

The glass-clad ground floor and mezzanine level set back from the perimeter columns and tower elevations.

The glass-clad ground floor and mezzanine level set back from the perimeter columns will be maintained on the east and north sides (this condition does not exist on the south side of the building). Only the west side will be altered in its alignment, but spandrel glass cladding will be used to recall the original condition. Glazing on portions of the east, north and west elevations will be treated with an opaque film added to obscure the appearance of back of house and utility programming resulting from the reconfigured interior programming, details of which will be further refined in the pursuant Conservation Plan.

The granite terracing and entrance steps on the west elevation.

The granite entrance terracing and steps on the west elevation are proposed to be removed to permit the creation of a loading dock on the west side of the building, as required to meet municipal requirements.

The granite public plaza, terracing and entrance steps on the east elevation.

The granite terracing and entrance steps on the west elevation will be removed.

The entrance lobby, accessed through two sets of doors on the west elevation and by a central revolving door with flanking man doors on the east elevation and aligned directly across the lobby space from each other on the same east-west axis.

The two sets of doors on the west elevation will be removed to permit the creation of a loading dock on the west side of the building, as required to meet municipal requirements.

The central revolving door, and two sets of flanking man doors on the east elevation will be retained in situ.

The east-west axis alignment of doors will be removed to permit a the reconfiguration of the building core which is necessary to increase the number of elevators in the building to address the new height and occupancy, and to support the creation of a loading dock on the west side of the building, as required to meet municipal requirements.

The metal door frames surrounding the two sets of entrance doors, including the roof canopies.

The metal door frames surrounding the east entrance doors, including the roof canopy will be retained in-situ. The metal door frames and canopy on the west elevation will be removed to permit the creation of a loading dock on the west side of the building, as required to meet municipal requirements.

The travertine wall paneling and granite flooring throughout the entrance hall at street level.

The travertine wall paneling and granite flooring of the entrance hall at street level are proposed to be removed during alterations. The intent is to see these materials removed intact in order to permit their re-installation in the reconfigured lobby. The salvaged granite flooring will be reinstalled to match the existing layout and configuration. The salvaged travertine panels will be re-installed in to match the existing design, however reconfigured to reflect the new lobby configuration. Where the re-use of salvaged materials is not possible, granite flooring and travertine wall panels will be replaced in-kind to match existing.

The elevator lobby in the entrance hall and at each floor, with the travertine walls and stainless steel elevator doors and surrounds

The elevator lobbies at each floor including travertine wall facings and stainless steel elevator doors are proposed to be removed to permit the reconfiguration of the building core which is necessary to increase the number of elevators in the building to address the new height and occupancy.

The granite, open public plaza between the primary (east) elevation of the building and University Avenue.

The granite, open public plaza on the east elevation will be retained. The granite paving and steps will be reinstated with salvaged material to the extent possible once deterioration and waterproofing issues have been addressed.

As outlined above, the tower addition and ground floor alterations will have some impacts on the cultural heritage value of the Site. However, mitigation measures and a conservation strategy (see Section 17 and 18) will ensure the proposal conforms to Places to Grow: Growth Plan for the Greater Golden Horseshoe and the Provincial Policy Statement heritage policies, and is consistent with the municipal heritage policies in the City of Toronto's Official Plan (specifically s. 3.1.5 (5) and s.3.1.5 (26)).

Overall, the integrity, as defined by the City of Toronto Official Plan, of the Sun Life Building will be preserved by the proposal. Moreover, the proposal meets the relevant heritage policies in the Downtown Secondary Plan (9.10 and 9.24) and the Tall Building Design Guidelines, specifically Section 1.6.b which states that new tall buildings should:

b. Conserve the integrity of the cultural heritage values, attributes, character, and three dimensional form of an on-site heritage building or structure or property within an HCD. Façade retention alone is not an acceptable method of heritage preservation.

The primary conservation strategies for the proposal are informed by the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada. The original Sun Life Building will be retained in-situ and character-defining elements will largely remain intact, with minimal intervention proposed (Standard #1, #3).

Further, the proposal meets best practices in modernist conservation (see Conservation Strategy in Section 18), which encourage any additions made to historic structures to be true to original design intent (ICOMOS 1994) and to interpret historic materials, texture and colour, while remaining discernibly new (ICOMOS 2017).

Adjacent Impacts

The Official Plan requires that new development adjacent to properties on the heritage register conserve the cultural heritage value and attributes of the adjacent heritage resources.

The Downtown Plan and Tall Building Guidelines include provisions intended to ensure that new development is sympathetic to and compatible with adjacent heritage resources. While the proposal will introduce a new tall building adjacent to a lower-scale heritage property,

its design is in keeping with relevant guidelines outlined in Section 1.6. of the City of Toronto's Tall Building Design Guidelines.

The Official Plan requires that new development adjacent to properties on the heritage register retain the integrity of the adjacent heritage resources. The proposed development will not impact the integrity of the adjacent heritage resource at 250 University Avenue, which will continue to maintain its wholeness and intactness, maintaining all identified attributes necessary to convey their cultural heritage value.

The Queen Street West Heritage Conservation District ("HCD") is located to the north of the Site. Section 5.4 of the Queen Street West HCD Plan states that the shadow impact of new buildings outside the District shall not result in greater shadowing than currently exists on the north sidewalk of Queen Street West.

Incremental net-new shadows will be cast on the north side of Queen Street, located within the Queen Street West Heritage Conservation District, during the spring (between 9:18AM - 1:18PM) and fall (between 9:18AM - 12:18PM) equinoxes. During the summer equinox there will be no net-new shadows cast on the north side of Queen Street West (for full study see Shadow Study Appendix IV). As noted in the Site's Shadow Study, completed by Bousfields Inc., shadow impacts from the Site "are generally consistent with the existing conditions in the surrounding area which is characterized by tall buildings."

Further, the proposal will cast incremental shadows on 250 University Avenue during the spring (between 10:18AM - 3:18PM), summer (between 11:18AM - 1:18PM) and fall (between 10:18AM - 2:18PM) equinoxes. However, these shadows will have no negative impact on the cultural heritage value of 250 University Avenue, as it does not include any "identified heritage attributes" that would be impacted by shadowing, such as rose windows or stained glass.

In summary, the proposed development is consistent with the Provincial Policy Statement, A Place to Grow: Growth Plan for the Greater Golden Horseshoe, with the City of Toronto Official Plan heritage policies, the Downtown Secondary Plan, and the Tall Building Design Guidelines.

16 ENGINEERING CONSIDERATIONS

The structural feasibility of the proposed concept has been reviewed and confirmed by a professional engineer to be feasible:

“We have reviewed the Dec 2024 ZBA set prepared by KPMB for this submission and confirm that the design is structurally feasible. We have reviewed ERA’s 200 University HIA dated June 10, 2024 and confirm the proposed conservation strategy, in the context of this proposal, is structurally feasible.” (Entuitive, 2024)

Please refer to appendix VIII for the full memo confirming the conservation feasibility of the proposed approach.

17 MITIGATION MEASURES

The potential impact of the new addition to on-Site heritage resources are mitigated by through a number of carefully considered design strategies.

The original building will remain the highest order – the building’s interface with the public, including entrances, the lobby, building services, connection to the plaza, occurs entirely with the original building.

As it pertains to additions and adaptive re-use, Standard 11 of the Standards and Guidelines notes:

a) Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction.

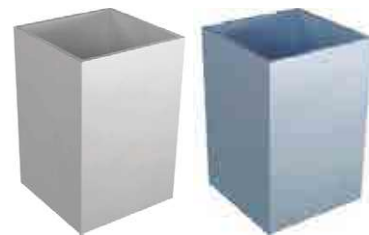
- Glazing pattern and assembly that retains the design and appearance of original structure’s glass curtainwall envelope;
- Simple, glazed curtain wall assembly offers a high level of transparency. Glazing on the existing volume will be replaced with a custom unitized aluminum curtain wall with decorative caps to match existing exterior profiles, and will use green triple glass to match existing;
- No balconies are proposed on the existing portion of the building to maintain the original style and profile of the building;
- Suspended design of new tower over the mechanical penthouse, retaining penthouse set backs from the east and west facades;
- The mechanical penthouse will be treated with translucent white glazing to match existing, originally back-lit, penthouse enclosure, reintroducing the “lantern” illumination effect as originally designed and since lost. This effect will further differentiate new and existing volumes; and
- Overhead lighting above the 16th floor that acts as a spotlight, highlighting the mechanical penthouse’s rectilinear massing.

STANDARD 11:

(a) Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction.

(b) Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place

- Standards and Guidelines



Existing (left), and proposed tower pilaster jackets (right) (KPMB, 2024)



Proposed translucent white glass to enclose mechanical penthouse and restore the since lost “lantern” illumination effect (KPMB, 2024).

(b) Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place

The new volume is made distinguishable from the heritage fabric through:

- Horizontal band between volumes demarcates new from old, with interior, perimeter truss visible behind glazing, providing a transition between new and old;
- A “lift” strategy creates a vertical separation of height resulting in a 5 meter separation from the underside of tabletop to existing lantern,
- The material palette is simplified, and deferential to existing materials, using complimentary yet contemporary materials and finishes, striking a balance between imitation and pointed contrast;
- Articulation of new volume is simplified and paired back, such as not carrying through elements such vertical fins, and discontinuation of the corner pilasters;
- The glazing of the new tower will be treated with grey shade, matte finish, unitized aluminum curtain wall with deep extruded caps, and a 5% silver mirrored tint to further differentiate new from existing;
- Interpretation of the original building’s vertical articulation through the extension of aluminum piers in a contemporary, sympathetic, and distinct material palette.
- Termination of the pilasters on the corners of the new addition to further differentiate new from old volumes and to provide breathing room around the existing mechanical penthouse;
- The extended pilasters will be treated with grey shade, matte-finish aluminum column enclosure to differentiate from existing silver coloured pilasters (which will be replaced in-kind), providing a sympathetic and complimentary differentiation between new and existing building fabric; and
- True to the structural clarity of the building – using the same structural approach as the original design without obfuscating the existing structural elements or approach.



Grey shade, matte finish, unitized aluminum curtain wall with deep extruded caps, and a 5% silver mirrored tint to further differentiate new from existing. (KPMB, 2024)



Visible interior perimeter truss visible from exterior creates a horizontal band to transition new from existing (KPMB, 2024)

18 CONSERVATION STRATEGY

The conservation strategy for 200 University Avenue includes a combination of rehabilitation, restoration, and preservation approaches to conserve the heritage value of the existing building.

This conservation strategy was informed by the heritage design parameters included in Appendix VII. These parameters were developed by ERA in accordance with the *Standards and Guidelines of Historic Places in Canada* and the core principles of modernist conservation; specifically:

Encourage conservation and adaptive reuse

“Promote the conservation and reuse of buildings and sites of the Modernist Movement” (Eindhoven Seoul Statement, 2014, Docomomo)

Ensure additions are true to the original design intent

“Depending on the nature of the cultural heritage, its cultural context, and its evolution through time, authenticity judgments may be linked to... form and design, materials and substance, use and function, traditions and techniques, location and setting, and spirit and feeling... permitting the elaboration of the specific artistic, historic, social, and scientific dimensions of the cultural heritage being examined” (Point 13, Nara Document on Authenticity, 1994, ICOMOS).

The design of the new addition is true to the original design Intent for the following reasons:

- The proposed design exemplifies John C. Parkin’s work which was chiefly aligned with International Style Modernism in its rigour, expressed structure and formal clarity, typically favouring glass cladding and light-coloured materials.
- The property was the first tall office building constructed along University Avenue that did not adhere to the policies of University Avenue By-Law 13409 which required that structures be constructed to the property line, feature step-backs, and be clad in buff brick or stone.
- None of John C. Parkin’s buildings feature stepbacks of upper volumes, and he is on record as fighting the city’s requirements for such steps backs at the time.

Rehabilitation: *the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.*

Restoration: *the action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.*

Preservation: *the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.*

Source: Standards and Guidelines for the Conservation of Historic Places in Canada (2010).

The design is true to the international modernist style. Historian Henry-Russell Hitchcock and architect Philip Johnson described the three design principles of the International Style as:

- *Architecture as volume – thin planes or surfaces create the building's form, as opposed to a solid mass*
- *Regularity in the facade, as opposed to building symmetry.*
- *No applied ornament.*

It is our professional opinion that the proposed design, particularly with regards to the coplanar elevations, is true to these modernist principles, resulting in a restrained, rectilinear form that draws on the original building's regularity of facade elevations.

Ensure additions interpret (not imitate) materials, texture and colour and are discernible as new

"...new additions should be designed to respect the scale, siting, composition, proportion, structure, landscape, materials, texture and colour of the place or site. Additions should be discernible as new... interpreting not imitating" (Article 7.1, Madrid New Delhi Document, 2017, ICOMOS)

The new volume is made distinguishable from the heritage fabric through:

- Careful intervention to the glass-clad ground floor through the subtle integration of a entryway that retains the existing revolving door and flanking doors, and updated glazing that matches the pattern of the historic window paneling;
- Vertical continuation of existing pilasters, however treated in a sympathetic but complimentary material, and with existing corner pilasters not carried through to distinguish new from old, and to emphasize views to the restored penthouse; and
- The glazing of the new tower will be treated with grey shade, matte finish, unitized aluminum curtain wall with deep extruded caps, and a 5% silver mirrored tint to further differentiate new from existing.

Rehabilitation: *the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.*

Restoration: *the action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.*

Preservation: *the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.*

Source: Standards and Guidelines for the Conservation of Historic Places in Canada (2010).

Establish prioritized areas of significance

Buildings “*may require substantial intervention to better accommodate human needs... Establish prioritized categories of spatial and material significance to guide design*” and “*encourage creative approaches to engaging the old with the new*” (Section 10, Toward APT Consensus Principles for Practice on Renewing Modernism, 2017, Association for Preservation Technology)

The proposed design conserves prioritized areas of significance, namely the mechanical penthouse, primary entrance, and east plaza.

Mechanical Penthouse - The mechanical penthouse will be retained, and restored, recovering its originally back-lit, “lantern” illumination effect as originally designed and since lost.

Primary Entrance - The primary entranceway, including the revolving door, flanking main doors, and stainless steel surrounds, and canopy, will be retained in-situ, and restored, to ensure its continued use and conserve its heritage value.

East Plaza - The plaza, situated between the primary elevation and University Avenue, will be preserved, with only alterations required for waterproofing and other required maintenance to be performed.

The conservation scope described in this report is preliminary, and will be refined as part of the pursuant Conservation Plan.

19 STATEMENT OF PROFESSIONAL OPINION

ERA's Evaluation of the Site's cultural heritage values found that the property at 200 University Avenue is of cultural heritage value and is a candidate for designation under Part IV of the OHA.

These findings have since been formally recognized, as following the initial submission, the property was designated Part IV under the OHA. The Statement of Significance for the property is as identifies the property as having significant design and contextual value.

The impact of a new tall building to the Site has been mitigated through its design, which is intended to respond to on-Site and adjacent heritage resources, per the PPS2020, Growth Plan, Tall Building Guidelines, and Downtown Secondary Plan and retain their integrity in accordance with the Official Plan.

In this way, ERA finds the proposal complies with all relevant municipal and provincial policies and meets the recognized professional standards and best practices in the field of heritage conservation in Canada.

Further Recommendations

As the design of the proposed development advances through the development application process, it is recommended that a Lighting and Signage Plan are completed and an Interpretation Plan is prepared to communicate the values attributed to the property.

20 CONCLUSION

This report finds that the proposed development will not have a significant negative impact on the cultural heritage value of the on-Site or adjacent heritage resources.

The proposal is consistent with the policies outlined in Section 15 of this report and contributes a tall building to the Site that responds to the heritage context by incorporating materiality, articulations and form that maintains the integrity of the original structure and is sympathetic to the surrounding context.

21 REFERENCES

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22 APPENDICES



Heritage Impact Assessment Terms of Reference and Checklist

City Planning, Heritage Planning, Urban Design

Revised July 7, 2021

A. PURPOSE

The conservation of the City of Toronto's cultural heritage resources is a matter of public, municipal and provincial interest.

A Heritage Impact Assessment ("HIA") is an independent professional and objective study undertaken at the earliest stage of project planning, design, construction and development activity necessary to inform a project's design with the goal of conservation.

The purpose of the HIA is to assist in the understanding of the cultural heritage value of each existing or potential heritage resource on a site, adjacent to a site or within a Heritage Conservation District ("HCD"), and apply relevant heritage conservation policies and standards in the analysis of the impact of development on its cultural heritage value, and develop mitigation measures to protect it. Within the City of Toronto's application process and complete application requirements, the purpose of the HIA is also to inform decisions of City staff and City Council and to guide the creation of a Conservation Plan or any other Council approved condition.

B. POLICY CONTEXT

- The Provincial Policy Statement; Section 2.6 Cultural Heritage and Archaeology
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe; Section 4.2.7 Cultural Heritage Resources
- City of Toronto Official Plan

C. DESCRIPTION

The HIA will demonstrate an understanding of the cultural heritage values and attributes of existing and potential onsite heritage resources, adjacent heritage properties and within or adjacent to Heritage Conservation Districts. It is strongly recommended that a **Cultural Heritage Evaluation Report ("CHER")** be prepared by the applicant at a project's inception to ensure a rigorous inventory and understanding of the site's values and attributes early in the design process. The City of Toronto has developed a Terms of Reference to assist with the purpose and content of a CHER. It is also strongly recommended that the results of the CHER be shared with the City for discussion at the earliest opportunity to avoid unnecessary delays.

Where City Council has previously adopted a Statement of Significance through municipal designation, using criteria set out in Ontario Regulation 9/06, the HIA must be based on the Council approved statement of cultural heritage values and attributes. Properties designated prior to 2005 will be subject to review and by-law amendment as necessary.

The HIA will also demonstrate, in its analysis and conservation strategy, an understanding of all applicable provincial and municipal policies, HCD plans and recognized professional heritage conservation standards in Canada including, but not limited to, the *Standards and Guidelines for Conservation of Historic Places in Canada*. **In keeping with the *Standards and Guidelines*, minimal intervention will be the guiding principle for all work.**

The study will, using both written and graphic formats, provide a description of the proposed development or site alteration, a detailed review of the impact of the proposed work on the cultural heritage values and attributes of the existing, potential and adjacent heritage properties (cultural heritage values and attributes that have already been determined by the City or, when unavailable, identified within a Cultural Heritage Evaluation Report) from a conservation perspective. The HIA will also recommend alternative development options and mitigation measures to ensure the best possible conservation outcomes.

The HIA, which must be prepared by a qualified heritage conservation professional as demonstrated through membership in the Canadian Association of Heritage Professionals, will address "existing and potential heritage properties" which are those properties that are:

- designated under Parts IV and V of the Ontario Heritage Act ("OHA")
- added to the Register by City Council, known as "listed" properties
- identified as having cultural heritage value or interest through a preliminary site assessment or planning study
- identified by the community, City staff or local Councillor

In addition, it is recommended that applicants pre-screen any building 40 years of age or older on the development site as a routine part of pre-application due diligence, especially if demolition will be proposed.

The required conservation strategy will be presented in detail to inform the decisions of City staff and City Council and to guide the creation of a Conservation Plan and/or any other Council approved conditions. Conservation strategies will take into account the existing condition of cultural heritage resource(s) and the constructability of the proposal. It is expected the project team will have undertaken sufficient investigation to confirm the capacity of the heritage resource to withstand the proposed intervention.

Where there is the potential to affect known or potential archaeological resources an Archaeological Assessment will be undertaken as an additional study prepared by a licensed archaeologist.

D. STANDARDS AND PRACTICES

The HIA must be impartial and objective, thorough, complete and sound in its methodology and application of Ontario Heritage Act evaluation criteria, the City of Toronto Official Plan Heritage Policies and the *Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada* and be consistent with recognized professional standards and best practices in the field of heritage conservation in Canada and the CAHP Code of Conduct.

The HIA must be prepared by qualified professional members in good standing with the Canadian Association of Heritage Professionals (CAHP) who possess applied and demonstrated knowledge of

accepted standards of heritage conservation, historical research, identification and evaluation of cultural heritage value or interest, analysis and mitigation.

The HIA must include all required information and be completed to the satisfaction of the City as determined by the Senior Manager, Heritage Planning or it will be considered incomplete for application or other purposes.

The HIA may be subject to a peer review if deemed appropriate by the Senior Manager.

E. WHEN REQUIRED

An HIA is required as a part of a Complete Application for the following application types, if the development site contains one or more properties that are listed and/or designated on the City of Toronto's Heritage Register:

- Official Plan Amendment
- Zoning By-law Amendment
- Plans of Subdivision
- Site Plan Control

Note: Site Plan Control applications that have been subject to a recent and/or concurrent OPA/ZBA application will not require an HIA.

An HIA may be required for the following additional application types:

- Consent and/or Minor Variance applications for any property on the Heritage Register
- Official Plan Amendment, Zoning By-law Amendment, Plans of Subdivision, Site Plan Control and/or Consent and/or Minor Variance applications adjacent to a property on the Heritage Register. Adjacency is defined in the Official plan and may go beyond contiguous properties
- Heritage Permit applications for any property designated under Part IV (individual) or Part V (Heritage Conservation District) of the OHA.

F. CULTURAL HERITAGE EVALUATION REPORT (CHER)

A Cultural Heritage Evaluation **is required** within the HIA for the following properties, where applicable:

- Designated under Part IV, Section 29 of the OHA prior to 2006
- Listed on the City's Heritage Register under Section 27 of the OHA

A CHER is strongly encouraged to be prepared for properties of potential heritage value:

- Not on the City's Heritage Register but identified as having cultural heritage value through professional site assessments or planning studies
- Believed to have cultural heritage value as identified by the community, City staff or local Councillor
- Buildings and/or structures that are 40 years or older

A Cultural Heritage Evaluation within an HIA, or as part of a CHER **is not required** for properties that are:

- Subject to a Notice of Intention to Designate under Section 29 of the OHA
- Designated under Part IV, Section 29 of the OHA after 2006
- Designated under Part V, Section 42 of the OHA

The City's Terms of Reference for a CHER is available as a separate document. It is recommended that applicants contact Heritage Planning to discuss heritage potential on the subject property prior to application submission. **Evaluation of cultural heritage resources prior to project planning is strongly encouraged.**

With regard to Part IV, Section 29 properties, the HIA should append the Notice of Intention to Designate or the designation by-law, where applicable. With regard to Part V, Section 42 Districts, identification of the Heritage Conservation District and its associated Heritage Conservation District Plan (if applicable) should be identified, but is not required to be appended to the HIA.

An HIA that does not use the Council adopted statement of significance as the basis to assess impact will be deemed incomplete.

Evaluations may be subject to Peer Review where deemed appropriate by the Senior Manager, Heritage Planning

G. REQUIRED CONTENTS AND CHECKLIST

To confirm application requirements it is advisable to discuss your project in advance with Heritage Planning staff during preliminary consultation meetings and consult the City of Toronto's Municipal Code.

Where conditional approval has already been granted under the OHA, document requirements should be discussed with heritage planning staff.

The HIA will be submitted in hard copy and PDF format along with any other required application material and will include (at minimum):

1. Required Contents Checklist



A copy of this HIA Terms of Reference with a completed Required Contents Checklist

2. Statement of Professional Qualifications

A Heritage Professional is a person who has specialized knowledge in the conservation and stewardship of cultural heritage and is supported by formal training and/or work experience. The professional must be a registered member of the Canadian Association of Heritage Professionals and in good standing. The background and qualifications of the professional(s) completing the HIA must be included in the report.



By checking this field, the Professional conforms to accepted technical and ethical standards and works in accordance with the regulations and guidelines of their specialty heritage fields and

jurisdictions of practice and confirms the information included in the HIA or CHER is accurate and reflects their professional opinion.

3. Executive Summary

- ☒ This section includes a summary of the project as a whole; a summary of the property's determined heritage values and attributes, including conclusions related to the evaluation of properties undertaken through the CHER; a summary of the proposed conservation strategy and a summary assessment of the impact of the proposed development or site alteration on the cultural heritage values and attributes of all on-site and adjacent heritage properties, including properties on the site that are not on the heritage register but which have been subject to evaluation either within the HIA or as the subject of a CHER.

The Executive Summary will also outline proposed mitigation measures and will include a clear statement of opinion about the appropriateness of the work as proposed, with specific reference to all applicable policies and guidelines.

4. Property Owner

- ☒ Owner name and full contact information, including e-mail address(es)

5. Owner's Representative or Agent

- ☒ Name and full contact information, including e-mail address(es), for any representative or agent acting on behalf of the owner accompanied by proof of owner consent

6. Location Plan

Location of the development site and the subject heritage property/properties shown on:

- ☒ City's property data map
- ☒ Aerial photograph

Maps and photographs must depict the site boundary within a 300 metre radius, or as appropriate, in order to demonstrate the existing area context and identify adjacent heritage resources. Maps to be to a metric scale (i.e. 1:100, 1:200, 1:500).

7. Cultural Heritage Evaluation Report (CHER)

Following the City of Toronto's Cultural Heritage Evaluation Report (CHER) Terms of Reference, this section will include the identification and evaluation of existing and potential properties on the development site, as required.

Where a property is subject to a notice of intention to designate under Section 29 of the OHA, designated under Part IV of the OHA after 2006 or designated under Part V of the OHA, the HIA must rely on the heritage values and attributes of the property which have already been determined by City Council.

It is expected the CHER will be prepared in the early stages of the design and development process, prior to determining what changes may be appropriate. It is recommended that the CHER be submitted as a separate document prior to its incorporation into the HIA and prior to the submission of a development application so that the heritage values can be confirmed.

Check all that apply:

- ☐ Evaluation of a property designated under Part IV, Section 29, of the Ontario Heritage Act prior to 2006 and date evaluation was completed.
- ☐ Evaluation of a property listed on the City's Heritage Register under Section 27 of the Ontario Heritage Act and date evaluation was completed.
- ☒ Evaluation of a property previously identified as having cultural heritage value through professional site assessments or planning studies and date evaluation was completed.
- ☒ Evaluation of a property believed to have cultural heritage value as identified by the community, City staff or local Councillor and date evaluation was completed.
- ☒ Evaluation of a property over 40 years old and date evaluation was completed.

8. Description of On-site Heritage Resources

This section will include a description of existing and potential cultural heritage resources within the development site, and shall include:

- ☒ Description of each property in its location on the site and any associated buildings, structures and/or landscapes. The description needs to include reference to all structures; buildings; age, location, type of construction, heritage attributes, building elements, features and / or remains; building materials; architectural style, type or expression and finishes; floor plan; natural heritage features; landscaping and archaeological resources as applicable.
- ☒ For each listed property, the existing Statement of Significance, Reasons for Listing and/or Reasons for Identification as adopted by City Council describing each property's cultural heritage value. Include the City Council inclusion dates and relevant details. This information can be obtained from the Heritage Planning office or online.
- ☒ For each Part IV or Part V designated property on the site, the existing Statement of Significance, Reasons for Designation describing each property's cultural heritage value and heritage attributes and/or the established cultural heritage value or contribution as described in the relevant HCD Plan. Include the associated designation by-laws and City Council inclusion dates and details. This information can be obtained from the Heritage Planning office or online.

9. Historic Photographs

- ☒ Historic photographs should be provided where available. If historic photographs cannot be located, it must be confirmed that the noted sources below have been checked and historic photographs were not present.

At minimum, the resources that must be consulted include:

- ✓ Toronto Archives
- ✓ Toronto Public Library
- ✓ Historical society archives

10. Current Photographs/Images

- ✓ Current photographs/images taken within 3 months of the application submission date showing the existing condition, context, attributes and other features of existing and potential heritage resources on the property that are unobstructed by landscaping, vegetation, vehicles, etc. The context includes other buildings and existing landscaping (mature trees, fences, walls, driveways) on the subject property. Photographs will include the following:

- Each building elevation
- Each heritage attribute or draft (CHER) heritage attribute affected by the proposed works
- Existing context including other buildings on and adjacent to the site and existing landscaping
- Interior heritage attributes described in the Part IV designation by-law or the CHE, where applicable
- Photographs of the property as seen from the public realm around the property including each public right of way, lane, or shared driveway, park and publicly accessible open space, as appropriate to the site
- Photographs showing the relationship of the site to the adjacent properties

11. Description of Surrounding Neighbourhood Keyed to a Context Map

- ✓ Provide a detailed narrative of the surroundings of the site with particular attention to subject street frontages or block faces, subject property and opposite side of the street frontage(s). Be sure to reference architectural styles, profiles and ages of buildings and describe the existing “sense of place” where discernible and key to a context map.

12. Description of Adjacent Heritage Properties (if applicable)

Using the definition of "adjacency" in the City's Official Plan, this section must provide a description of each heritage property/resource adjacent to the development site, including:

- ✓ Description of the property in its location adjacent to the site, including any buildings, structures and/or landscapes or landscape features.
- ✓ Part IV or V designation dates and details.

☐ Existing Statement of Significance or Reasons for Designation describing the property's cultural heritage value. This information can be obtained from the Heritage Planning office.



Photographs to include:

- Photographs taken within 3 months of the application submission date of each elevation of the resource on the adjacent heritage property.
- Aerial photographs showing the relationship of the adjacent properties to the development site.
- Available historic photographs that show the adjacent buildings in relation to the application site, or confirmation that none were available from the noted sources.

13. Condition Assessment

The condition assessment should not rely solely on a visual inspection. Recommended methods for determining the condition of the resource(s) include a structural engineering analysis, a geotechnical study, non-destructive and destructive testing where underlying conditions might be obscured by architectural elements, signage or other physical barriers.

Destructive testing may be subject to approval. Please consult the heritage planner assigned to your application to confirm testing requirements needing a preliminary review.



Written description and high quality colour photographic documentation of each existing and potential heritage resources on the development site in its current condition and a detailed visual and written description of the physical condition of the resources including, but not limited to:

- The roof (including chimneys, roofing materials, etc.)
- Each building elevation including windows, doors, porches and decorative elements
- Foundations
- Each heritage attribute identified in an existing Statement of Significance or a CHE including landscape features where applicable
- Structural stability of the building
- Other aspects of the site as appropriate

14. Description of Proposed Development or Site Alteration

In this section, the plans, drawings, specifications and a description of the site alteration must include all new development on and alterations and interventions to each designated and/or listed and/or potential heritage property on the development site.

The drawings and specifications should also show any internal heritage attributes described in the designation by-law and show any proposed changes to them.

If no changes are being proposed to a specific building, structure or heritage attribute on the subject property a written confirmation of this and confirmation of its proposed conservation

can be provided instead of including proposed plans, sections and elevations of that specific building, structure or heritage attribute.

- ☒ ☐ written itemized and detailed description of all alterations and interventions affecting the cultural heritage value and attributes of each onsite existing and potential heritage property and adjacent heritage property with a clear narrative of what is proposed to be conserved, altered, visually or physically impacted or demolished and/or removed.
- ☒ ☐ Existing plans, sections and elevations showing the current condition of each property with any buildings, structures and attributes proposed to be demolished or removed identified in RED and/or altered in BLUE.
- ☒ ☐ Proposed plans, sections and elevations showing any attributes proposed to be demolished, removed or reconstructed in RED and new construction and alterations in BLUE.

15. Demolition

Separate approval under the Ontario Heritage Act is required for any property designated under Part IV or V where the demolition or removal of a building, structure and/or attribute is proposed.

60 days' written notice of intention to demolish a building or structure on a listed property must be submitted to the Chief Planner, consistent with the Toronto Municipal Code, Chapter 103.

- ☐ Check if NO demolition or removal is proposed.
- ☐ Where the demolition and/or removal of a building, structure and/or heritage attribute is proposed on an existing Part IV heritage property, a written description will explain the reason for the proposed demolition and/or removal and how it conserves the cultural heritage value and attributes of the property as described in the designation by-law or the CHER and how it conserves the integrity of the property.
- ☒ Where the demolition and/or removal of a building, structure and/or heritage attribute is proposed on a Part V designated property within a Part V designated district, a written description will explain the reason for the proposed demolition and/or removal and how such demolition and/or removal conserves the cultural heritage values and heritage attributes of the relevant Heritage Conservation District and describe how the proposal is not contrary to the objectives of that HCD Plan and how the proposal does not conflict with that HCD Plan.
- ☐ Where the demolition and/or removal of a building or structure on a listed heritage property is proposed, a written description will explain the reason for the proposed demolition and/or removal and how it conserves the cultural heritage value of the property as described in the reasons for listing or the CHER and conserves the integrity of the property.
- ☐ Where the demolition and/or removal of a building or structure on a potential heritage property is proposed, a written description will explain the reason for the proposed demolition and/or removal.

16. Analysis of the Impact of Development or Site Alteration

In this section, a clear and objective analysis of the impact of all alterations and interventions, (direct and indirect), that affect the cultural heritage value and attributes as described in the designation by-law or approved CHER of each existing, potential and adjacent heritage property or HCD is required.

- ✓ An itemized and detailed analysis of the impact of and rationale for all alterations and interventions proposed affecting the cultural heritage value and attributes of each existing, potential and adjacent heritage property applying all relevant policies including the City of Toronto Official Plan, the Provincial Policy Statement and A Place to Grow: Growth Plan for the Greater Golden Horseshoe.
- ✓ A description of and rationale for the primary conservation treatment(s) based on the *Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada*.
- ✓ An itemized and detailed analysis of and rationale for all alterations and interventions proposed affecting the cultural heritage value and attributes of each existing, potential and adjacent heritage property using all applicable guidelines in the *Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada*.
- ✓ Using the definition of "integrity" in the City of Toronto Official Plan, provide a description and analysis of the impact of the development/site alteration on the integrity of each existing, potential and adjacent heritage property.
- ✓ An analysis of the visual impact of the design of the new development on, and a description of the efforts to ensure mitigate the impact and ensure its compatibility with, the heritage value, attributes and character of each existing, potential and adjacent heritage property or HCD.

17. Engineering Considerations

In the case of partial *in situ* or façade-only retention, temporary removal or relocation of a building or structure of an onsite existing or potential heritage resource, or when a compromised structure is part of the reason for the proposed works, an engineering study must be undertaken by a Professional Engineer that confirms the feasibility of the proposed strategy in the context of the development/site alteration. An engineering study may also be requested in other circumstances.

A vibration or other site management related study may be requested to assess any potential impacts to adjacent heritage resources.

The study should consider (at minimum) overall site alterations, construction access, buried utilities, right-of-way management and construction/conservation methodologies. Recommendations must be based on a detailed understanding of the current condition of the resource(s) being conserved as described in Section 12.

Limited invasive testing of existing heritage fabric and other forms of ground investigation are strongly recommended at the earliest stages of the project. Purely visual inspection will not be an acceptable basis for decision-making.

- ☐ A statement from a professional engineer confirming feasibility of a strategy that involves façade retention, temporary removal or relocation. Conservation strategies with engineering considerations must include this statement or the HIA will be deemed incomplete.

18. Mitigation

Mitigation measures and/or alternative options are important components of the HIA as they describe ways to avoid or reduce negative impacts on the cultural heritage resources. Mitigation might also be achieved through modifications to the design of project as a whole, for example exploring alternative parking arrangement the modification of supporting caisson walls and other shoring and bracing strategies that supports greater retention of built fabric, exterior walls, interior attributes and *in situ* preservation etc.

- ☒ A detailed and itemized description of recommended mitigation measures that will best conserve the cultural heritage values and attributes of each existing, potential and adjacent heritage resource. Note: Potential heritage resources are defined in Section F above. Adjacent properties are defined in Section 3.1.5 of the City of Toronto Official Plan.
- ☒ If mitigation measures and/or alternative development options are not warranted because the cultural heritage values and attributes are being conserved, describe and provide a rationale for no recommendation.
- ☒ Where significant interventions occur, describe and provide a rationale for the alternative development approaches and mitigation measures that were explored but not recommended in this HIA.

19. Conservation Strategy/Summary

- ☒ Itemized summary of the conservation strategy detailed in the previous relevant sections.

20. Statement of Professional Opinion

- ☒ A conclusive and objective statement of professional opinion about the compliance of the project with all relevant municipal and provincial policies and respect for recognized professional standards and best practices in the field of heritage conservation in Canada.
- ☒ If, in the opinion of the heritage consultant, a development proposal does not comply with all applicable policies or respect recognized professional standards and best practices in the field of heritage conservation as reflected in all applicable guiding documents, a full analysis will be provided explaining the reasons for why this conclusion has been drawn.



200 University Avenue
Toronto, ON

CULTURAL HERITAGE EVALUATION REPORT

June 2, 2022

E R A

Project # 20-067
Prepared by PE / SI / NP / PB

PREPARED FOR:

GWL Realty Advisors
#1000-33 Yonge Street
Toronto, Ontario, M5E 1G4
416-507-2803

PREPARED BY:

ERA Architects Inc.
#600-625 Church St
Toronto ON, M4Y 2G1
416-963-4497

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1 REQUIRED CONTENTS CHECKLIST

In accordance with the City of Toronto's Cultural Heritage Evaluation Report Terms of Reference (2021), a copy of the Terms of Reference and a completed Required Contents Checklist are attached to this report in Appendix A.

2 STATEMENT OF PROFESSIONAL QUALIFICATIONS

ERA Architects Inc. (ERA) specializes in heritage conservation, architecture, planning and landscape as they relate to historical places. This work is driven by our core interest in connecting heritage issues to wider considerations of urban design and city building, and to a broader set of cultural values that provide perspective to our work at all scales.

In our 30 years of work, we've provided the highest level of professional services to our clients in both the public and private sector out of offices in Toronto, Montreal and Ottawa. We have a staff of more than 100, and our Principals and Associates are members of associations that include: the Ontario Association of Architects (OAA), the Canadian Association of Heritage Professionals (CAHP) and the Royal Architectural Institute of Canada (RAIC).

Philip Evans OAA, MRAIC, ICOMOS, CAHP is a principal at ERA and the founder of Culture of Outposts and small. Over the course of 17 years working in the field of heritage conservation, he has led a wide range of conservation, adaptive reuse, design, and feasibility planning projects.

Samantha Irvine JD, ICOMOS, CAHP is an associate with the heritage planning team at ERA, where she has overseen projects that impact culturally significant buildings, neighbourhoods and landscapes since 2015. She holds a BA in History and Sociology from McGill University (Great Distinction); MA degrees in Historical & Sustainable Architecture (NYU) and Sustainable Urbanism (Wales); and a JD from Queen's University. She is a member of the Ontario Bar Association and a former Fellow of Sustainable Urbanism with the Prince's Foundation in London, England.

Neil Phillips is a project manager with the heritage planning team at ERA Architects. He holds a Master of Landscape Architecture from the University of Toronto, a certificate in Urban Design from Harvard University, a Bachelor of Urban and Regional Planning from Ryerson University, and a Honours Bachelor of Public Administration from the University of Ottawa.

Patrick Brown is a planner with the heritage team at ERA Architects. He holds a Bachelor of Urban and Regional Planning from Ryerson University, as well as a diploma in Heritage Conservation from the Willowbank School of Restoration Arts.

3 EXECUTIVE SUMMARY

Background

This document has been prepared by ERA Architects Inc. (“ERA”) to provide a Cultural Heritage Evaluation Report (“CHER”) for the property known municipally as 200 University Avenue, Toronto (the “Site”). The Site contains a 16-storey Modernist office building constructed between 1958 and 1961.

The property on the Site is listed on the City of Toronto’s Heritage Register. In accordance with the City of Toronto’s HIA and CHER Terms of Reference, a CHER is required in addition to an HIA for a listed property.

Cultural Heritage Value Assessment

ERA finds that the property at 200 University Avenue meets the O. Reg. 9/06 criteria for design/physical, historical/associative, and contextual value. Based on our evaluation under O. Reg. 9/06, the property is a strong candidate for designation under Part IV of the Ontario Heritage Act (“OHA”).

Constructed between 1958 and 1961 for the Sun Life Assurance Company of Canada, 200 University Avenue is a representative example of a Modernist office tower. Eschewing traditional masonry and concrete, it is an early example of an entirely glass and metal-clad curtain-walled structure in which the structural support columns are set exterior to the curtain wall. When completed, it was one of the first modernist towers to be constructed with a pavilion and plaza in Toronto.

The building is directly associated with the Modernist movement in Canada, having been designed by John C. Parkin, one of Canada’s most important Modernist architects and Chief Designer at John B. Parkin Associates, which at the time was Canada’s largest architectural firm. The property bears a strong visual and historical relationship to University Avenue, both in its response to the existing context

upon construction and its influence on subsequent development.

As per the CHER Terms of Reference, the following potential heritage attributes have been identified:

- The setback, placement and orientation of the building along University Avenue.
- The rectilinear massing of the office building aligned with the north, south, and west property lines.
- The rectilinear massing of the mechanical penthouse and its setbacks from the east and west facades.
- The metal clad perimeter columns extending from the first through thirteenth floors.
- The recessed fourteenth floor.
- The floating metal and glass curtain walls on all four facades between the third through thirteenth floors, their situation behind the perimeter columns, and the size, orientation and placement of the windows, metal spandrels and I-beam ‘fins’.
- The glass-clad ground floor and mezzanine set back from the building facade.
- The common articulation of the four facades from the third to thirteenth floors.
- The public plaza between the building and University Avenue.
- The unobstructed view of the east, north, and west elevations from University Avenue, Richmond Street West, and Simcoe Street.

4 PROPERTY OWNER

GWL Realty Advisors
#1000-33 Yonge Street
Toronto, Ontario, M5E 1G4
416-507-2803

5 OWNER'S REPRESENTATIVE OR AGENT

Adam Schneiderman
GWL Realty Advisors
#1000-33 Yonge Street
Toronto, Ontario, M5E 1G4
416-507-2803
Adam.Schneiderman@gwlra.com

6 LOCATION PLAN





Aerial Map

- The Site
- Listed
- Part IV
- Queen Street West HCD

7 REASONS FOR CHER & BACKGROUND INFORMATION

The Site comprises the property known municipally as 200 University Avenue which is listed on the City of Toronto's Heritage Register.

The City of Toronto's CHER Terms of Reference states: "ACHER will be required: for development applications that include a property that is listed under Section 27 of the Ontario Heritage Act on the City of Toronto's Heritage Register."

8 DESCRIPTION OF PROPERTY & VISUAL INSPECTION

The property's legal address is 200 University Avenue, Toronto. The property is zoned Commercial Residential and is identified as being within the Financial District, and as Mixed Use Areas 1 - Growth within the City of Toronto Downtown Secondary Plan. The property is not within any Site and Area Specific Policies.

The property is located on the west side of University Avenue, comprising the northern portion of the block bound by Richmond Street West to the north, University Avenue to the east, Adelaide Street West to the south, and Simcoe Street to the West.

The property is listed on the City's Heritage Register under Section 27 of the *Ontario Heritage Act* (OHA). To the north, the property is adjacent to the Part IV designated Bank of Canada Building at 250 University Avenue, and the Queen Street West Heritage Conservation District. To the west, the property is adjacent to the King Spadina Heritage Conservation District which is currently under appeal and not in force.

The property contains a 16-storey Modernist building constructed between 1958 and 1961 for the Sun Life Assurance Company of Canada. The building has 14 floors surmounted by a two-storey mechanical penthouse set back from east and west elevations. The building has a six-level underground parking garage accessed via an entrance on Simcoe Street. The September 1968 volume of the Royal Architectural Institute of Canada Journal provides the following description:

The Sun Life Building is a curtain wall tower structure. The weight of the building is supported by columns within a central core, and by exposed perimeter columns clad in aluminum. The entire exterior is glass and aluminum and its simple, straightforward lines give the impression of lightness, yet strength.

The central core, housing all services, ducts and washrooms, is entirely surrounded by office space free of supporting columns. All office space is within 30 feet of the windows, assuring excellent natural lighting throughout.

The eastern section of the property along University Avenue, which is currently a public plaza, has been identified as having archaeological potential as per the Toronto Archaeological Potential Map.

9 CURRENT PHOTOGRAPHS

9.1 Building Elevations



Fig. 1. East elevation (ERA, 2022).



Fig. 2. North elevation (ERA, 2022).



Fig. 3. South elevation (ERA, 2022).



Fig. 4. West elevation (ERA, 2022).

9.2 Context



Fig. 5. Looking northwest along University Avenue (ERA, 2022).

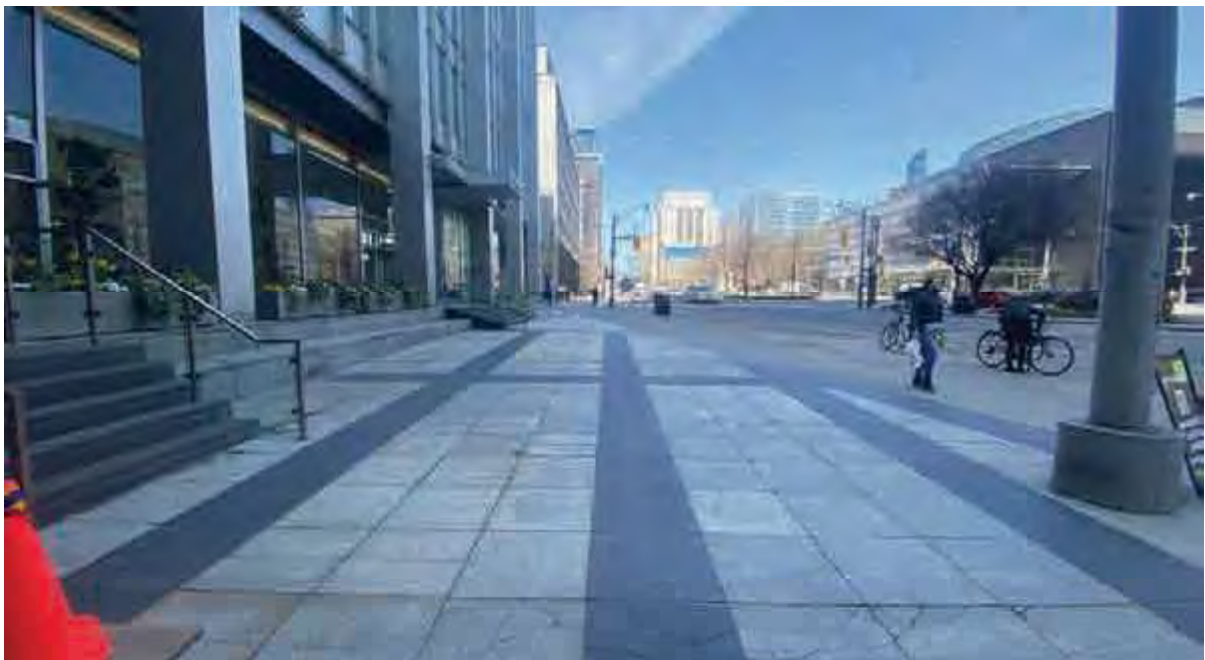


Fig. 6. Looking north along University Avenue (ERA, 2022).



Fig. 7. Looking northeast from the Site (ERA, 2022).



Fig. 8. Looking south along University Avenue from the Site (ERA, 2022).



Fig. 9. Looking south along Simcoe Street from the Site (ERA, 2022).

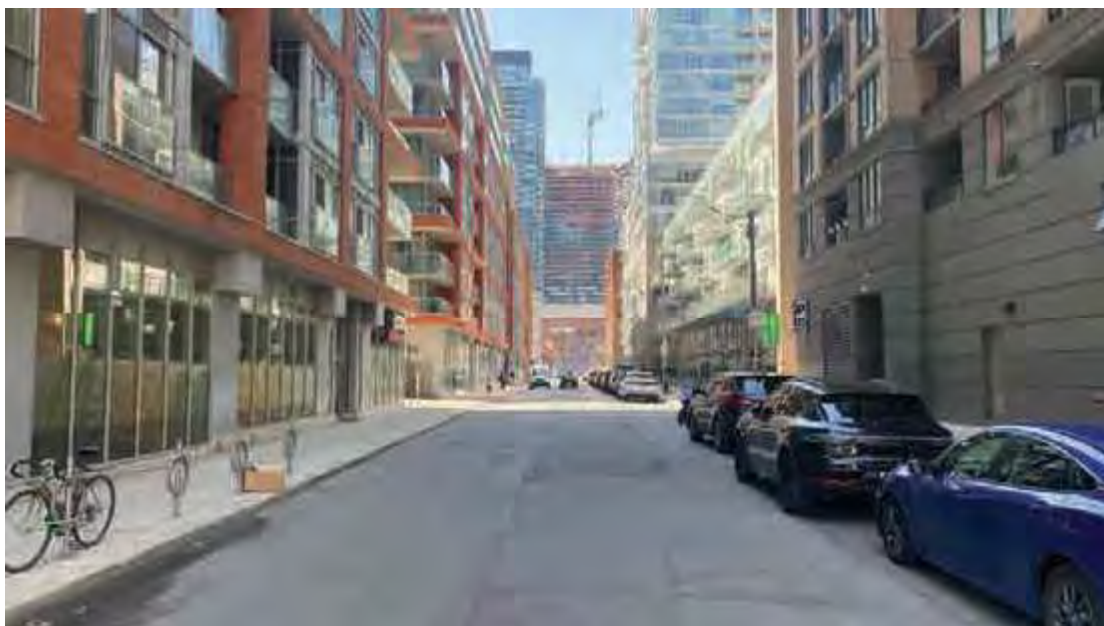


Fig. 10. Looking east along Nelson Street from the Site (ERA, 2022).



Fig. 11. Southwest corner of Simcoe Street and Nelson Street (ERA, 2022).



Fig. 12. Northwest corner of Simcoe Street and Nelson Street (ERA, 2022).



Fig. 13. Looking north along Simcoe Street from the Site (ERA, 2022).



Fig. 14. Looking north across Richmond Street West from the Site (ERA, 2022).



Fig. 15. Looking north from the roof of the Site (ERA, 2022).



Fig. 16. Looking northeast from the roof of the Site (ERA, 2022).

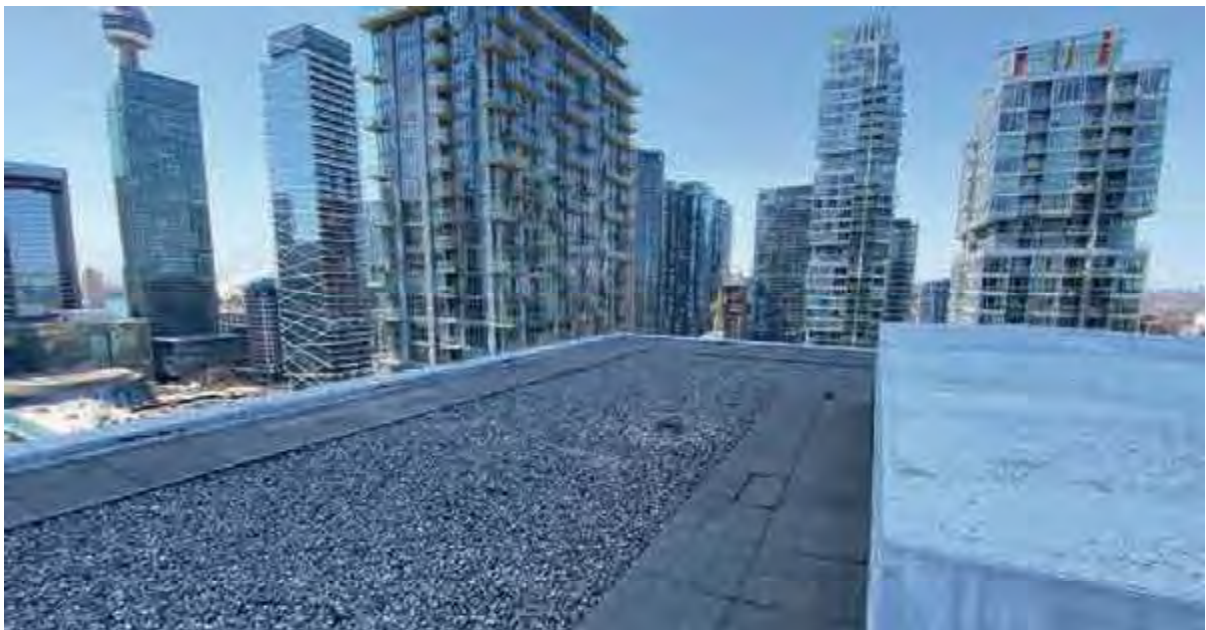


Fig. 17. Looking southwest from the roof of the Site (ERA, 2022).



Fig. 18. Looking northwest from the roof of the Site (ERA, 2022).



Fig. 19. Looking northwest along University Avenue toward the Site (ERA, 2022).



Fig. 20. Looking south along University Avenue toward the Site (ERA, 2022).



Fig. 21. Looking north along Simcoe Street toward the Site (ERA, 2022).



Fig. 22. Looking northeast along Simcoe Street towards the Site from Adelaide Street West (ERA, 2022).



Fig. 23. Looking south across Richmond Street West towards the Site (ERA, 2022).



Fig. 24. Looking west across University Avenue towards the Site (ERA, 2022).

10 DESCRIPTION OF SURROUNDING NEIGHBOURHOOD

Surrounding Area

The area surrounding the Site is a mixed-use neighbourhood consisting of contemporary high-rise commercial and mixed use residential structures, institutional structures, and early to mid-century office buildings.

To the north of the Site, across Richmond Street West, is the 8-storey Bank of Canada Building at 250 University Avenue. Constructed between 1957 and 1958, it was designed by Robert Schofield Morris in the Modern Classical style. To the east of the Site, across University Avenue, is the 43-storey Hilton Hotel on the southeast corner of Richmond Street West and University Avenue. Constructed in 1972 it is designed in the Brutalist style.

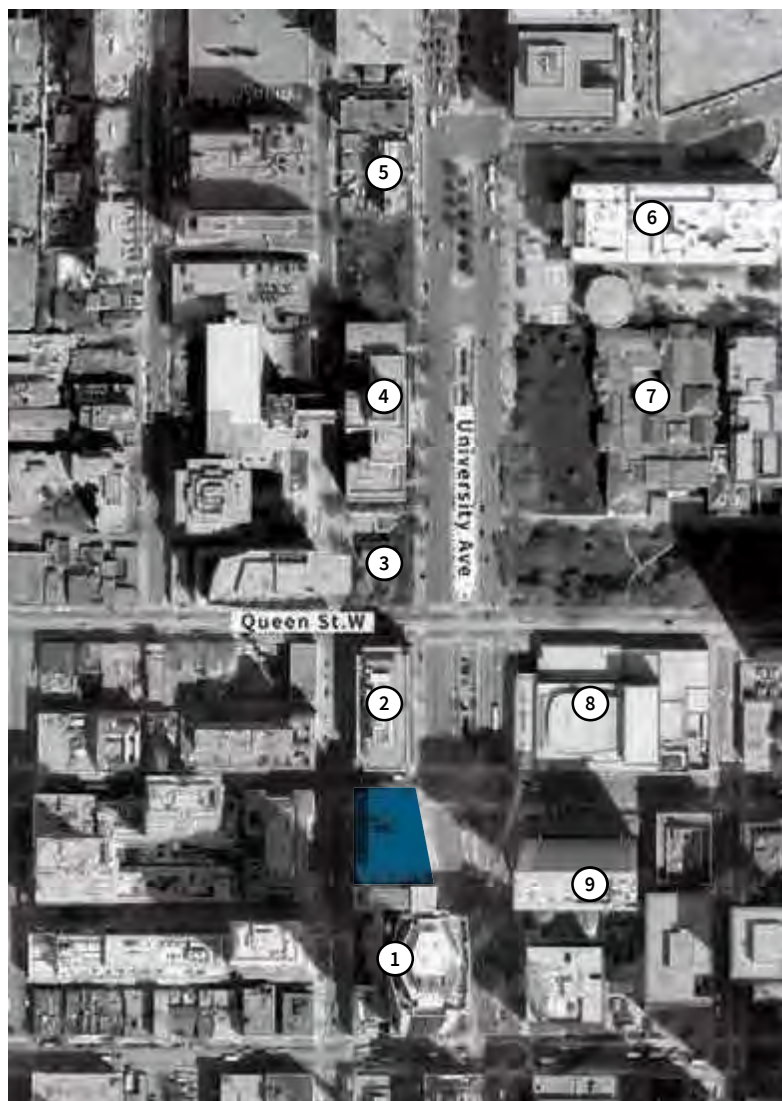
To the south of the Site, comprising the remainder of the block bounded by Richmond Street West, University Avenue, Adelaide Street West and Simcoe Street, is the Shangri-La hotel. The Shangri-La hotel was constructed between 2008 and 2012 and is comprised of a four-storey modern glass-clad commercial structure, followed by a 65-storey modern glass-clad tower. The hotel also includes the c.1830 three-storey masonry-clad Bishop's Block on the northeast corner of Adelaide Street West and Simcoe Street. To the west of the Site, across Simcoe Street, is a 17-storey residential building with ground floor retail.

University Avenue

The section of University Avenue south of the Site is lined on either side by high-rise commercial buildings in close proximity to one another. North of the Site, between Richmond Street West and Armory Street, the east side of University Avenue is comprised of the Four Seasons Centre for the Performing Arts (2006), Osgoode Hall (1832-1891), and University Avenue Courthouse (1967). The west side of this section of University Avenue is comprised of the Bank of Canada Building (1958), Campbell House Museum (1822), Canada Life Building (1931), and US Consulate (1948-1950). Aside from the 17-storey Canada Life Building, the remaining structures range in height from three to eight stories. Large landscaped spaces surround Osgoode Hall and both sides of the Canada Life Building.

Richmond Street West and Simcoe Street

The area immediately west of the Site along Simcoe Street, Nelson Street and Richmond Street West, is characterized by high-rise commercial and residential structures. Moving westward along Nelson Street and Richmond Street West, and south along Simcoe Street, the area transitions from contemporary high rise towers to a mix of early to mid-twentieth century warehouse buildings and contemporary mixed use residential high-rises.



- The Site
- ① Shangri-La Hotel
- ② Bank of Canada Building
- ③ Campbell House Museum
- ④ Canada Life Building
- ⑤ US Consulate
- ⑥ University Ave Courthouse
- ⑦ Osgoode Hall
- ⑧ Four Seasons Centre
- ⑨ Hilton Hotel

Fig. 25. Context map showing the Site and selected surrounding sites (Google, 2022, annotated by ERA).

11 HISTORIC PHOTOGRAPHS



Fig. 26. 1930s aerial image looking southeast towards University Avenue. Note the recently cleared lands south of Queen Street for the University Avenue extension. The Site is indicated with a blue arrow (City of Toronto Archives, annotated by ERA).



Fig. 27. 1929 image looking north from south of Wellington Street showing ongoing building demolition for the University Avenue extension (City of Toronto Archives).



Fig.28. 1931 image looking north from south of Pearl Street showing the construction of the University Avenue extension. The Site is indicated with a blue arrow (City of Toronto Archives, annotated by ERA).



Fig.29. 1931 image looking south from Queen Street showing the construction of the University Avenue extension. The pre-1930s structure at 167 Richmond Street is indicated with a blue arrow (City of Toronto Archives, annotated by ERA).



Fig.30. 1930 image of Crucible Steel Company building at 163-165 Richmond Street West. The western edge of the building and adjacent laneway form part of the Site's public plaza along University Avenue today (City of Toronto Archives).



Fig. 31. 1950s image looking north along University Avenue from Front Street e (City of Toronto Archives).



Fig. 32. 1950s image looking south along University Avenue from 330 University Avenue with the Site shaded blue (City of Toronto Archives, annotated by ERA).



Fig. 33. 1956 image of the Site looking southwest from the intersection of University Avenue and Richmond Street West (City of Toronto Archives).



Fig. 34. 1957 image of the scale model of 200 University Avenue and former banking pavilion (Panda Associates).

Fig. 35. 1957 image of the Site looking west from University Avenue during construction (Panda Associates).



Fig. 36. 1958 image of the Site looking west from University Avenue during construction (Panda Associates).



Fig. 37. 1958 image of the Site looking north towards Richmond Street West during construction (Panda Associates).



Fig. 38. 1958 image looking southwest from across University Avenue towards the Site (Panda Associates).



Fig. 39. 1958 image looking northwest from across University Avenue towards the Site (Panda Associates).



Fig. 40. 1958-1960 image of superstructure under construction (RAIC, 1961).



Fig. 41. 1961 image of the Site looking southeast from Simcoe Street and Richmond Street West (RAIC, 1961).



Fig. 42. 1961 image of the Site from University Avenue and Richmond Street West (RAIC, 1961).



Fig. 43. 1961 image of the University Avenue entrance hall (RAIC).



Fig. 44. 1972 image looking north along University Avenue with the Site indicated by a blue arrow (City of Toronto Archives, annotated by ERA).



Fig. 45. 1972 image looking south along University Avenue with a blue arrow indicating the former one-storey banking pavilion south of the Site (City of Toronto Archives, annotated by ERA).



Fig. 46. 1972 image of the southeast corner of the Site at Simcoe Street and Richmond Street West (City of Toronto Archives).



Fig.47. 1972 image of the southwest corner of the Site at University Avenue and Richmond Street West (City of Toronto Archives).



Fig.48. 1980s image looking south along Simcoe Street with the Site on the left (City of Toronto Archives).



Fig.49. 2000s image looking towards the Site from the southwest corner of Simcoe Street and Adelaide Street West. Note the c.1830 Bishop's Block in the foreground (ERA Architects).



Fig. 50. 1980s image looking northwest along University Avenue with the Site indicated by a blue arrow (City of Toronto Archives, annotated by ERA).



Fig. 51. 1984 image looking west along Nelson Street towards Simcoe Street with the Site on the left (City of Toronto Archives).