



200 University Avenue
Toronto, ON

HERITAGE IMPACT ASSESSMENT

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ERA

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

1 REQUIRED CONTENT CHECKLIST

In accordance with the City of Toronto's Heritage Impact Assessment Terms of Reference (2021), a copy of the Terms of Reference, including a completed Required Contents Checklist, is attached to this report as Appendix I.

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 broader set of cultural values that provide perspective to our work at different 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, AAA, MRAIC, ICOMOS, CAHP is a principal at ERA and the founder of Culture of Outposts and small. Over the course of 20 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 Toronto Metropolitan University (formerly Ryerson University), and a Honours Bachelor of Public Administration from the University of Ottawa.

3 EXECUTIVE SUMMARY

Background

This Heritage Impact Assessment (“HIA”) has been prepared by ERA Architects Inc. (“ERA”) for the property known municipally as 200 University Avenue, Toronto (the “Site”). This submission is for an Official Plan Amendment and Zoning By-law Amendment.

The Site contains a 16-storey commercial building (c.1961) designed by John C. Parkin of John B. Parkin Associates, and is designated Part IV under the Ontario Heritage Act (OHA).

Cultural Heritage Value

ERA has completed a Cultural Heritage Evaluation Report (“CHER”) for the Site. The CHER concluded that the Site carries cultural heritage value and is a strong candidate for designation under Part IV of the Ontario Heritage Act (“OHA”). Following the initial submission, the property was designated Part IV under the OHA. The Statement of Significance for the property identifies the property as having significant design and contextual value.

The Site is adjacent to the Bank of Canada building (c.1958) at 250 University Avenue (designated under Part IV, OHA) and the Queen Street West Heritage Conservation District (designated under Part V, OHA: by-law 979-2007).

Proposed Development

The proposed development retains the existing 16-storey commercial building in situ and adds a 37-storey residential tower above the original structure for a total of 53 storeys. A new secondary entrance is incorporated on the north side of the building.

Impact on Heritage Resources

The proposal retains the integrity of the Site and is not anticipated to have a significant negative impact on its cultural heritage value.

Mitigation Measures

The potential impact of the proposed development to on-Site and adjacent cultural heritage resources has been appropriately mitigated through design elements that include simple, rectilinear form; a glazing pattern that is sympathetic to the historic glass curtainwall; a suspended tower design that retains the existing penthouse setbacks; aluminum piers that express and extend the existing building’s vertical articulation; and subtle and contemporary interventions to accommodate new uses and entrances at the ground floor.

Statement of Professional Opinion

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 we recommend that a Lighting and Signage Plan be completed and an Interpretation Plan be prepared to communicate the values attributed to the property.

Conclusion

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

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

4 PROPERTY OWNER AND REPRESENTATIVE INFORMATION

4.1 Property Owner

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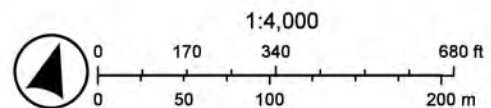
5 LOCATION PLAN



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Heritage Status Overlay (ERA)

- Listed
- Part IV
- HCD
- Subject Site



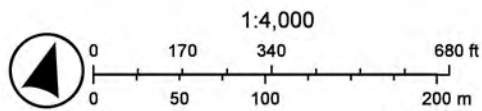
Property Data Map



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Heritage Status Overlay (ERA)

- Listed
- Part IV
- HCD
- Subject Site



Property Context Map

6 CULTURAL HERITAGE EVALUATION REPORT

The City of Toronto's Cultural Heritage Evaluation Report ("CHER") Terms of Reference states: "A CHER 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."

The Site comprises the property known municipally as 200 University Avenue which is listed on the City of Toronto's Heritage Register. At the time of original development application, the property was listed on the municipal heritage register. ERA completed a CHER for the property at 200 University, attached to this report at Appendix II.

The CHER concluded 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").

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 heritage attributes are as follows:

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 paneling 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*

7 DESCRIPTION OF ON-SITE HERITAGE RESOURCES

The Site is listed on the City's Heritage Register under Section 27 of the OHA as follows:

- Sun Life Assurance Company of Canada, 1961; John B. Parkin and Associates, architects; -adopted by City Council on June 17 and 18, 1991

The property's legal address is 200 University Avenue, Toronto. 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 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 accessible from the west elevation located along 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 publicly accessible plaza, has been identified as having archaeological potential as per the Toronto Archaeological Potential Map.

8 HISTORIC PHOTOGRAPHS



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).



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



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).



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).



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).



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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).



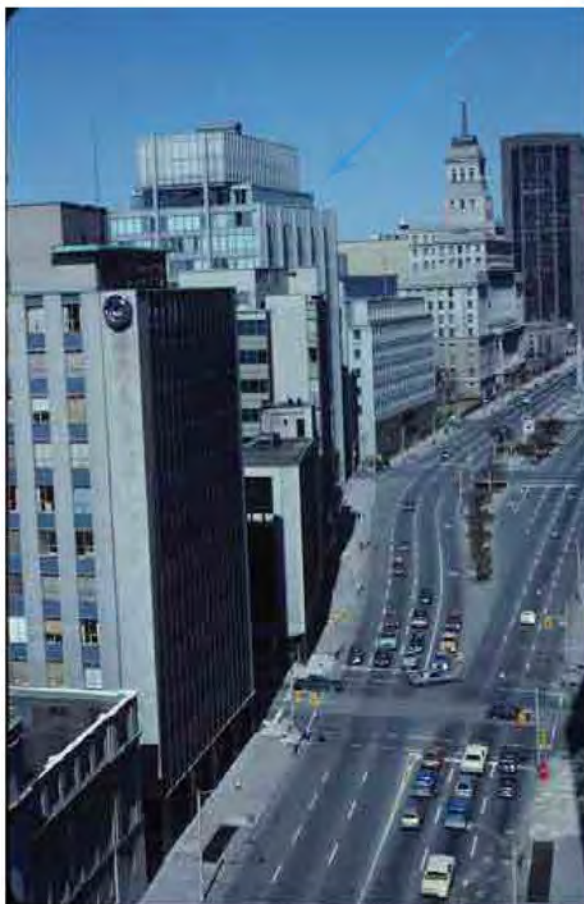
1972 image looking north along University Avenue with the Site indicated by a blue arrow (City of Toronto Archives, annotated by ERA).



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



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).



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



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

9 CURRENT PHOTOGRAPHS

9.1 Building Elevations



East elevation (ERA, 2022).



North elevation (ERA, 2022).



South elevation (ERA, 2022).



West elevation (ERA, 2022).



West entrance (ERA, 2022).

9.2 Draft CHER heritage attributes affected by proposal



The setback, placement and orientation of the building along University Avenue (ERA, 2022)



The public plaza between the building and University Avenue.



East elevation showing the glass-clad ground floor and mezzanine set back from the building facade (ERA, 2022)



North elevation showing the glass-clad ground floor and mezzanine set back from the building facade (ERA, 2022)



The rectilinear massing of the mechanical penthouse and its setbacks from the east and west facades. (ERA, 2022).

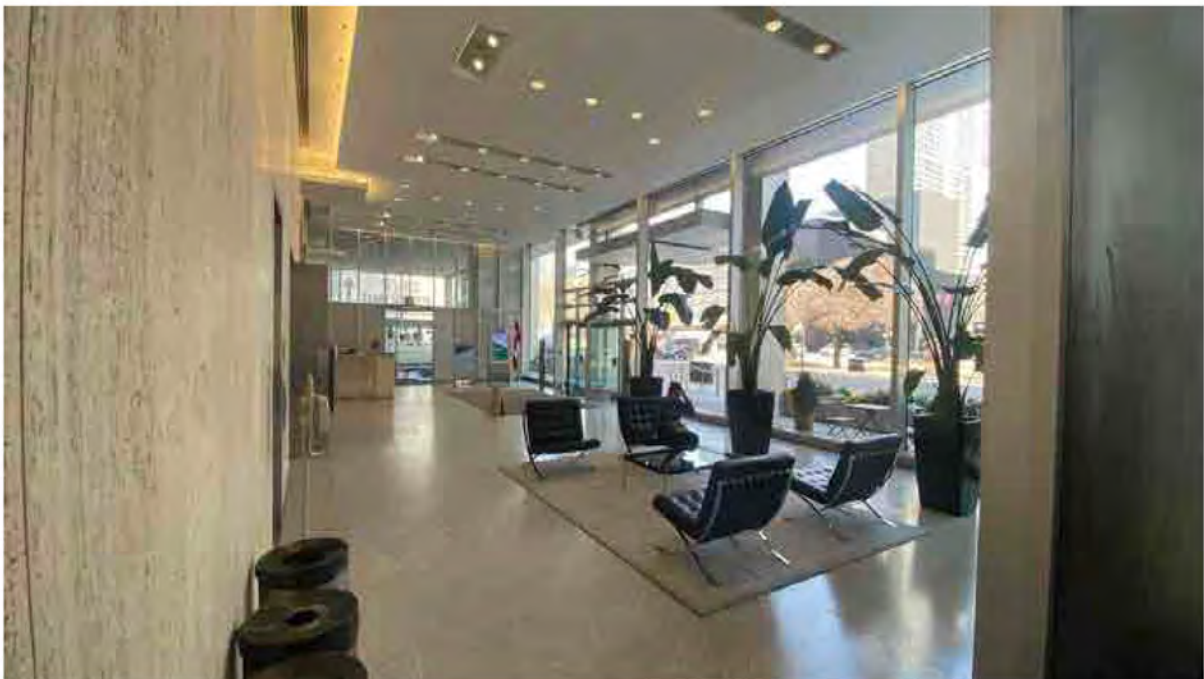
9.3 Building Interior



Southern half of University Avenue entrance hall (ERA, 2022).



Northern half of University Avenue entrance hall (ERA, 2022).



University Avenue entrance hall looking north from southwest corner (ERA, 2022).



Elevator lobby looking east towards University Avenue Entrance Hall (ERA, 2022).

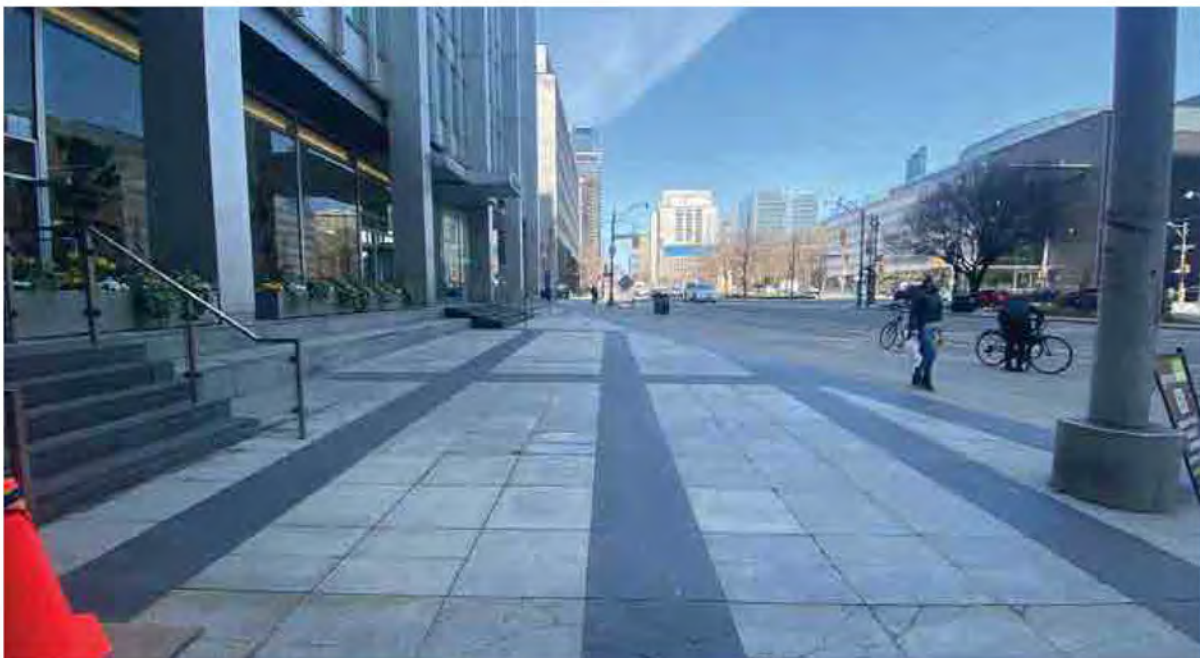


Looking west towards Simcoe Street entrance hall (ERA, 2022).

9.4 Context



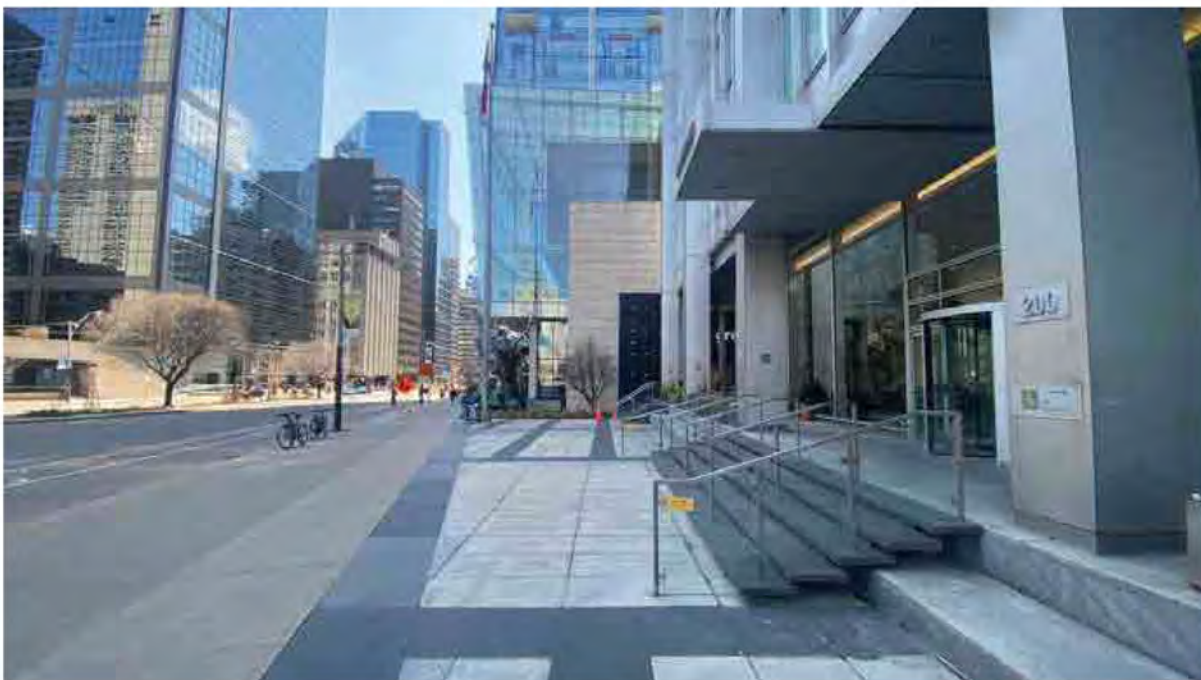
Looking northwest along University Avenue (ERA, 2022).



Looking north along University Avenue (ERA, 2022).



Looking northeast from the Site (ERA, 2022).



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



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



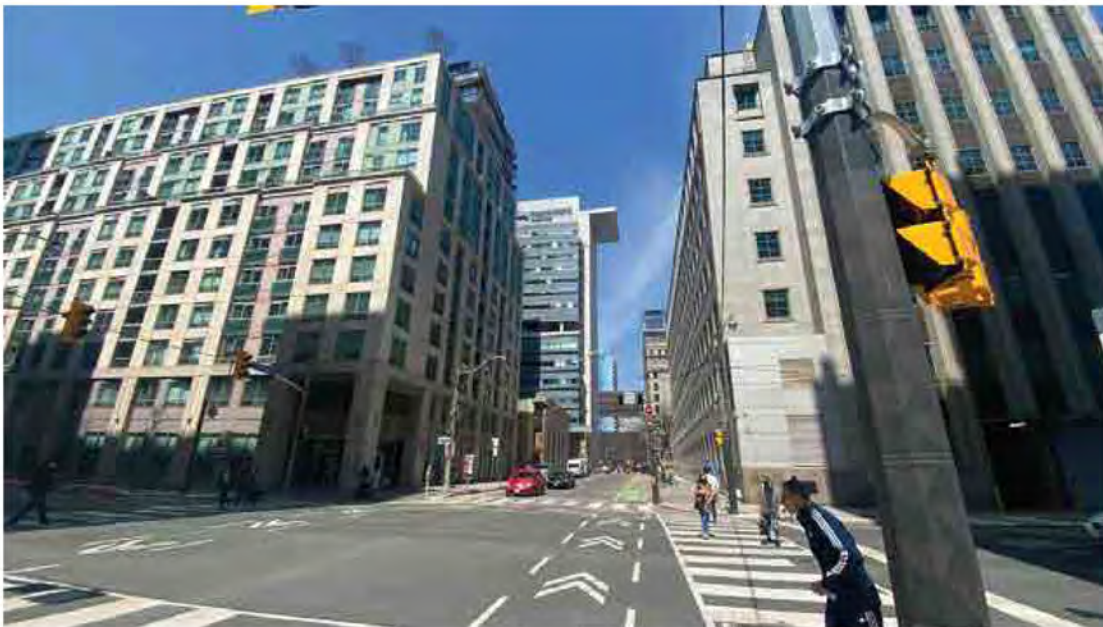
Looking east along Nelson Street from the Site (ERA, 2022).



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



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



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



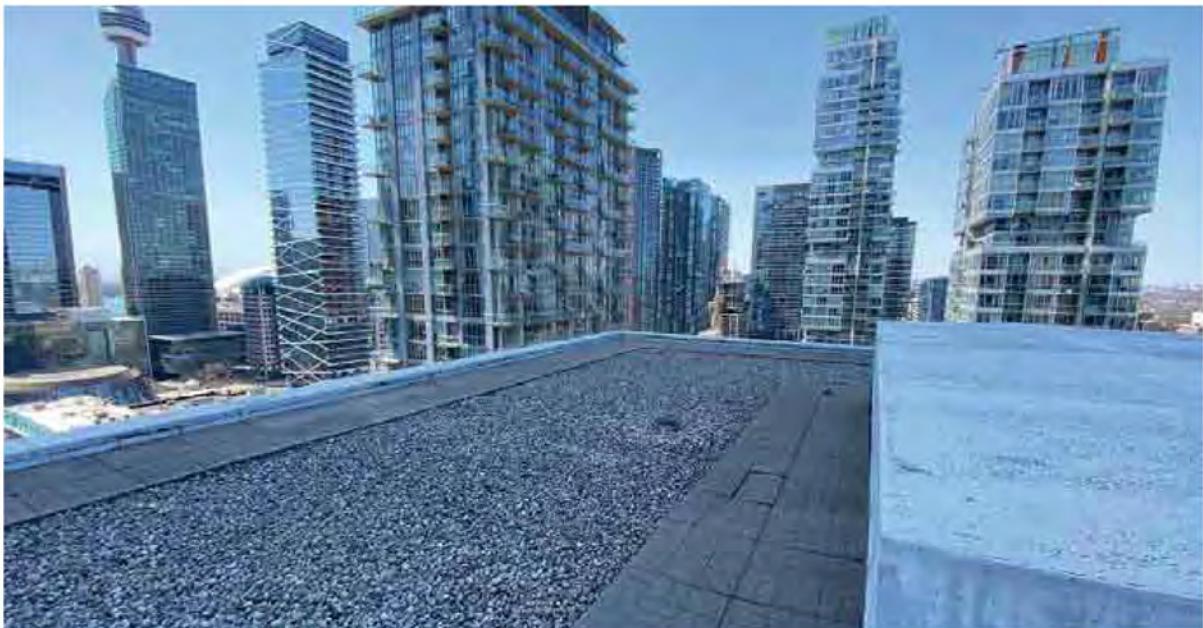
Looking north across Richmond Street West from the Site (ERA, 2022).



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



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



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



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



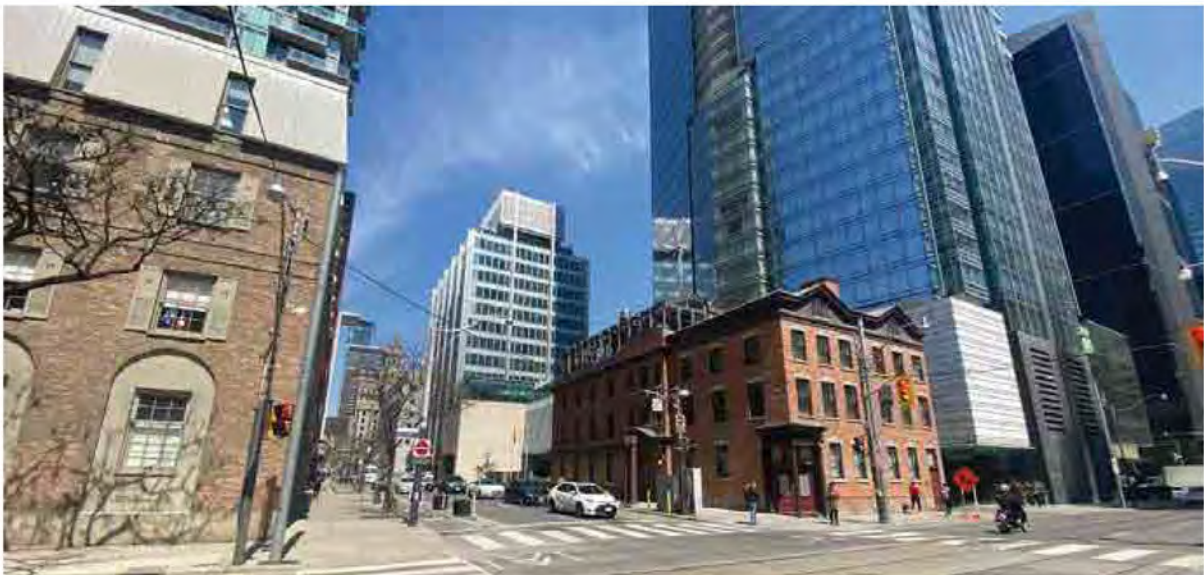
Looking northwest along University Avenue toward the Site (ERA, 2022).



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



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



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