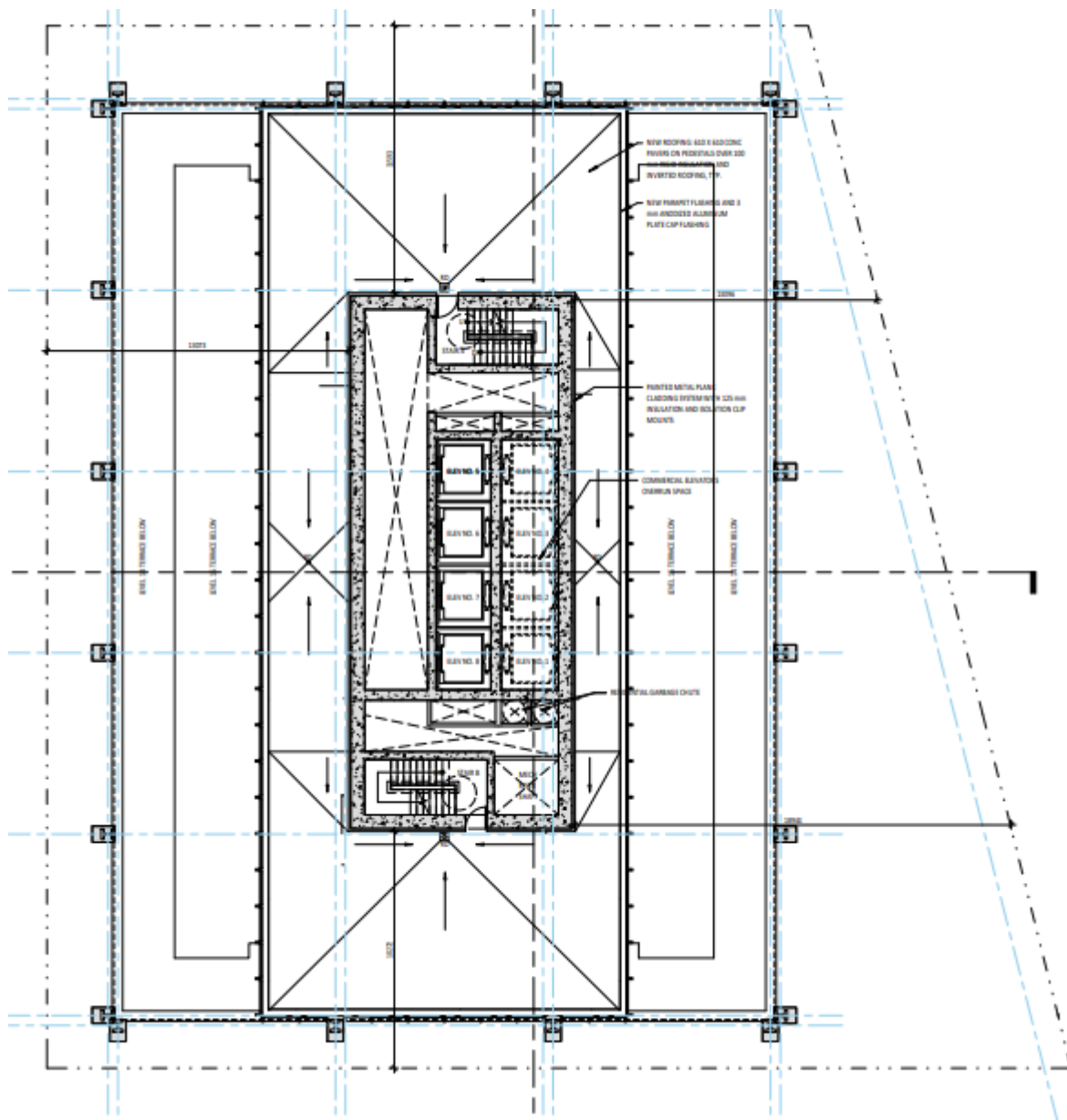


Ground floor mezzanine plan (KPMB Architects, August 26, 2022)

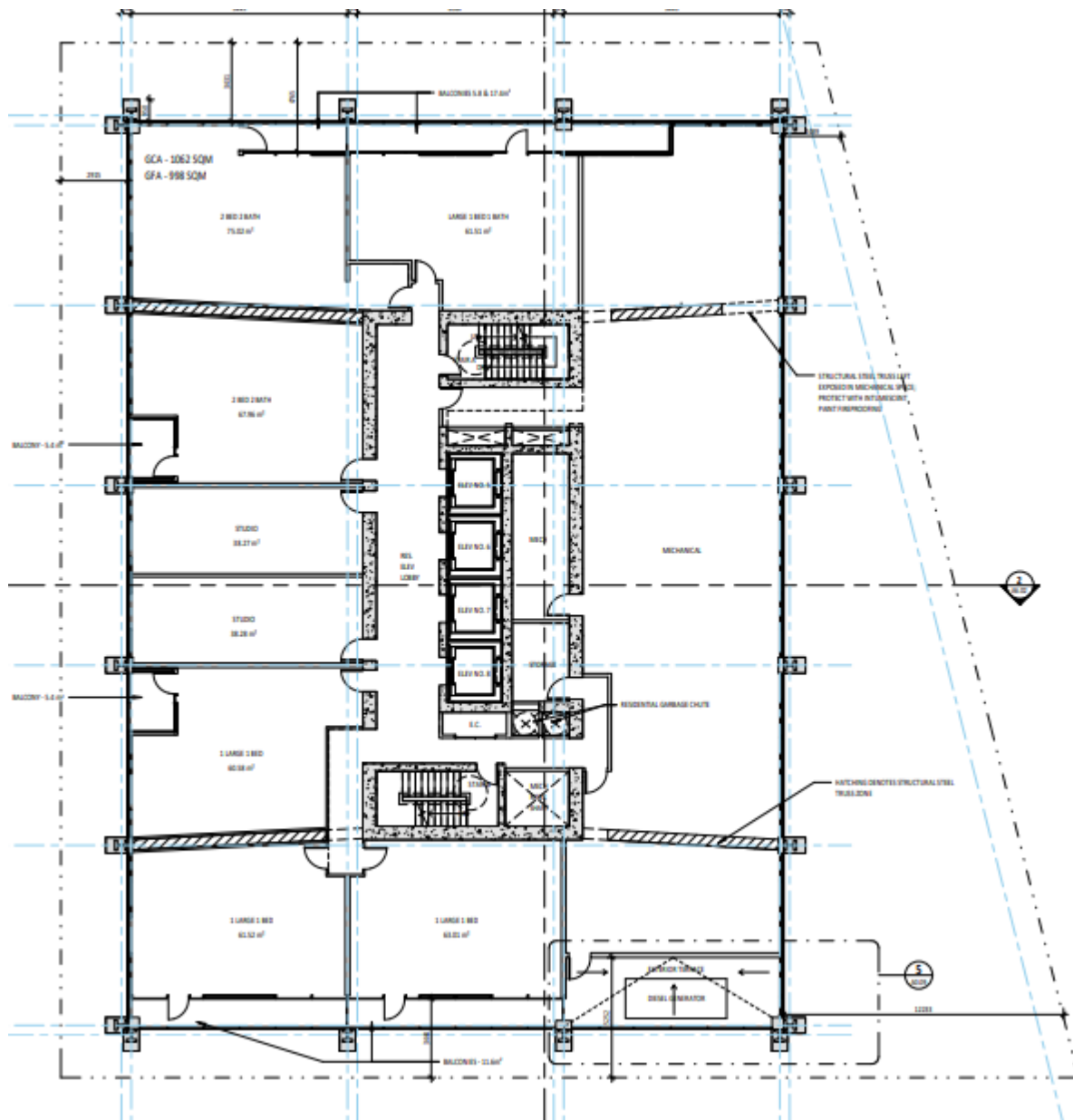


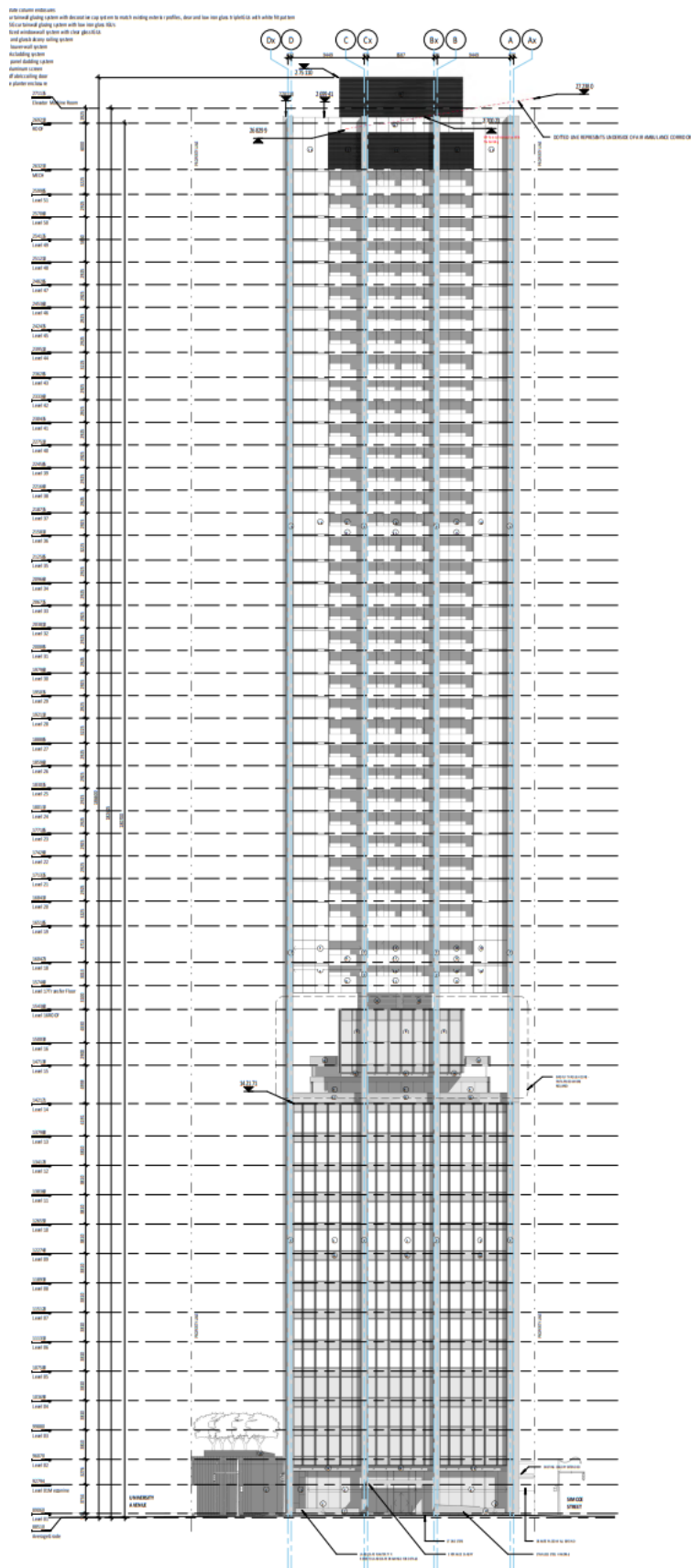


Level 15 floor plan (KPMB Architects, August 26, 2022)

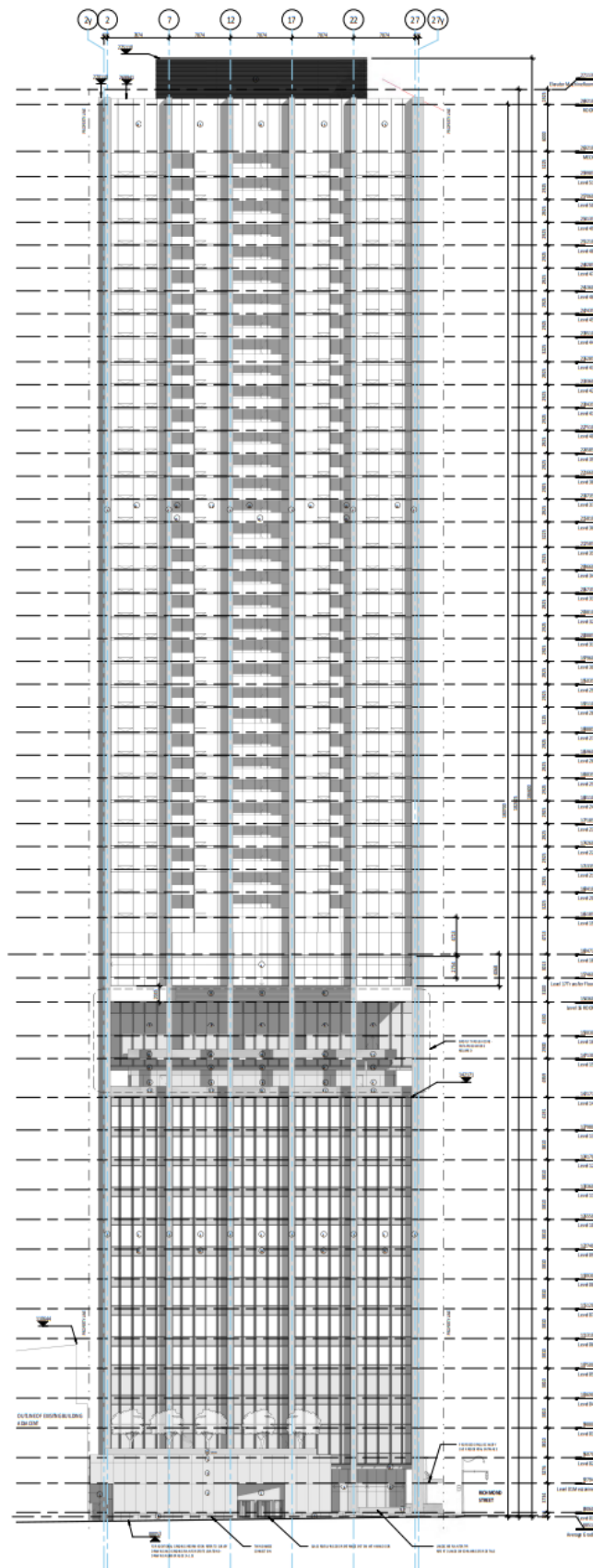


Level 16 roof plan (KPMB Architects, August 26, 2022)





North elevation (KPMB Architects, August 26, 2022)



East elevation (KPMB Architects, August 26, 2022)

DESIGNATION BY-LAW 744-2023

200 UNIVERSITY AVENUE

ATTACHMENT 4

Authority: Item CC8.34, as adopted by City of Toronto Council on July 19 and 20, 2023
City Council voted in favour of this by-law on July 20, 2023
Written approval of this by-law was given by Mayoral Decision 8-2023 dated July 20, 2023



CERTIFIED TRUE COPY
John D. Elvidge, City Clerk

Digitally signed document
Use PDF reader to verify
2023-08-14

CITY OF TORONTO

BY-LAW 744-2023

To designate the property at 200 University Avenue as being of cultural heritage value or interest.

Whereas the Ontario Heritage Act authorizes the Council of a municipality to enact By-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 200 University Avenue as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the lands and premises known as 200 University Avenue and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act; and

Whereas notice of objection was served upon the Clerk of the municipality within the prescribed time under the Ontario Heritage Act and was considered by City Council; and

Whereas the reasons for designation are set out in Schedule A to this By-law;

The Council of the City of Toronto enacts:

1. The property at 200 University Avenue, more particularly described in Schedule B attached to this By-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this By-law to be registered against the property described in Schedule B to this By-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this By-law to be served upon the owners of the property 200 University Avenue at and upon the Ontario Heritage Trust and to cause notice of this By-law to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act.

Enacted and passed on July 20, 2023.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

**STATEMENT OF SIGNIFICANCE
REASONS FOR DESIGNATION**

200 UNIVERSITY AVENUE

**REVISED STATEMENT OF SIGNIFICANCE
200 UNIVERSITY AVENUE: SUN LIFE BUILDING**

Reasons for Designation

The property at 200 University Avenue 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 the criteria of design and physical, historical and associative and contextual values.

Description

Located on the southwest corner of University Avenue and Richmond Street West, the property at 200 University Avenue known as the Sun Life Building contains a 14-storey office building plus a 2-storey mechanical penthouse constructed between 1958 and 1961, designed in the Modernist style by John C. Parkin of Canada's largest architectural firm at the time, John B. Parkin Associates. Designed for the Sun Life Assurance Company of Canada, the building is characterized by its glass and metal curtain wall set behind perimeter columns. The 2-storey glass and metal-clad mechanical penthouse is defined by its dramatic up-lighting and set back from the University Avenue and Simcoe Street building facades while remaining flush with the north and south elevations.

Statement of Cultural Heritage Value

Design and Physical Value

The Sun Life Building is a rare, representative and early example of a modernist office tower featuring a glass and metal curtain wall set back from exposed perimeter support columns. Constructed between 1958 and 1961, the property is among the earliest examples of a modernist high rise building in Toronto to be entirely clad in metal and glass and the earliest example along University Avenue. The emphasis on verticality, through the prominent treatment of the perimeter columns and use of narrow I-beam 'fins' running continuously from the second through thirteenth floors, marked a departure from the horizontal emphasis of earlier modernist or 'transitional' buildings. The property was the first tall office building constructed along University Avenue that did not adhere to the policies of By-law 13409 governing University Avenue which required that structures be constructed to the property line, feature step-backs, and be clad in buff brick or stone.

The public space created by the setback from University Avenue and the adjacent banking pavilion located to the south of the building (since demolished) represented an early example of

the plaza and pavilion typology that was first introduced by New York City's Seagram Building (1958), and would later be a feature of the Toronto Dominion Centre (1969).

Historical or Associative Value

The property is valued for its association with the architectural firm of John B. Parkin Associates, one of Canada's leading Modernist and most prolific firms of the 1950s and 1960s that contributed many significant buildings to Toronto during this period. Designed and built between 1958 and 1961 by John C. Parkin, the firm's Chief Designer and described as one of Canada's most important modernist architects, the Sun Life Building exemplifies the firm's work at this time which was chiefly aligned with International Style Modernism in its rigour, expressed structure and formal clarity, typically favouring glass cladding and light-coloured materials.

Contextual Value

The property is important in defining and supporting the overall character of University Avenue through its alignment with properties to the north. Constructed at the point where University Avenue transitions from the 1928-1931 extension south of Queen Street to the earlier and wider axial boulevard section north of Richmond Street West, the Sun Life Building's setback frames the point at which University Avenue becomes a grand ceremonial boulevard.

The property is visually and historically linked to University Avenue. The creation of the granite public plaza along University Avenue was in response to the irregular shape of the property which was the result of the extension of University Avenue between 1928 and 1931. Set back from University Avenue, the building was sited to align with the earlier section of University Avenue to the north, including the Bank of Canada Building, Canada Life Building, and United States Consulate. As the first tall building to successfully challenge the policies of By-law 13409 governing University Avenue, the property is historically linked to the post-war phase of development along University Avenue.

Heritage Attributes

Design and Physical Value

Attributes that contribute to the value of the property at 200 University Avenue as representative of the Modernist style include:

- The scale, form and massing of the 14-storey plus 2-storey mechanical penthouse office building, situated on the southwest corner of University Avenue and Richmond Street West
- The shared design, articulation and organization of the four elevations from the second to thirteenth floors
- The metal-clad perimeter columns extending from the first through thirteenth floors on the east and west elevations, and the first through sixteenth floors on the north and south elevations

- The recessed fourteenth floor
- The 2-storey mechanical penthouse (fifteenth and sixteenth floors) with its east and west setbacks from the tower elevations below. The north and south ends of the mechanical penthouse, which are flush with the tower elevations below, cantilever over the recessed fourteenth floor
- The glass-clad ground floor and mezzanine level set back from the perimeter columns and tower elevations
- The granite terracing and entrance steps on the west elevation
- The granite public plaza, terracing and entrance steps on the east elevation

Interior Attributes that contribute to the value of 200 University Avenue as representative of the Modernist style include:

- The entrance lobby, accessed through two sets of doors on the west elevation and by a central revolving door with flanking main doors on the east elevation and aligned directly across the lobby space from each other on the same east-west axis
- The metal door frames surrounding the two sets of entrance doors, including the roof canopies
- The travertine wall panelling and granite flooring throughout the entrance hall at street level
- The elevator lobby in the entrance hall and at each floor, with the travertine walls and stainless steel elevator doors and surrounds

Contextual Value

Attributes that contribute to the contextual value of 200 University Avenue as defining and supporting the character of the University Avenue precinct, and as being historically and visually linked to its surroundings include:

- The setback, placement and orientation of the building, with its primary entrance on University Avenue
- The granite, open public plaza between the primary (east) elevation of the building and University Avenue
- The unobstructed view of the east, north, and west elevations from University Avenue, Richmond Street West, and Simcoe Street

SCHEDULE B
LEGAL DESCRIPTION

PIN 21411-0100 (LT)
LOT 3, REGISTERED PLAN 737E
PART OF LOT 4, REGISTERED PLAN 737E
PART OF TOWN LOT 11, S/S RICHMOND STREET
PLAN OF TOWN OF YORK, FORMERLY S/S HOSPITAL STREET DESIGNATED AS
PARTS 6 & 7, PLAN 63R-4390
City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)