

12 PRIMARY AND SECONDARY RESEARCH

ERA undertook primary and secondary research to identify the Site's history of ownership and development. The following resources were consulted:

- Toronto Archives
- Toronto Building Records
- Goad's Atlas of the City of Toronto Maps
- Toronto City Directories
- Land Registry Office
- Ontario Archives
- Toronto Public Library
- City of Toronto Aerial Photographs

This section includes a written narrative describing the Site's history of development, which is organized into contextual (i.e. neighbourhood) and site-specific history. The contextual history is drawn from a broad range of sources listed in the references section. The research results are used as the basis for the evaluation of the Site's cultural heritage value (following Ontario Regulation 9/06) in Section 15.

Indigenous History

This site history was prepared from a non-Indigenous perspective, based on written and archaeological records. It does not reflect or represent the full rich history of Indigenous peoples in this region.

The Site is located on the traditional territory of the Huron-Wendat, Haudenosaunee and Mississaugas of the Credit First Nation. Today Toronto is home to many diverse First Nations, Inuit, and Métis peoples.

The Site is within the Dish with One Spoon Wampum Belt Covenant, an agreement between the Haudenosaunee Confederacy, the Anishnaabeg, and allied nations to peaceably share and care for the resources around the Great Lakes, which encompasses southern Ontario, from the Great Lakes to Quebec, and from Lake Simcoe to the United States. Originally made between the Anishinaabe and Haudenosaunee after the French and Indian War (1754-1763), newcomers were incorporated into it over the years, most notably in 1764 with the Niagara Treaty, in which Indigenous Nations ratified the Royal Proclamation of 1763.

The Royal Proclamation, which established a framework for the colonization of Indigenous territories in North America, was issued by the Crown following the British conquest of New France in 1763. The proclamation stated that Indigenous peoples held title to their territory until it was ceded by a treaty, thereby forbidding individual settlers from claiming land until it was first “purchased” by the Crown.

The Site, and much of present-day Toronto, was subject to the 1805 “Toronto Purchase” Treaty (No. 13), which was signed with the Mississaugas of the Credit following an earlier 1787 treaty. These treaties and subsequent land surveys superimposed a colonial understanding of land over the spiritual and communal relationship held by the Mississaugas of the Credit, who were displaced from their traditional territory and left with small reserves. In 2010, the 1805 Treaty was subject to a successful land claim by the Mississaugas of the Credit, which found that the Crown obtained more land than originally agreed upon for an unreasonable sum.

Town of York

In 1791, the Township of York was surveyed by Augustus Jones, establishing Lot (Queen) Street as the Township baseline. In 1793, Lieutenant-Governor John Graves Simcoe ordered a survey of the original 10-block Town of York, the new provincial capital of Upper

Canada. The area to the west of the townsite, including the Site, formed part of the lands reserved for government and military use.

Following John Graves Simcoe's departure from York in 1796, Peter Russell was appointed as the Administrator of the province pending Simcoe's return. To accommodate public buildings and settlement, Russell ordered two surveys for the enlargement of York in 1797, the first extending the town north to Lot (Queen) Street and west to York Street, and the second west to Peter Street.

Despite the 1797 enlargement of York, residential development progressed slowly in the New Town, as the area was considered relatively remote. Between 1813 and 1818, the area between York and Peter Streets contained fewer than 20 dwellings.

Urbanization

The period after 1820 saw the emergence of new institutional uses in the New Town southwest of the Site. This included Upper Canada College at Simcoe and Adelaide Streets on Russell Square (1828-1830), and the Third Parliament Buildings of Upper Canada at Front and Simcoe Streets on Simcoe Place (1832). This period also saw the surrounding area begin to develop as a residential neighbourhood including the c. 1830 Bishop's Block, at the corner of Adelaide and Simcoe Streets, to the south of the Site.

By the 1880s, the area was densely built out with fine-grained residential development, save for the large civic and institutional sites – Upper Canada College, the Government House and the Parliament Buildings – which encompassed entire city blocks.

20th Century Development

The built character of the surrounding neighbourhood changed significantly after the turn of the 20th century. Following the relocation of Upper Canada College to Deer Park in 1891, its former Russell Square campus was subdivided and redeveloped with commercial warehouses and factories, while the Old Parliament and Government House sites were cleared for freight yards following the completion of the new legislature building at Queens Park in 1892. Many of the remaining residential buildings were subsequently converted to ancillary uses such as rooming houses to meet the need for housing for those working in the freight yards and surrounding warehouses and factories.

University Avenue

The one-mile-long boulevard stretching between Union Station and the University of Toronto was first laid out in 1829 as a private toll-road connecting Lot (Queen) Street and the lands granted to King's College. Originally named College Avenue, due to it serving as the main north-south connection between the Town of York and the King's College lands, it was surrounded by a fence and guarded by a gatehouse. Its design featured a 40-meter-wide avenue comprised of a central carriageway flanked by generously landscaped walkways. In 1842, Park Lane was constructed on the east side of College Avenue. Unlike College Avenue, the largely residential Park Lane was a public roadway. By 1880, Park Lane had been renamed University Street. Between 1893 and 1899, College Avenue and University Street were combined to create University Avenue.

In 1928, the City adopted the "University Avenue Extension Act" for the extension of University Avenue southward from Queen Street West to Front Street. According to the City of Toronto:

A Commission was appointed by the City to design the route from Queen to Front Street. University Avenue was extended south of Richmond Street on an angle to Front Street. North to Queen's Park, University Avenue was divided by a landscaped boulevard (the setting for monuments) and flanked by wide sidewalks. The commission recommended that new buildings along the route adhere to a uniform cornice line of 100 feet, but towers could extend beyond this height. In 1931, the City established a review committee to judge designs, which excluded residential buildings, controlled height, colour and materials, and rejected overhead wires, billboards and illuminated signs.

In 1948, University Avenue was widened, with southbound traffic running along the former College Avenue section and northbound traffic along the former University Street section. The construction of the University Subway Line under the avenue in 1963 resulted in the redesign of University Avenue by the landscape architectural firm of Dunington-Grubb and Stensson. Describing the design plan, the Cultural Landscape Foundation noted that:

The City rejected the plan but accepted a scaled-back, more unified version a year later. Stretching the length of the avenue, eleven diversely designed, sculpted islands were laid out in the median flanked on either side by two lanes of traffic.

Punctuated by five fountains, two pools, and numerous monuments, the central median is united by intricate paving, globe elms, and raised planting beds. Seating elements disguise the ventilation system from the subway below and concrete planters protect plants from winter road salt.

Site History

The Site is located on the northwestern part of Town Lot 11, including Lot 3 and part of Lot 4 of Plan 737E, on the South Side of Richmond (formerly Hospital) Street within the Plan of the Town of York.¹ Town Lot 11 on the south side of Richmond Street West was granted to Edward Jessup in 1797.²

By 1858, there were two buildings on the Site, a two-storey rough cast structure facing Simcoe Street and a shed building to the rear along the eastern edge of the Site.³ By 1880, the structure along Simcoe Street had been replaced by seven two-and-a-half storey brick rowhouses numbered 141 through 153 Simcoe Street.⁴ A laneway off of Richmond Street West provided access to the rear ancillary buildings of the properties along Simcoe Street as well as the shed-style building along the eastern edge of the Site, now known as 147 Richmond Street South.⁵ By 1889, the properties along Simcoe Street were renumbered 143 through 155, while 147 Richmond Street West was renumbered 165.⁶

Between 1903 and 1909, 165 Richmond Street West was developed as part of the Crucible Steel Works which was demolished between 1929 and 1930 to allow for the extension of University Avenue southward from Queen Street West to Front Street.⁷ The new right-of-way resulted in two triangular properties along the west side of University Avenue between Adelaide Street West and Richmond Street West which would be registered as Lots 3 and 4 on Plan 737E in 1942.⁸

Between 1933 and 1934, the properties at 147-155 Simcoe Street had been demolished and replaced by Walsh's Service Station at 167 Richmond Street West.⁹

1 Metro Toronto Land Registry Office, Property Address Search.

2 Metro Toronto Land Registry Office, Book 684, p.45.

3 Boulton, W.S. (1858). *Atlas of the City of Toronto and Vicinity*.

4 Fire Insurance Plan, 1880, plate 138.

5 Ibid.

6 Fire Insurance Plan, 1889, plate 138.

7 Fire Insurance Plan, 1903 & 1909, plate 138; Tracy De Le May, T. (1929) *Survey of planned University Avenue Extension*.

8 Metro Toronto Land Registry Office, Plan 737E.

9 Toronto City Directory, 1933 & 1934.

On November 1, 1928, Gelber Investments Ltd purchased 167 Richmond Street West, followed by 143 Simcoe on August 15, 1929, 145 Simcoe Street on April 24, 1946, and Lot 3 of Plan 737E on February 14, 1950.¹⁰ On February 6, 1953, these four parcels of land were sold to Richmond-University Realities Inc which sold them to Johan Meier on April 28, 1955.¹¹ Meier sold the properties to John C. Colling on the 24 February, 1956, who then sold the properties to the Sun Life Assurance Company of Canada on March 13, 1956.¹² On June 28, 1957, the Sun Life Assurance Company purchased the northern section of Lot 4 of Plan 737E.¹³

200 University Avenue

Designed by John C. Parkin in the Modernist style and completed in 1961 for the Sun Life Assurance Company of Canada, 200 University Avenue was a marked departure from the existing structures that lined University Avenue. In announcing its construction, the Globe and Mail stated:

The dust and draught-proof building will be one of the first all glass and metal office structures in Canada. It will be sheathed entirely in polished plate glass and anodized aluminum. A raised penthouse at its top will house much of the mechanical equipment (April 12, 1958).

Its original design of 18 stories was rejected because it did not conform to By-law No. 13409 governing University Avenue, which required “either a ‘wedding cake’ design under which successive stories above the 130 foot level are cut back, or a building of lesser height (Globe and Mail January 25 1957).” While its height was reduced to 16 storeys, the design did break with other aspects of University Avenue’s By-law No. 13409. Buildings were required to be built to the property line and clad in light colored brick or stone; 200 University Avenue was set back from University Avenue and clad in glass and anodized aluminum. As part of the original project, a two-storey banking pavilion was constructed on the adjacent property to the south. Based on aerial photographs, the banking pavilion was demolished between 1987 and 1989.



Fig.52. 1961 image of 200 University Avenue showing the banking pavilion to the left (RAIC).

¹⁰ Metro Toronto Land Registry Office, Book 684, p. 43 and Book 876, p.17.

¹¹ Metro Toronto Land Registry Office, Book 876, p.17.

¹² Ibid, p.18.

¹³ Ibid, p.21.

John C. Parkin

John Creswell Parkin (1922-1988), considered to be one of the most important post-war architects in Canada, was described by the Ontario Association of Architects as “A pioneer of the International Style in Canada”.¹⁴

After graduating from the University of Manitoba’s School of Architecture in 1944, Parkin moved to Toronto where he briefly worked at the offices of Marani & Morris. In 1946, he moved to Boston to study at Harvard’s Graduate School of Design, where he attended classes taught by Walter Gropius and Marcel Breuer, who are viewed as having introduced the Modernist movement to North America.

When John C. Parkin returned to Toronto after graduating in 1947, he and John B. Parkin (no relation) formed John B. Parkin Associates, where he served as Chief Designer. By the end of the 1950s, John B. Parkin Associates was the largest and most influential architectural firm in Canada. Beyond his individual works and those of John B. Parkin Associates, he also worked with some of the most influential architects of the Modernist period, including collaborations with Viljo Revell on Toronto City Hall (1965), and Mies van der Rohe on the Toronto Dominion Centre (1964-1969).

Reflecting on his impact, Toronto Star columnist Christopher Hume noted in 1991: “More than just about anyone else, it was Parkin who dragged Toronto, and Canada, kicking and screaming into the modern age. It was also Parkin who brought a bigger perspective to architectural issues.”

Lamenting the loss of a number of Parkin’s most significant works, art and architecture critic John Bentley Mays described Parkin as “one of Canada’s architectural pioneers, hacking out of Toronto’s intricate thicket of late-Victorian Englishry a secure niche for the bold, utopian design of the international movement – and a pioneer whose rigorous (and sometimes reckless) modernist work has always been more hated than deeply understood (Globe and Mail, 1997).”

¹⁴ Ontario Association of Architects. (1988). Parkin, John Creswell.

WORKS BY JOHN C. PARKIN

1954 Ontario Association of Architects Building, Toronto.



Fig. 53. (Panda Associates, 1956)



Fig. 54. (Panda Associates, 1956)

1955 John B. Parkin Associates Office (Demolished)



Fig. 55. (Panda Associates)



Fig. 56. (Panda Associates)

1955 Janssen-Ortho Pharmaceuticals Building



Fig. 57. (Panda Associates)



Fig. 58. (Panda Associates)

1956 Salvation Army National Headquarters (Demolished)



Fig. 59. (Panda Associates)



Fig. 60. (RAIC, 1957)



Fig. 61. (RAIC, 1957)

1961 Sidney Smith Hall University of Toronto



Fig. 62. (Panda Associates)



Fig. 63. (Panda Associates)

1962 Imperial Oil Ontario Regional Headquarters (Demolished)



Fig. 64. (Spacing Toronto, 2013)



Fig. 65. (Spacing Toronto, 2013)

1964 Pearson Airport Aeroquay No. 1 1964 (Demolished)



Fig. 66. (Air Canada)



Fig. 67. (Air Canada)

1965 Bata International Centre 1965 (Demolished)



Fig. 68. (Toronto Star)

TORONTO MID-CENTURY MODERNIST OFFICE BUILDINGS

Mid-Century Modern is an architectural style from 1933-1965 that is characterized by clean lines, streamlined forms, and lack of embellishment. Following the Second World War, by the late 1950s, it had become the dominant style used in the design of office buildings in North America.

In the 1950s, Mid-Century Modern buildings in Toronto were characterized by bulkier massing, with ribbon windows and large masonry spandrels creating a strong horizontal plane. In the late 1950s, the introduction of narrow I-beams or “fins” that rose uninterrupted through the upper stories, and the use of smaller, metal clad spandrels resulted in a style of modernism that emphasized verticality and lightness. In the second half of the 1960s, this style would give way to the late modernist style which utilized curtain walls of pre-cast concrete to create grid like facades.



Fig. 69. 1954 111 Richmond Street West by Peter Dickinson (City of Toronto Archives).



Fig. 70. 1964-1969 Toronto-Dominion Centre by Ludwig Mies van der Rohe, John B. Parkin Associates, and Bregman & Hamann (Ron Vickers).



Fig. 71. 1969 77 Bloor Street West by Bregman and Hamann (TOBuilt).

13 VISUAL RESOURCES

13.1 Maps

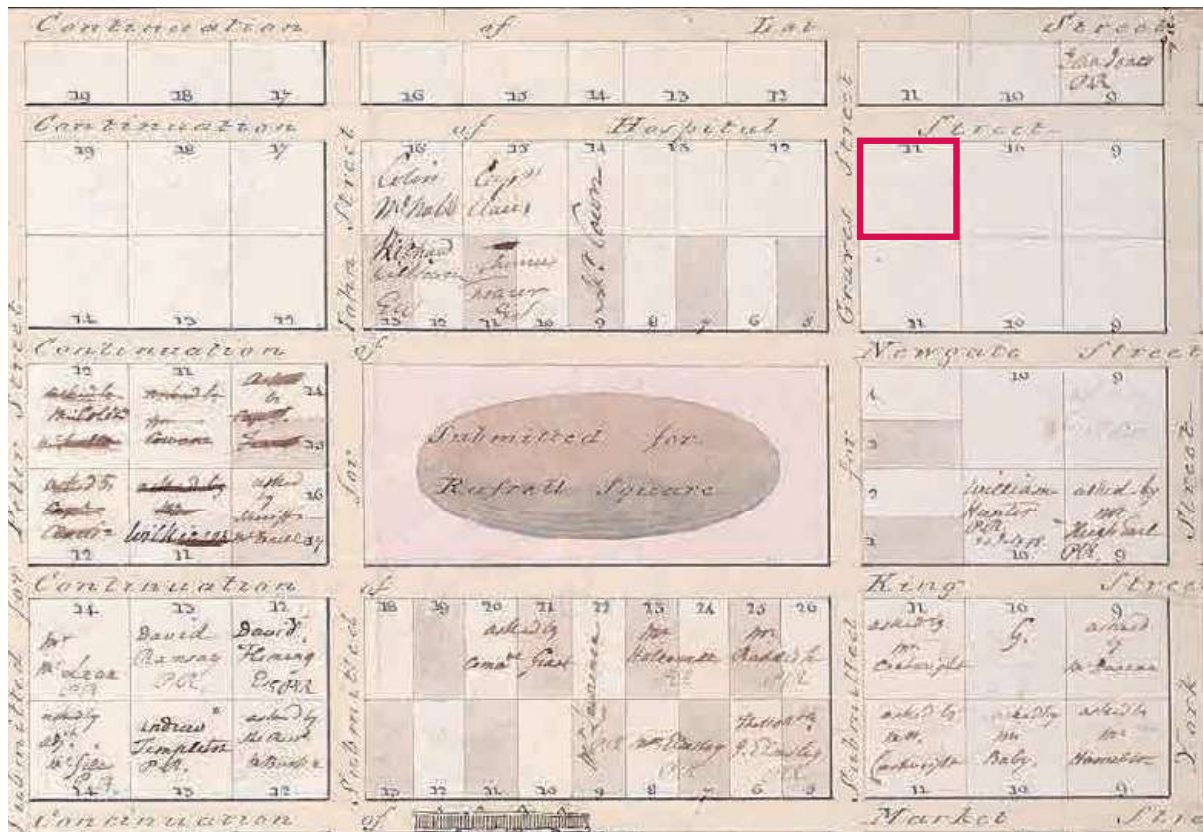


Fig. 72. 1797-1798 copy of Smith's Plan for the Enlargement of York by William Chewett Toronto showing Lot 11 South Side of Richmond (formerly Hospital) Street in red (Toronto Public Library, annotated by ERA).

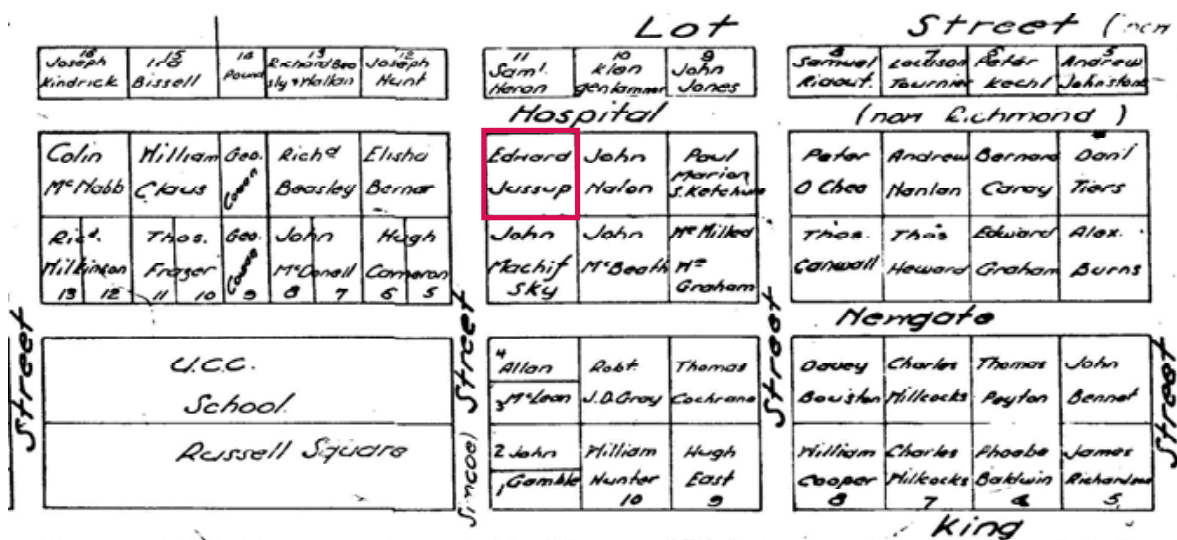


Fig. 73. 1830 Town of York Plan showing Lot 11 South Side of Richmond (formerly Hospital) Street in red (Ontario Land Registry, annotated by ERA).

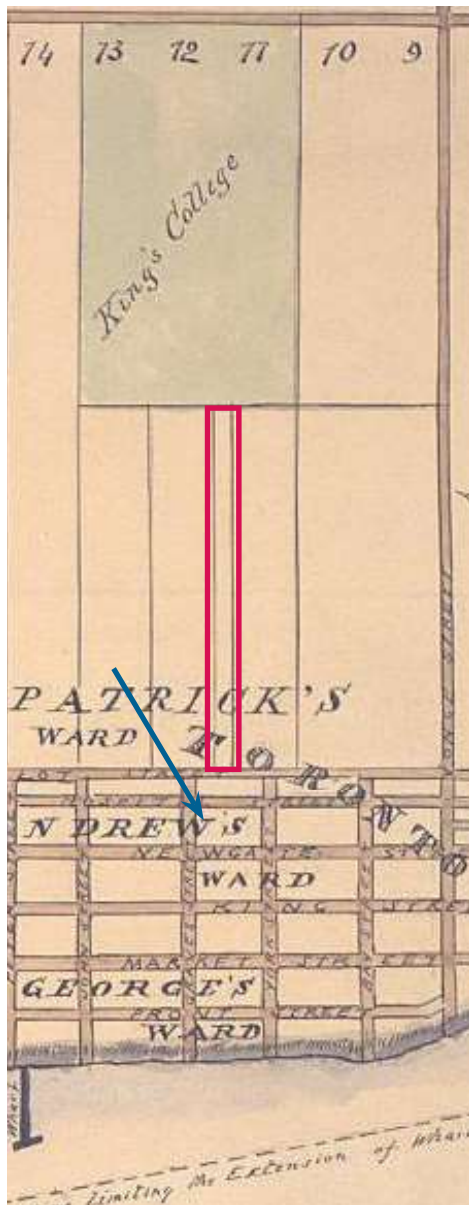


Fig. 74. 1834 map of City of Toronto and Liberties by J.G. Chewett with College (University) Avenue outlined in red. The Site is indicated by a blue arrow (Toronto Public Library, annotated by ERA).

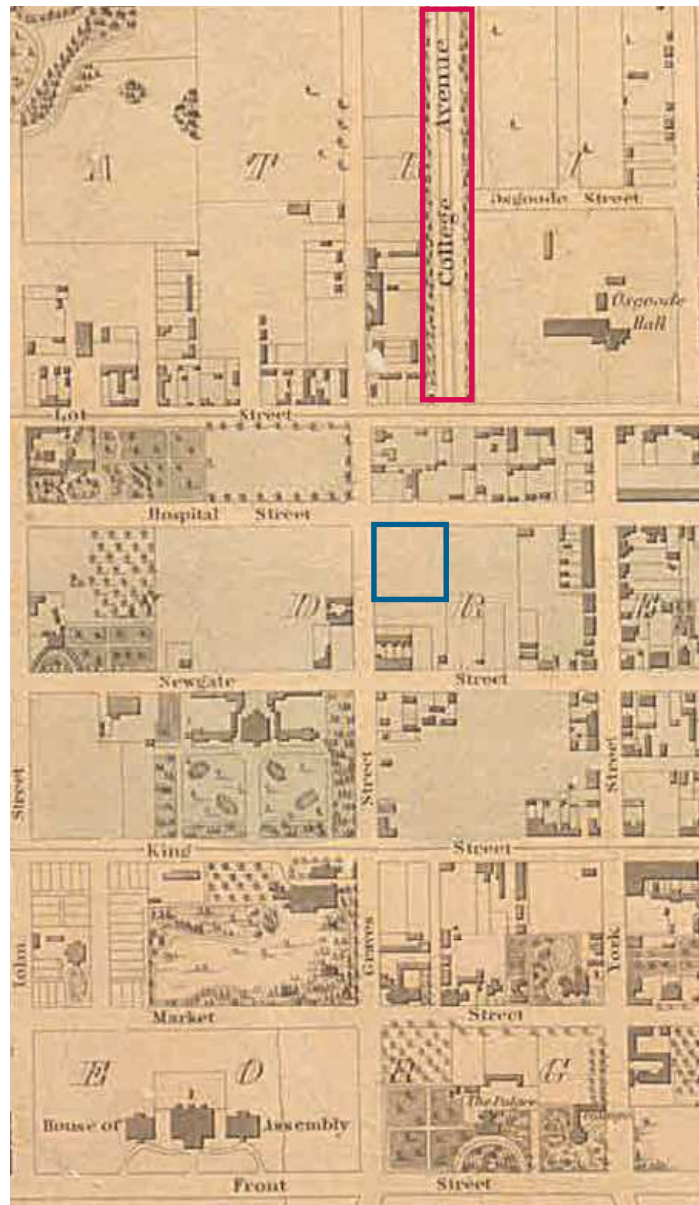


Fig. 75. 1842 Topographical Plan of the City and Liberties of Toronto by James Cane with College Avenue outlined in red and Lot 11 South Side of Richmond (formerly Hospital) Street outlined in blue (Toronto Public Library, annotated by ERA).

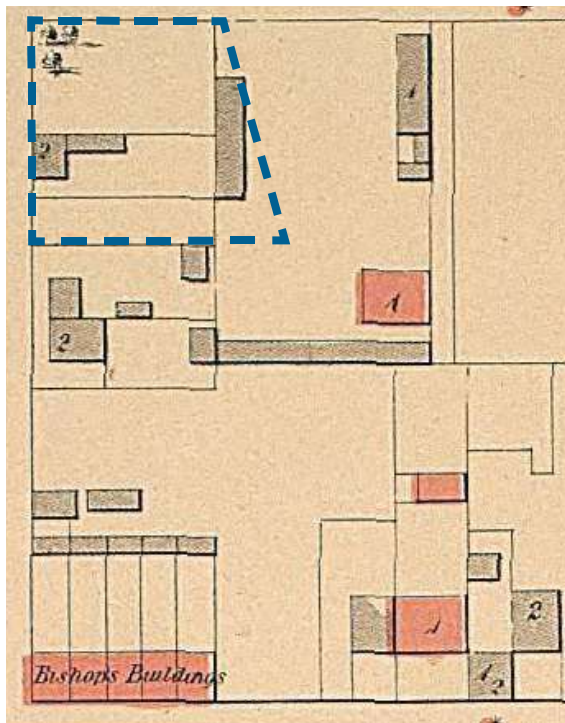


Fig. 76. 1858 Atlas of the City of Toronto and Vicinity by W.S. Boulton showing the Site outlined in blue (University of Toronto, annotated by ERA).

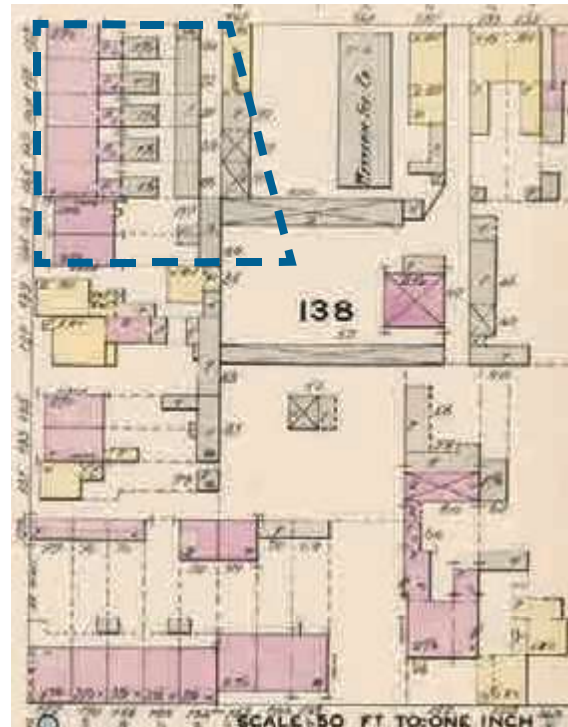


Fig. 77. 1880 fire insurance plan showing the Site outlined in blue (University of Toronto, annotated by ERA).

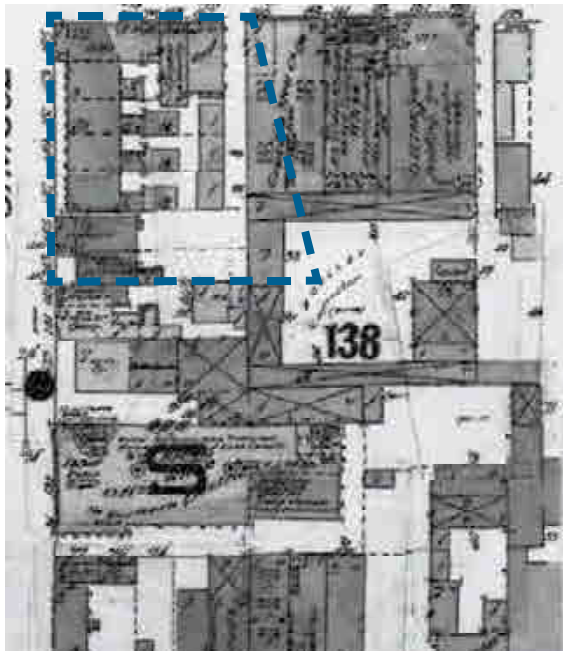


Fig. 78. 1918 fire insurance plan showing the Site outlined in blue (University of Toronto, annotated by ERA).

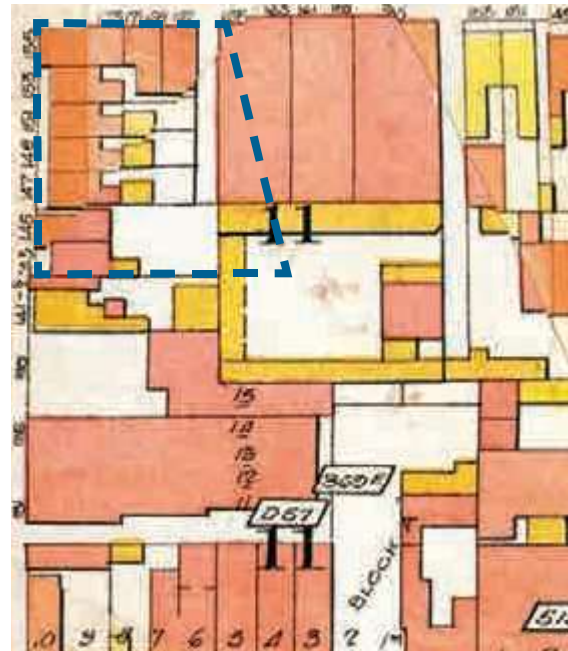


Fig. 79. 1924 fire insurance plan showing the Site outlined in blue (University of Toronto, annotated by ERA).

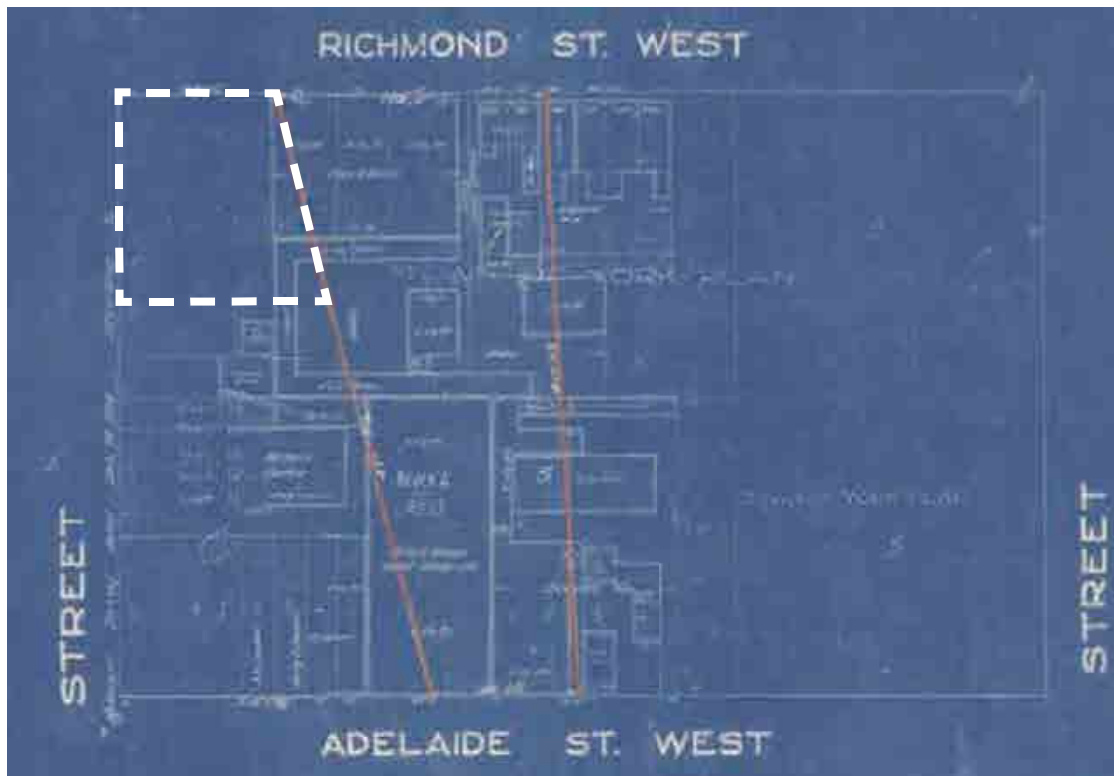


Fig. 80. 1929 survey by Tracy De Le May showing the planned University Avenue Extension with the Site outlined in white (City of Toronto Archives, annotated by ERA).

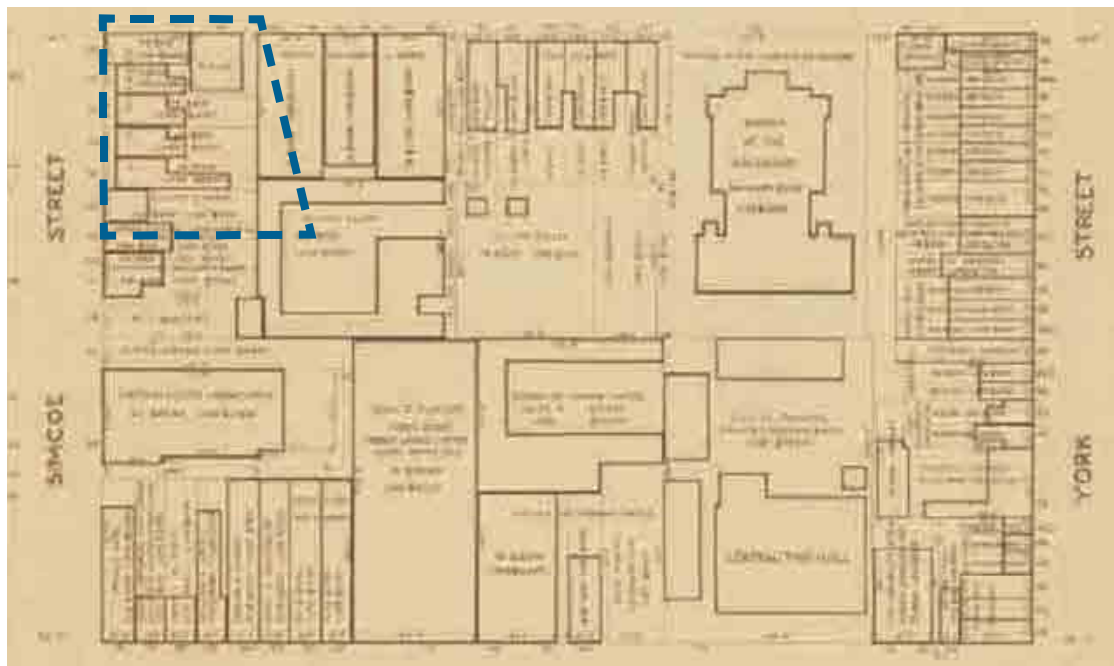


Fig. 81. 1930 Property Chart showing the buildings on the block bound by Richmond Street West, York Street, Adelaide Street and Simcoe Street. The Site is outlined in blue (City of Toronto Archives, annotated by ERA).

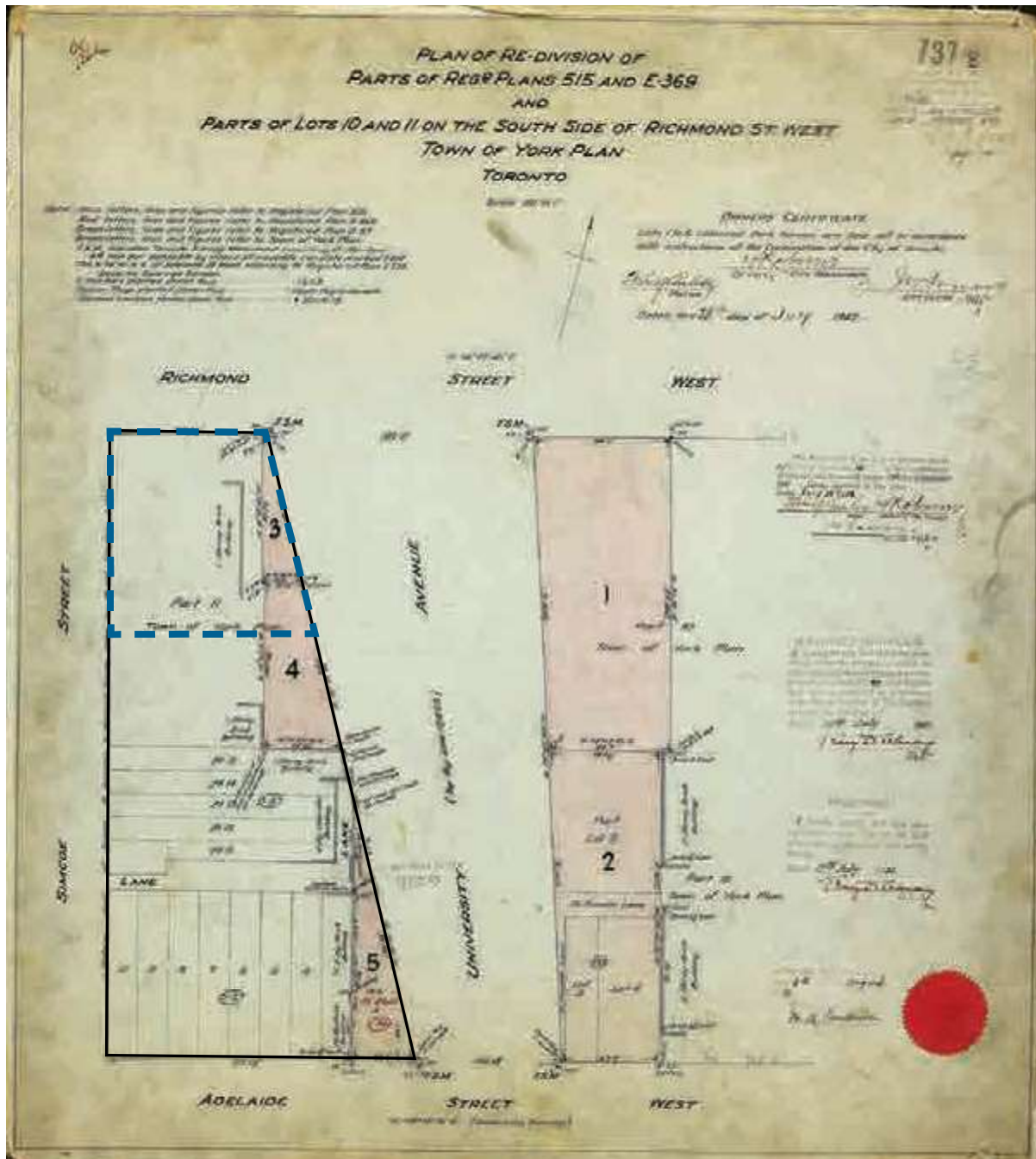


Fig. 82. 1942 map of Plan 737E showing University Avenue and the new lots created by its extension, including Lots 3 and 4. The Site is outlined in blue (Ontario Land Registry, annotated by ERA).

13.2 Architectural Drawings

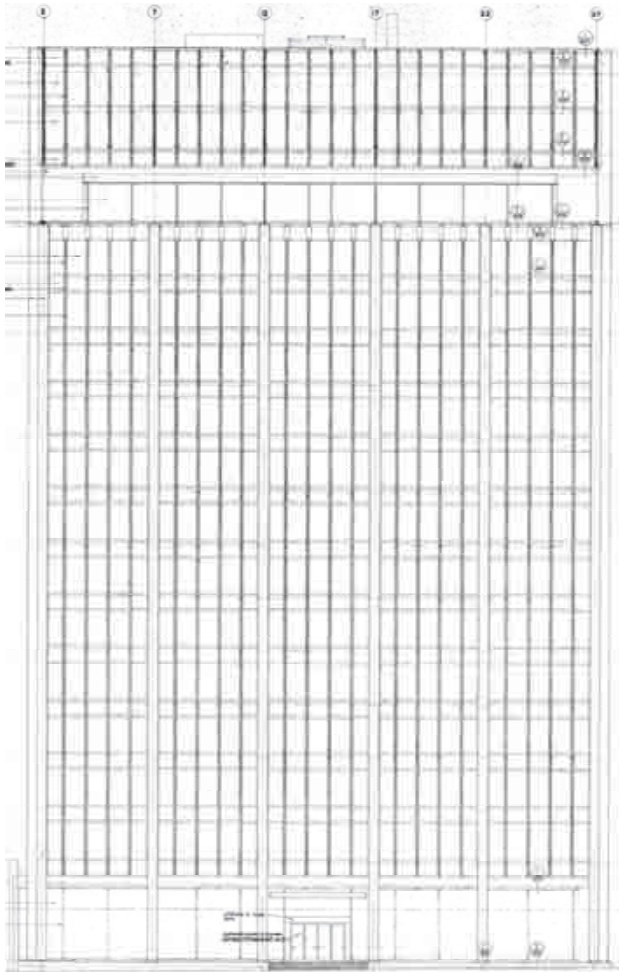


Fig. 84. East Elevation (John B. Parkin Associates, 1958).

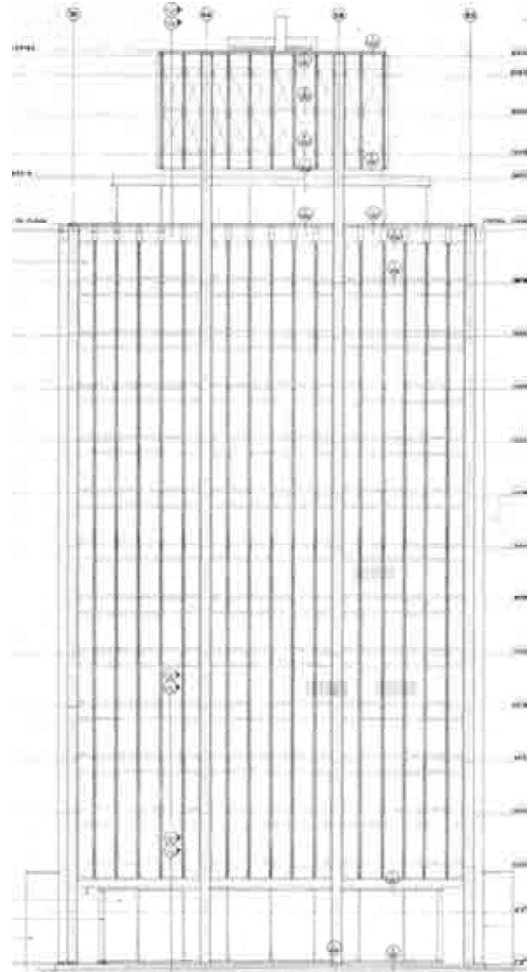


Fig. 85. North Elevation (John B. Parkin Associates, 1958).

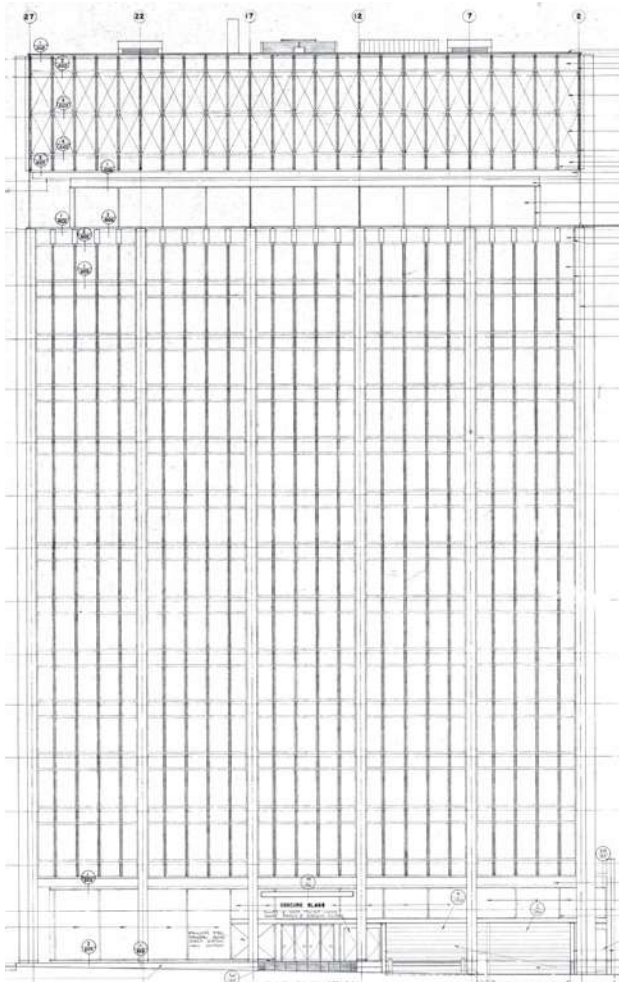


Fig. 86. West Elevation (John B. Parkin Associates, 1958).

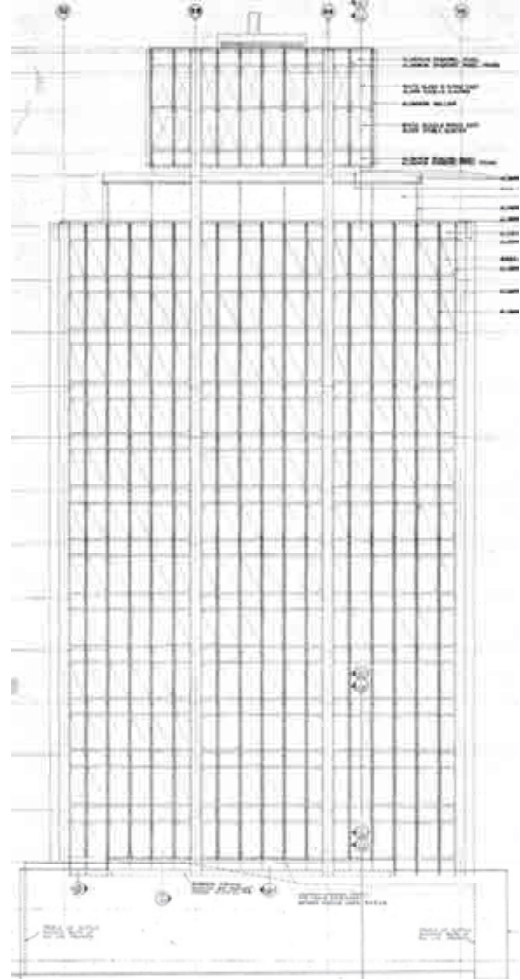


Fig. 87. South Elevation (John B. Parkin Associates, 1958).

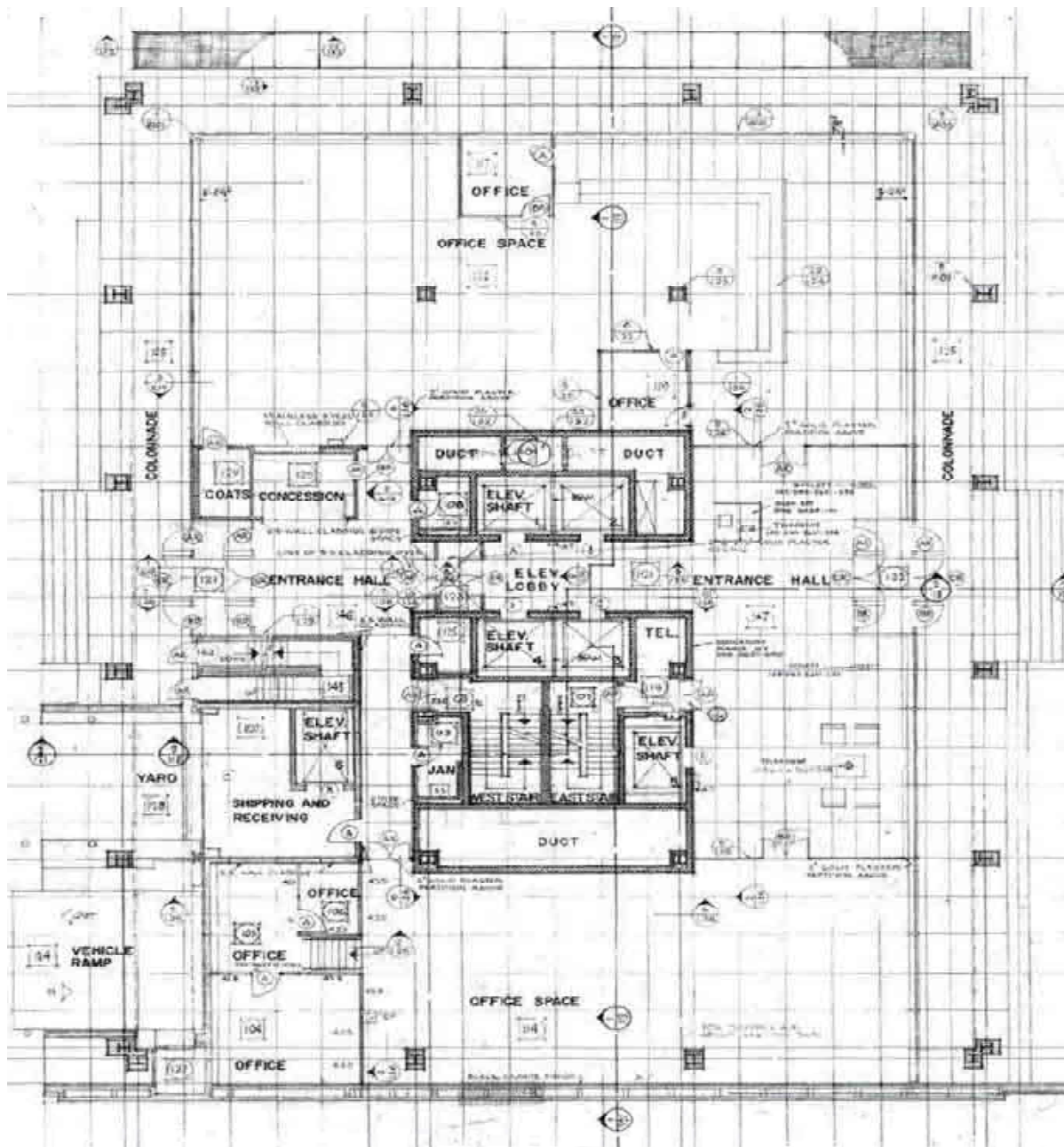


Fig. 88. First Floor (John B. Parkin Associates, 1958).

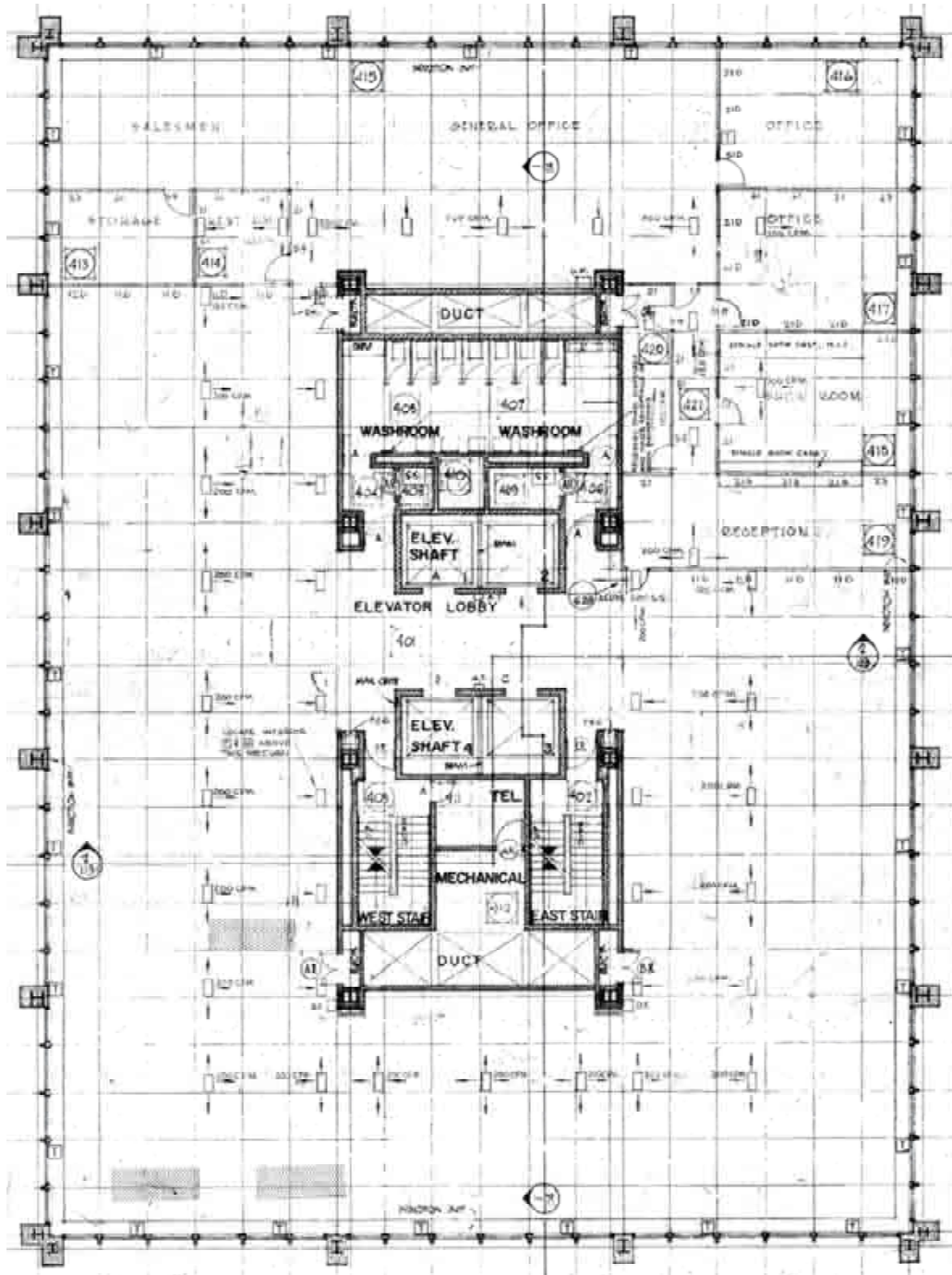


Fig. 89. Fourth Floor (John B. Parkin Associates, 1958).

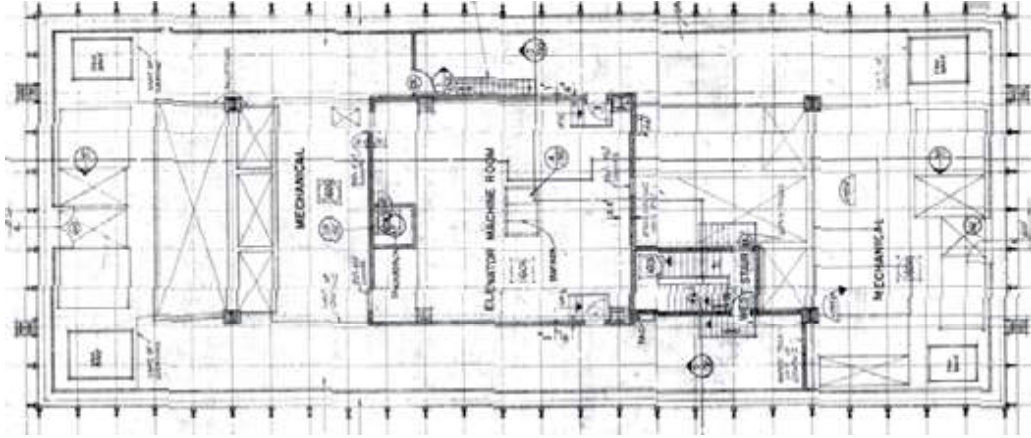


Fig. 91. Sixteenth Floor (John B. Parkin Associates, 1958).

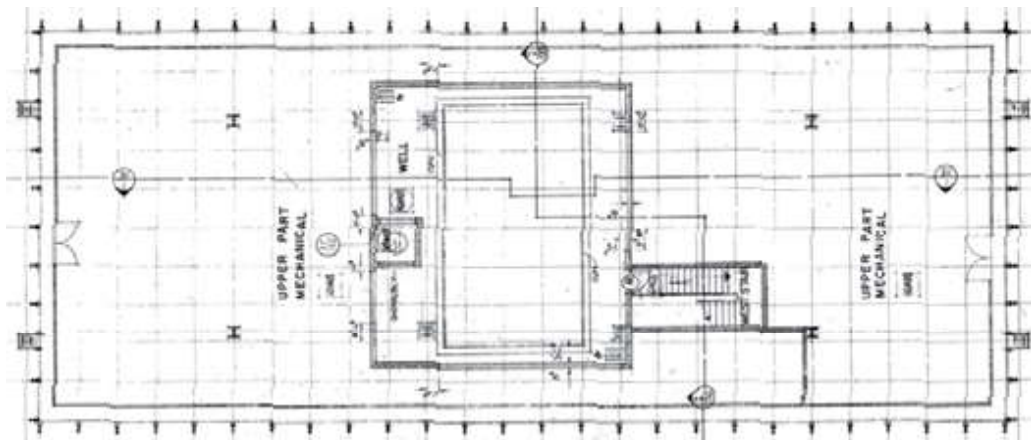


Fig. 92. Sixteenth Floor Mezzanine (John B. Parkin Associates, 1958).

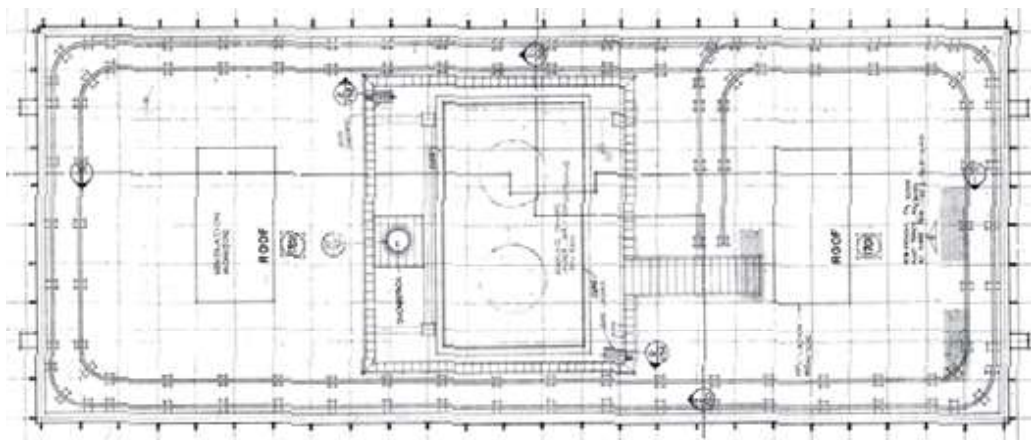


Fig. 93. Roof (John B. Parkin Associates, 1958).

14 COMMUNITY CONSULTATION

At the time this report was issued community consultation had not yet occurred. A letter will be sent out to the Toronto and East York Community Preservation Panel.

15 EVALUATION UNDER ONTARIO REGULATION 9/06

The Site has been evaluated using the Ontario Regulation 9/06 (O.Reg 9/06) “Criteria for Determining Cultural Heritage Value or Interest” under the *Ontario Heritage Act*.

O. Reg. 9/06 was developed for the purpose of identifying and evaluating the cultural heritage value or interest of a property proposed for protection under Section 29 of the OHA. The purpose of the criteria is to provide a consistent approach for the evaluation of heritage properties.

O. Reg. 9/06 states that “a property *may be* designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest.” While meeting one or more of the criteria may be sufficient justification, in some cases, for protection of a property under the Heritage Act, O. Reg 9/06 does not provide a clear threshold or automatic mandate for designation.

An evaluation of the Site’s cultural heritage value found that the Site meets the criteria for design/physical, historical/ associative, and contextual value.

- It has **design/physical** value as 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. It is an early example of a modernist tower constructed with a pavilion and plaza in Toronto.
- It has **historical/associative** value due to its association with the Modernist movement, prominent architect John C. Parkin, and the architectural firm of John B. Parkin Associates.
- It has **contextual** value due to its role in supporting the overall character of University Avenue through its alignment with properties to the north and by framing the grand boulevard design of University Avenue north of Richmond Street West. It is visually linked to the properties to the north through its set backs, while the public plaza is related to the University Avenue extension. As the first tall building to successfully challenge the by-laws governing University Avenue, the property is historically linked to the post-war phase of development along University Avenue.

Value (quoted from Ontario Reg. 9/06)	Assessment of 200 University Avenue
<p><i>The property has design value or physical value because it,</i></p> <p><i>i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,</i></p> <p><i>ii. displays a high degree of craftsmanship or artistic merit, or</i></p> <p><i>iii. demonstrates a high degree of technical or scientific achievement.</i></p>	<p>i. The property 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, it is among the earliest examples of a modernist high rise building in Toronto to be entirely clad in metal and glass. The emphasis on verticality, through the prominent treatment of the perimeter columns and use of narrow I-beam 'fins' running continuously from the third through thirteenth floors, marked a departure from the horizontal emphasis of earlier modernist buildings.</p> <p>The property was the first tall office building constructed along University Avenue that did not adhere to the by-laws requiring structures be constructed to the property line, feature step-backs, and be clad in buff brick or stone. The public space created from the setback from University Avenue and the adjacent banking pavilion to the south (since demolished) were 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).</p> <p>ii. The property does not appear to display a high degree of craftsmanship or artistic merit.</p> <p>iii. The property was not found to demonstrate a high degree of technical or scientific achievement. The building's technical and scientific achievement are typical for its period and type.</p>
<p><i>The property has historical value or associative value because it,</i></p> <p><i>i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,</i></p> <p><i>ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or</i></p> <p><i>iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</i></p>	<p>i. Designed by John C. Parkin and constructed between 1958 and 1961, the property is directly associated with the Modernist Movement, John C. Parkin and John B. Parkin Associates.</p> <p>ii. The property does not yield, nor does it have the potential to yield, information that contributes to an understanding of a community or culture.</p> <p>iii. The property demonstrates the work and ideas of John C. Parkin, one of Canada's most important modernist architects.</p>

<p><i>The property has contextual value because it,</i></p> <p><i>i. is important in defining, maintaining or supporting the character of an area,</i></p> <p><i>ii. is physically, functionally, visually or historically linked to its surroundings, or</i></p> <p><i>iii. is a landmark.</i></p>	<p>i. The property is important in 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, axial, boulevard section north of Richmond Street West, its setback frames the point at which University Avenue becomes a grand ceremonial boulevard.</p> <p>ii. The property is visually and historically linked to University Avenue. The creation of the 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, including the Bank of Canada Building, Canada Life Building, and United States Consulate.</p> <p>As the first tall building to successfully challenge the by-laws governing University Avenue, the property is historically linked to the post-war phase of development along University Avenue.</p> <p>iii. The property is not considered a landmark.</p>
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16 STATEMENT OF PROFESSIONAL OPINION

Based on the research summarized in this Cultural Heritage Evaluation Report, it is ERA's opinion that the property at 200 University Avenue meets the O. Reg. 9/06 criteria for design/physical, historical/associative, and contextual value.

The property's cultural heritage value and heritage attributes are described in the following Draft Statement of Significance.

16.1 Draft Statement of Significance

Description of Property

Located on the southwest corner of University Avenue and Richmond Street West, the property at 200 University Avenue contains a 16-storey office building constructed between 1959 and 1961. Designed by notable architect John C. Parkin for the Sun Life Assurance Company of Canada, the modernist building is characterized by its glass and metal curtain wall set behind the perimeter columns, and its two-storey glass and metal clad mechanical penthouse set back from the University Avenue and Simcoe Street facades.

Statement of Cultural Heritage Value

Design and Physical Value

The property has design and physical value as 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, it is among the earliest examples of a modernist high rise building in Toronto to be entirely clad in metal and glass. The emphasis on verticality, through the prominent treatment of the perimeter columns and use of narrow I-beam 'fins' running continuously from the third through thirteenth floors, marked a departure from the horizontal emphasis of earlier modernist buildings.

Historical Value

The property has historical value due to its association with the Modernist Movement in Canada. Constructed between 1958 and 1961, it was designed by John C. Parkin, one of Canada's most important modernist architects, who was the Chief Designer at John B. Parkin Associates, which was Canada's largest architectural firm.

Contextual Value

The property has contextual value supporting the overall character of University Avenue through its visual alignment with properties to the north and setback from University Avenue, framing the grand boulevard design north of Richmond Street West. The building's setback from University Avenue, responding to the irregular shape of the property, is historically linked to the extension of University Avenue. As the first tall building to successfully challenge the by-laws 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 property's design and physical value include:

- The rectilinear massing of the office building aligned with the north, south, and west property lines.
- The rectilinear massing of the mechanical penthouse and set backs from the east and west facades.
- The metal-clad perimeter columns extending from the first through thirteenth floors.
- The recessed fourteenth floor.
- The common articulation of the four facades from the third to thirteenth floors.
- The glass-clad ground floor and mezzanine set back from the building facade.
- The shared design of the four facades from the third to thirteenth floors.

Historical Value

As the historical value is due to its design the attributes identified as contributing to the Design and Physical Value are applicable.

Contextual Value

Attributes that contribute to the property's contextual value include:

- The setback, placement and orientation of the building along University Avenue.
- 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.

17 REFERENCES

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CITY OF TORONTO

Bill 694

BY-LAW -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 , 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)

SCHEDULE B
LEGAL DESCRIPTION

PIN 21411-0083 (LT)
PART OF TOWN LOT 11, NORTH SIDE OF RICHMOND STREET (FORMERLY NORTH
SIDE OF HOSPITAL STREET),
PLAN OF THE TOWN OF YORK, AS IN CA797799

City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)

SHADOW STUDY

200 University Avenue
CITY OF TORONTO

PREPARED FOR:
GWL REALTY ADVISORS INC.



9:18am



Existing Condition

Legend

- Subject Site
- Shadow Cast by Original Proposal
- Revised Development Proposal
- Approved Development
- Under Construction
- Parks and Open Space
- Shadow Cast by Revised Development Proposal



Proposed Condition

10:18am



Existing Condition



Proposed Condition

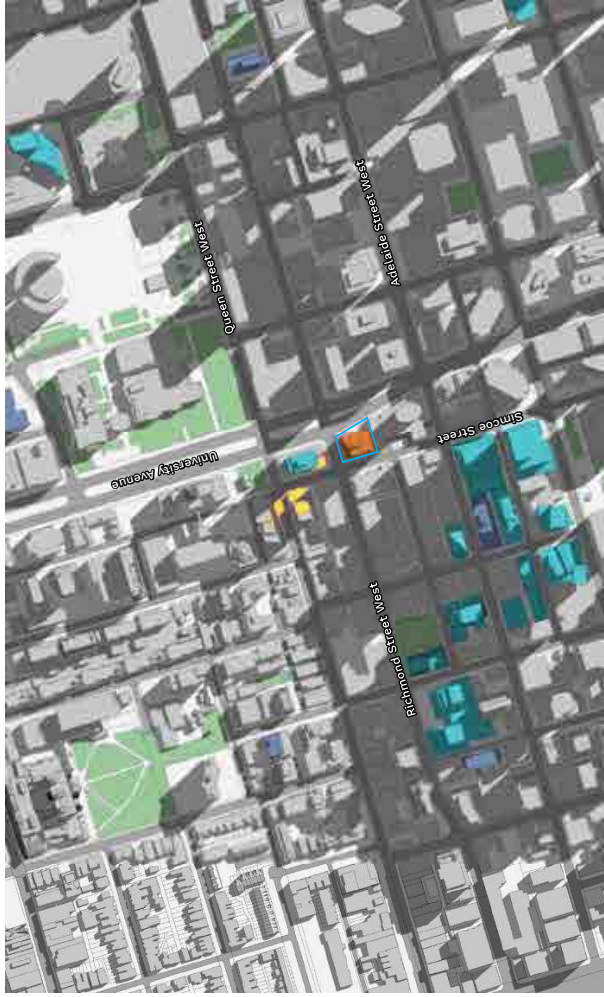
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- Revised Development Proposal
- Approved Development
- Under Construction
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- Shadow Cast by Revised Development Proposal

11:18am



Existing Condition



Proposed Condition



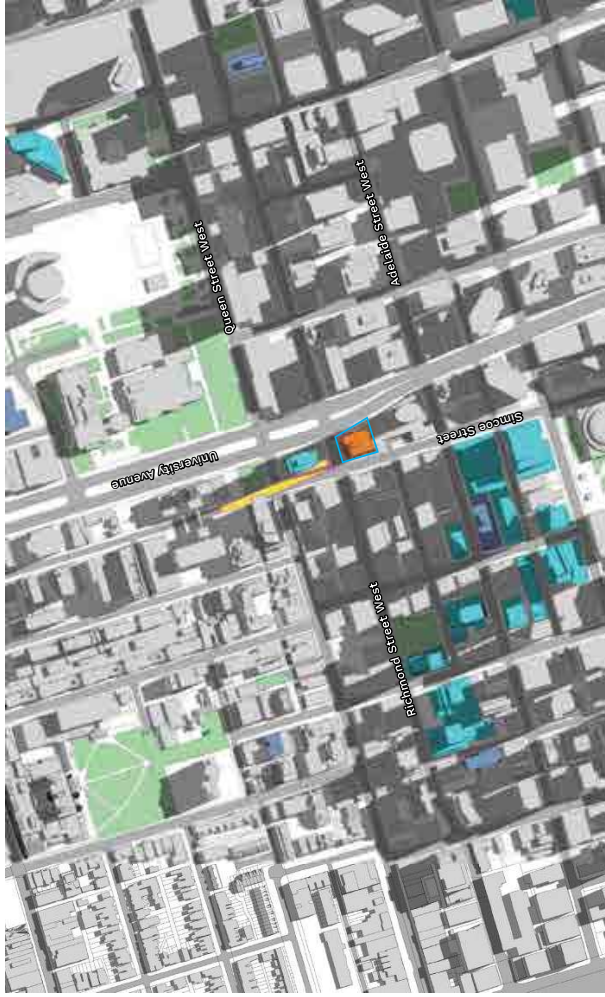
Legend

- Subject Site
- Shadow Cast by Original Proposal
- Revised Development Proposal
- Approved Development
- Under Construction
- Parks and Open Space
- Shadow Cast by Revised Development Proposal

12:18pm



Existing Condition



Proposed Condition

Legend

- Subject Site
- Shadow Cast by Original Proposal
- Revised Development Proposal
- Approved Development
- Under Construction
- Parks and Open Space
- Shadow Cast by Revised Development Proposal

1:18pm



Existing Condition

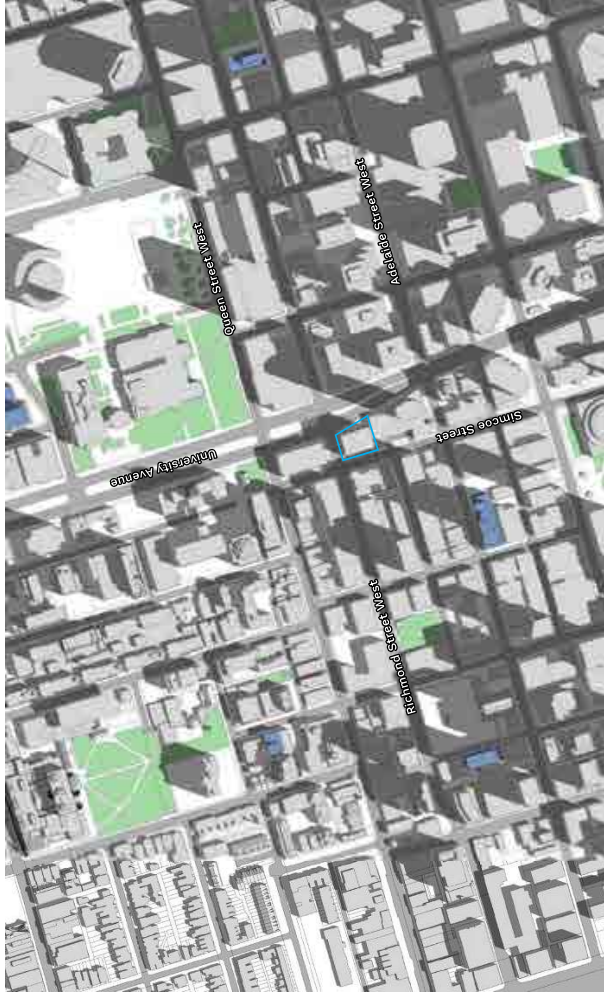


Proposed Condition

Legend

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- Shadow Cast by Original Proposal
- Revised Development Proposal
- Approved Development
- Under Construction
- Parks and Open Space
- Shadow Cast by Revised Development Proposal

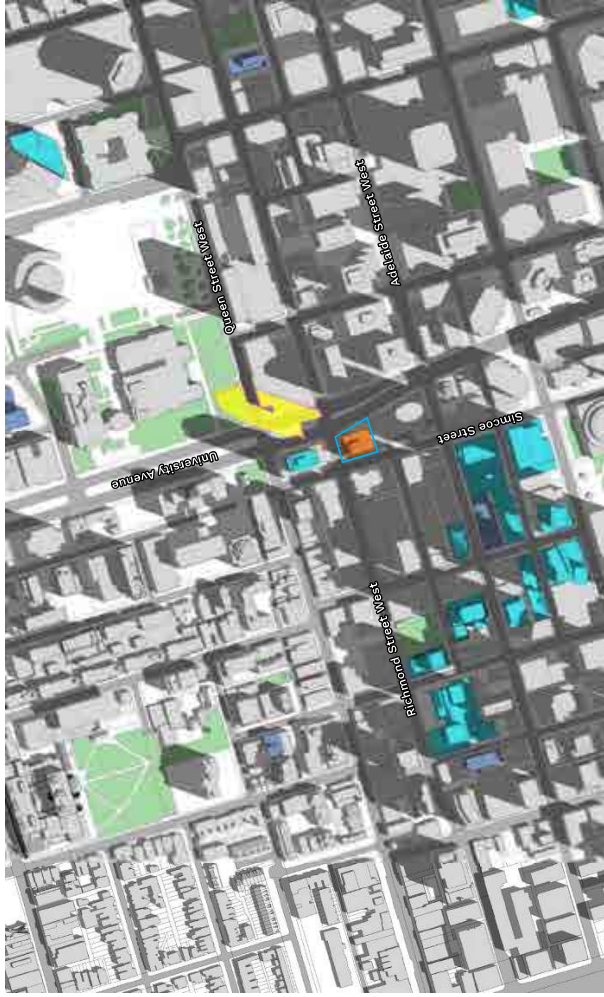
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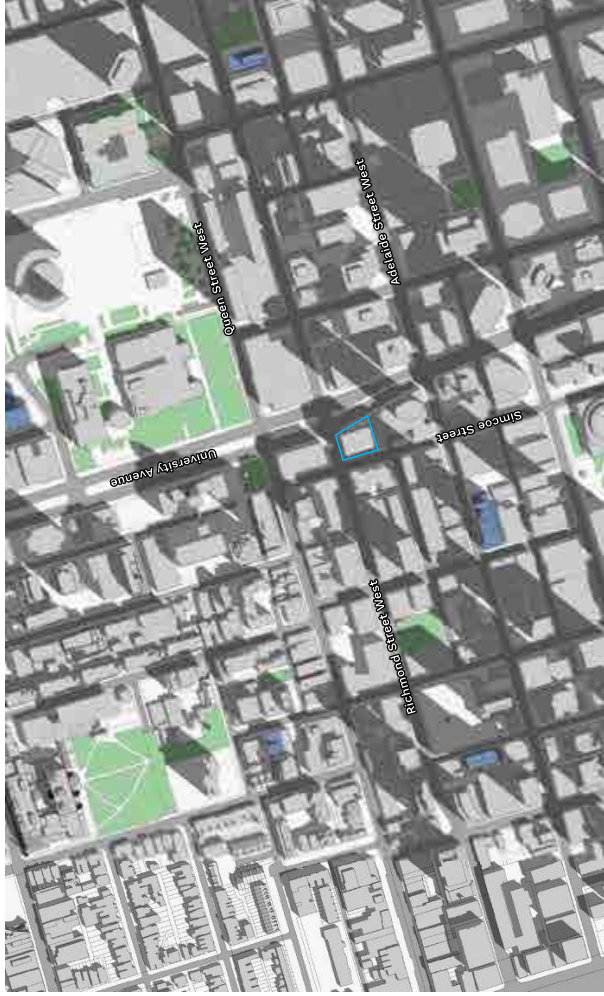
Legend

- Subject Site
- Shadow Cast by Original Proposal
- Revised Development Proposal
- Approved Development
- Under Construction
- Parks and Open Space
- Shadow Cast by Revised Development Proposal



Proposed Condition

3:18pm



Existing Condition

Legend

- Subject Site
- Revised Development Proposal
- Approved Development
- Under Construction
- Parks and Open Space
- Shadow Cast by Original Proposal
- Shadow Cast by Existing, Under Construction and Approved Development
- Shadow Cast by Revised Development Proposal



Proposed Condition

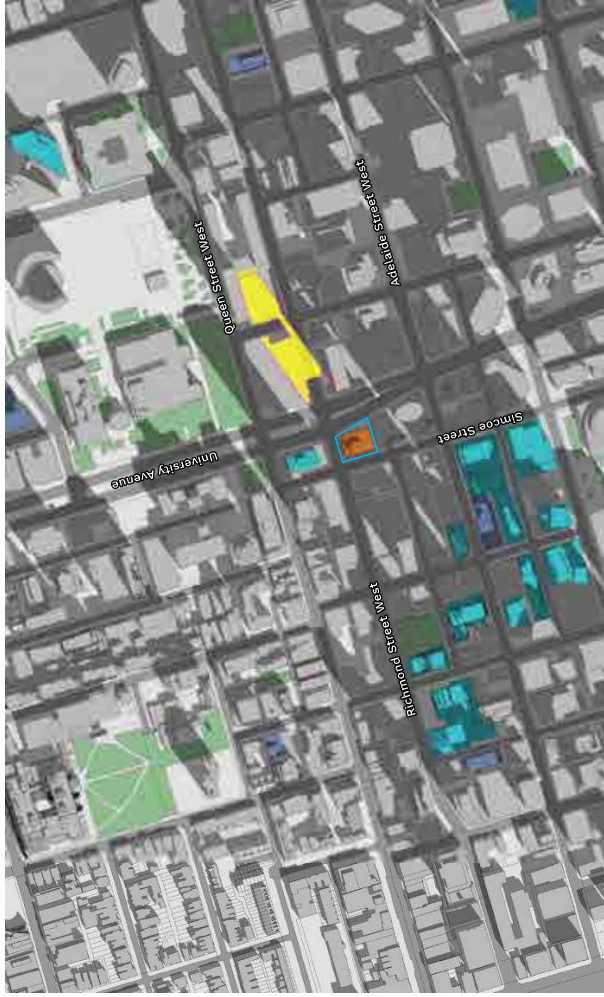
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Existing Condition

Legend

- Subject Site
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- Approved Development
- Under Construction
- Parks and Open Space
- Shadow Cast by Original Proposal
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- Shadow Cast by Revised Development Proposal



Proposed Condition

5:18pm



Existing Condition

Legend

- Subject Site
- Revised Development Proposal
- Approved Development
- Under Construction
- Parks and Open Space
- Shadow Cast by Original Proposal
- Shadow Cast by Existing, Under Construction and Approved Development
- Shadow Cast by Revised Development Proposal

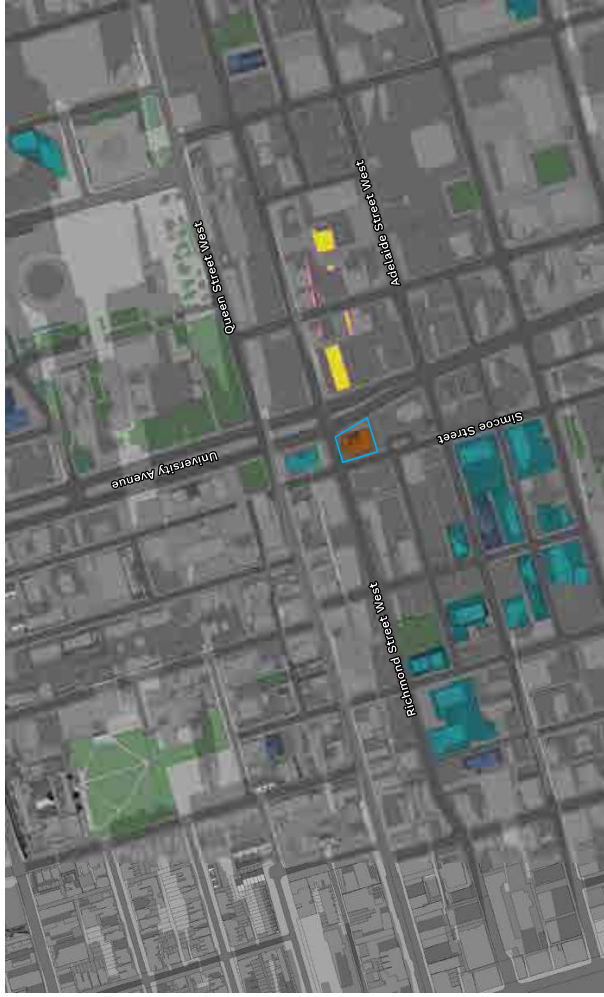


Proposed Condition

6:18pm



Existing Condition



Proposed Condition

Legend

- Subject Site
- Revised Development Proposal
- Approved Development
- Under Construction
- Parks and Open Space
- Shadow Cast by Revised Development Proposal

- Shadow Cast by Original Proposal
- Shadow Cast by Existing, Under Construction and Approved Development

9:18am



Existing Condition

Legend

- Subject Site
- Shadow Cast by Original Proposal
- Revised Development Proposal
- Approved Development
- Under Construction
- Parks and Open Space
- Shadow Cast by Revised Development Proposal



Proposed Condition

10:18am



Existing Condition

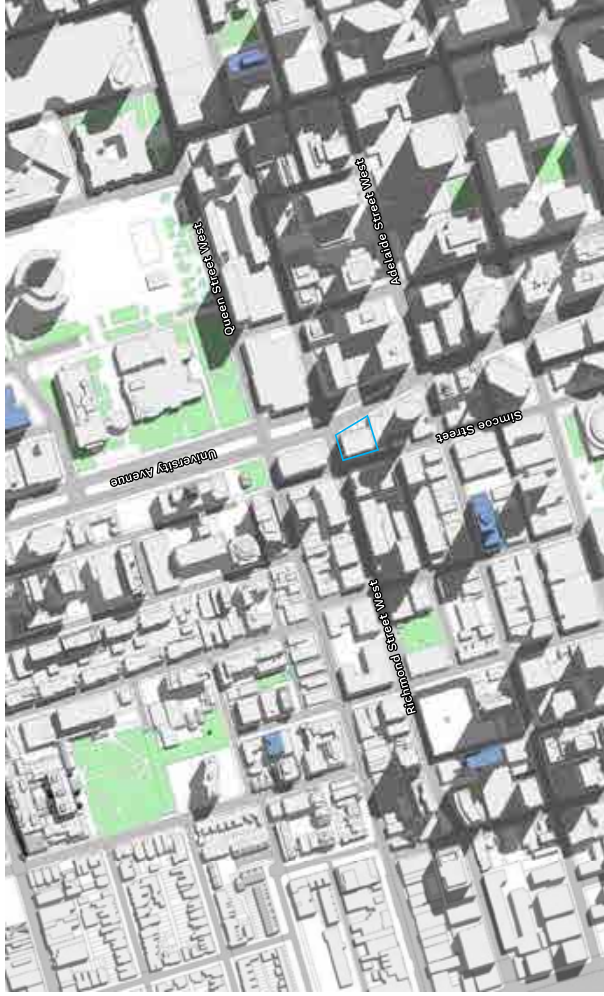


Proposed Condition

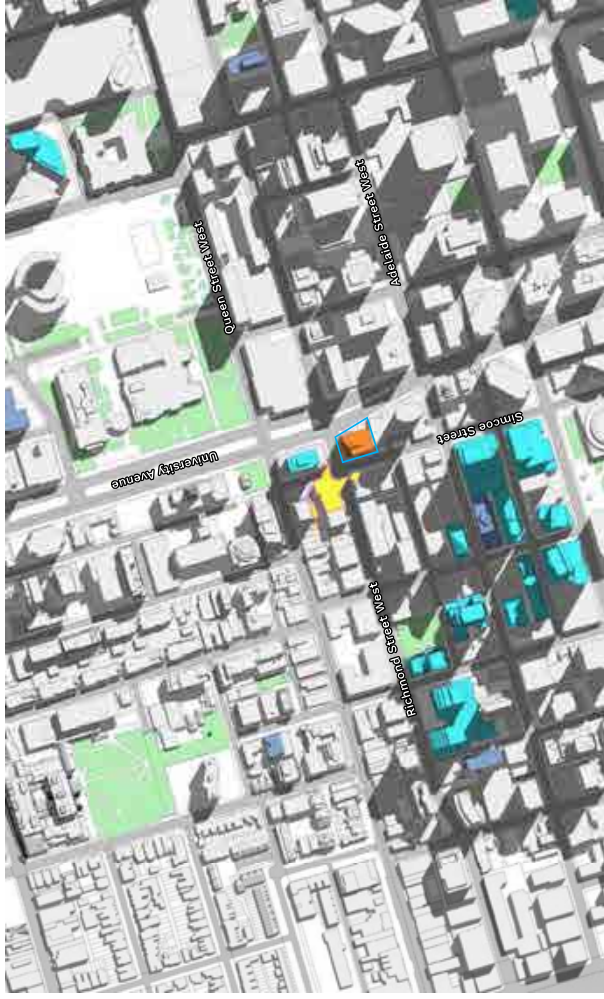
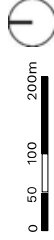
Legend

- Subject Site
- Shadow Cast by Original Proposal
- Revised Development Proposal
- Approved Development
- Under Construction
- Parks and Open Space
- Shadow Cast by Revised Development Proposal

11:18am



Existing Condition



Proposed Condition



Legend

- Subject Site
- Revised Development Proposal
- Approved Development
- Under Construction
- Parks and Open Space
- Shadow Cast by Revised Development Proposal

- Shadow Cast by Original Proposal
- Shadow Cast by Existing, Under Construction and Approved Development

12:18pm



Existing Condition

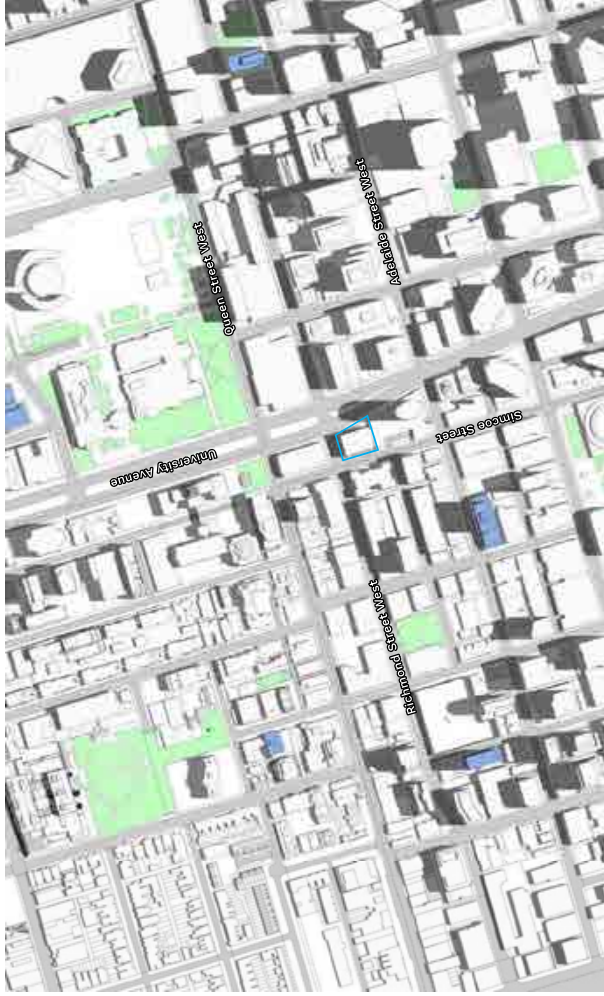


Proposed Condition

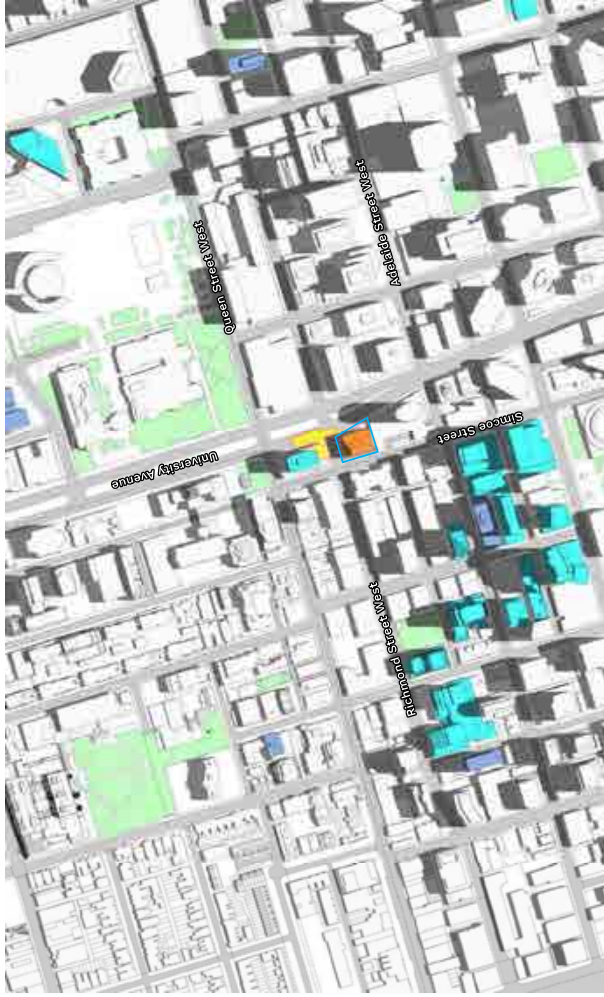
Legend

- Subject Site
- Shadow Cast by Original Proposal
- Revised Development Proposal
- Approved Development
- Under Construction
- Parks and Open Space
- Shadow Cast by Revised Development Proposal

1:18pm



Existing Condition



Proposed Condition

Legend

- Subject Site
- Revised Development Proposal
- Approved Development
- Under Construction
- Parks and Open Space
- Shadow Cast by Revised Development Proposal

- Shadow Cast by Original Proposal
- Shadow Cast by Existing, Under Construction and Approved Development