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

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 and institutional buildings from 1832 to 2006, and early to mid-century office buildings.

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.

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.

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, surmounted by a 65-storey modern glass-clad tower. The hotel also includes the Part IV Designated three-storey masonry-clad Bishops Block (c.1830) on the northeast corner of Adelaide Street West and Simcoe Street.

West of the Site, across Simcoe Street, is a 17-storey residential building with ground floor retail.

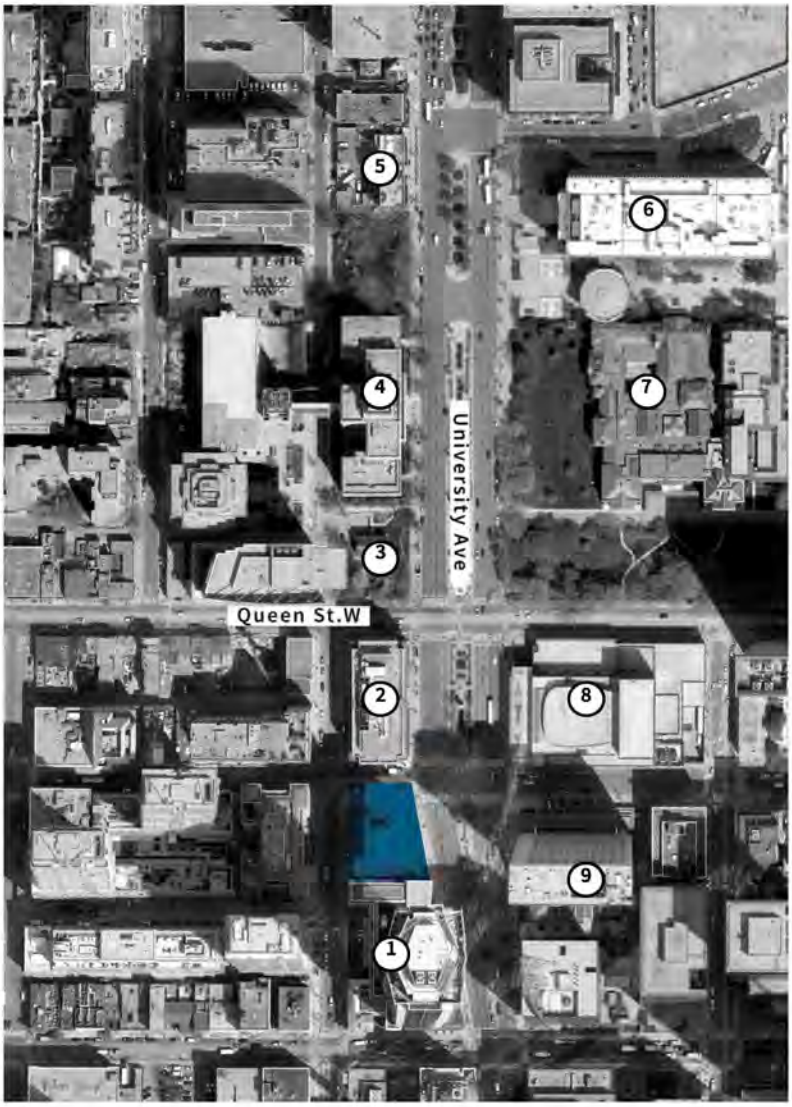
University Avenue

South of the Site both sides of University Avenue are lined 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 part of the Queen Street West Heritage Conservation District and 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

To the west of the Site, bordered by the west side of Simcoe Street and the north side of Richmond Street West, is the King-Spadina Heritage Conservation District (under appeal). This area is characterized by high-rise commercial and residential structures located along Simcoe Street, Nelson Street and Richmond Street West. Moving westward and southward from the Site, the area transitions from contemporary high-rise towers to a mix of early to mid-twentieth century warehouses 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. 1. Context map showing the Site and selected surrounding sites (Google, 2022, annotated by ERA).

11 DESCRIPTION OF ADJACENT HERITAGE PROPERTIES

The Site is considered adjacent to the following municipally recognized heritage resources/districts:

- **250 University Avenue** (Designated under Part IV, OHA): "Bank of Canada; 1958, Marani and Morris, Architects; H.H. Angus and Associates Limited, Engineers; Anglin Norcross Ontario Limited, Contractor/Builder -adopted by City Council on February 24, 1997", by-law 69-2022 (see Appendix III).
- **Queen Street West Heritage Conservation District** (Designated under Part V, OHA): by-law 979-2007.

The Queen Street West Heritage Conservation District includes a description of the District Character, which is cited below:

> *The Queen Street West district is significant because of its dynamic character; it has changed and evolved since its inception and continues to do so. The contribution of Queen Street West from University Avenue to Bathurst Street to Toronto's cultural heritage cannot be understated. The treasured history and identity of Queen Street West results from the distinct connections and relative location of the street within the downtown and adjacent neighbourhoods; from the welcoming pedestrian quality of the street environment, and also from the scale, rhythm and composition of buildings that line the street. (pg. 53)*

The Site is adjacent to the King-Spadina Heritage Conservation District, which is currently under appeal and not in-force.

Adjacent: *means those lands adjoining a property on the Heritage Register or lands that are directly across from and near to a property on the Heritage Register and separated by land used as a private or public road, highway, street, lane, trail, right-of-way, walkway, green space, park and/or easement, or an intersection of any of these; whose location has the potential to have an impact on a property on the heritage register; or as otherwise defined in a Heritage Conservation District Plan adopted by by-law (Toronto Official Plan).*

11.1 Photographs

East elevation of 250 University (ERA, 2022).

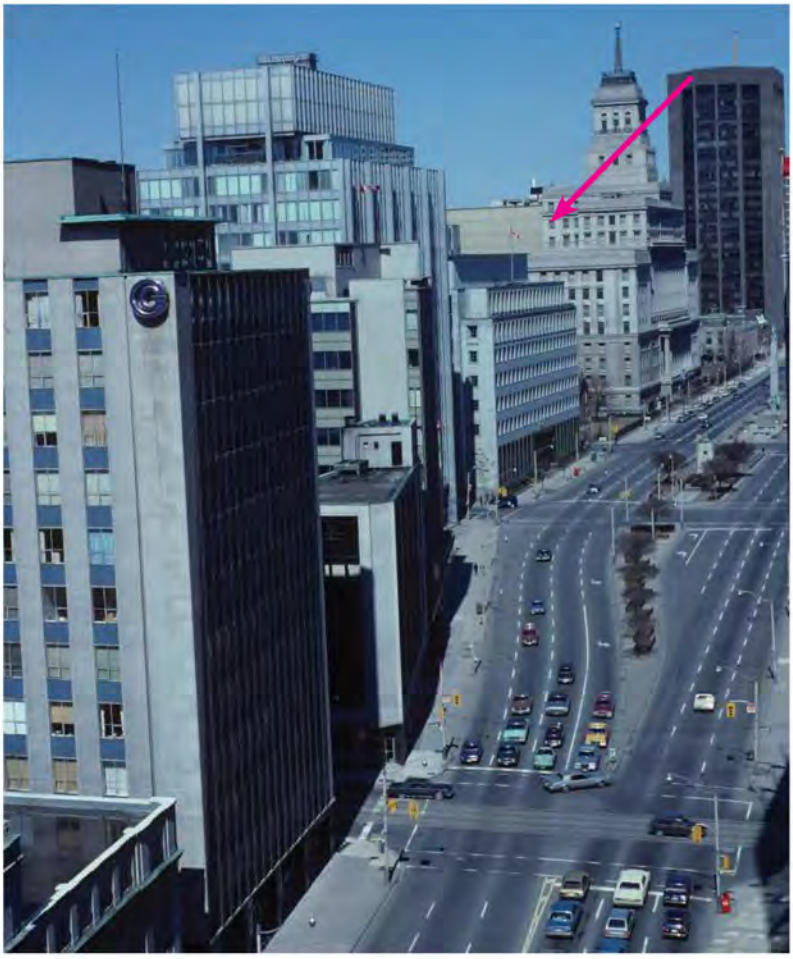
South elevation of 250 University Street (ERA, 2022).

Looking west at east elevation of Site and adjacent heritage property at 250 University, shown by arrow (ERA, annotated by ERA, 2022).

Looking north at south elevation of Site and adjacent heritage property at 250 University, shown by arrow (ERA, annotated by ERA, 2022).

11.2 Historic Photographs

1972 image looking north along University Avenue with the adjacent heritage property at 250 University identified by arrow (City of Toronto Archives, annotated by ERA).



1980s image looking northwest along University Avenue with adjacent heritage property at 250 University identified by arrow (City of Toronto Archives, annotated by ERA).

12 CONDITION ASSESSMENT

A review of the exterior and interior ground floor building conditions for 200 University was carried out in April 2022. The 16-storey modernist building, 14-storey office floors and 2-storey mechanical penthouse floors, is located at the south-west corner of University Avenue and Richmond Street W. Architectural features such as the aluminum clad columns, aluminum clad curtain wall, aluminum vertical mullions, doors, flashings and flat roof were reviewed.

All observations were made from grade, the main roof (at 14th floor) and the mechanical penthouse roof (at 16th floor), as scaffolding/lift access was not available for a close-up "hands on" inspection of the building features. The review did not include structural, mechanical, electrical or plumbing systems/elements.

Only the ground floor interior was reviewed. Additionally, adequate ventilation to any unoccupied spaces is also recommended to avoid moisture build-up inside the buildings, which can potentially cause mold grown or other damage to interior details and finishes.

The exterior of 200 University Ave. is composed of aluminum clad columns, aluminum clad curtain wall, aluminum vertical mullions. Generally, the building appears to be in fair to good condition. The general observable condition include:

- The existing aluminum clad columns appear to be in good condition with minor staining at the seams and the cladding appears to have been replaced at the upper sections of the 14th floor
- The existing aluminum clad curtain wall above grade appears to be in fair condition
- The existing aluminum clad curtain wall at grade appears to be in good condition
- The existing aluminum vertical mullions appear to be in good condition
- The existing aluminum clad glazed doors appears to be in good condition
- The existing 14th floor parapet flashing and roof appears to be in good condition
- The existing 16th floor parapet flashing appears to be in fair condition with some areas of rusting, flaking paint and carbon staining. The existing roof in this area appears to be in good condition

DEFINITION OF TERMS

The building components were graded using the following assessment criteria:

Excellent: *Superior aging performance. Functioning as intended; no deterioration observed.*

Good: *Normal Result. Functioning as intended; normal deterioration observed; no maintenance anticipated within the next five years.*

Fair: *Functioning as intended; Normal deterioration and minor distress observed; maintenance will be required within the next three to five years to maintain functionality.*

Poor: *Not functioning as intended; significant deterioration and distress observed; maintenance and some repair required within the next year to restore functionality.*

Defective: *Not functioning as intended; significant deterioration and major distress observed, possible damage to support structure; may present a risk; must be dealt with post-haste.*

- The existing granite floors in the lobby appear to be in fair to good condition
- The existing travertine walls in the lobby appear to be in good condition
- The stainless steel elevator doors and surround appear to be in good condition

Existing curtain wall and cladding above grade (ERA, 2022).

Existing aluminium vertical mullions (ERA, 2022).

Existing 16th floor parapet and roof (ERA, 2022).

Existing 14th floor parapet and roof (ERA, 2022).

Interior details, including granite floors, travertine walls, and stainless steel elevator doors and surrounds (ERA 2022).

13 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development anticipates adding a 37-storey tower above the existing 16-storey structure (inclusive of penthouse). Structural elements of all elevations of the original Sun Life building will be retained in situ with alterations made to the existing exterior cladding and interior.

Above grade, the existing steel superstructure remains in situ with the exterior steel pilasters strengthened with additional plates to fit inside the existing metal profiles (profiles are removed then reinstated with new to match existing). These existing columns will be re-sleeved in-kind, and reinforced through the parking levels of the building down to existing footings. The existing pilasters provide the lateral support for the tower addition.

The existing non-load bearing core will be removed and replaced with a load bearing core, reconfigured for the new elevators and services. The existing core is non-load bearing concrete block, built between steel columns in the central column bay of the building. The central column bay structure will remain in place and the floor in between columns removed in the footprint area of the new load bearing core. This new core is required to carry the gravity loads of the tower addition. The remaining floorplate (between the central core and the perimeter wall) will remain in situ (see illustration on pg. 54).

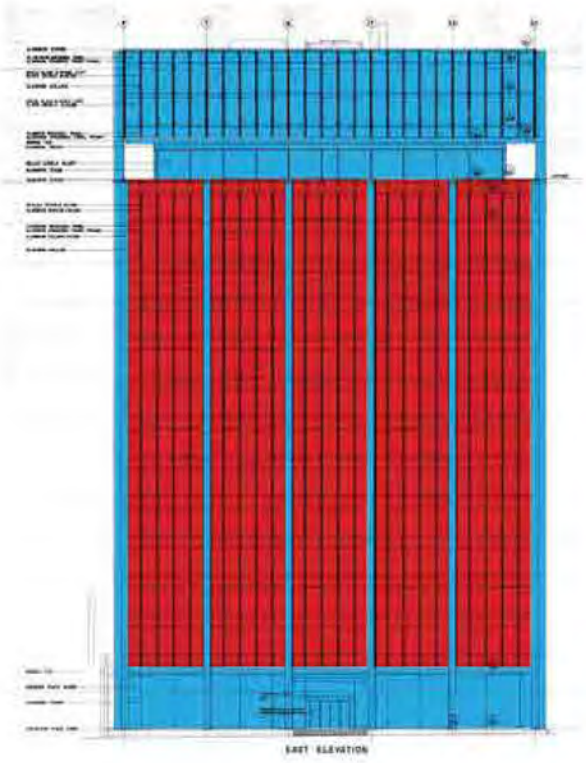
Informed by core principles of modernist conservation and true to the original design intent of the Sun Life Building, the new tower is constructed from glass and steel in a simple and rectilinear design. The anodized aluminum piers extend vertically along the new tower in a contemporary material and colour palette, a reference to the historic building's innovative use of exposed perimeter columns.

The new tower suspends above the mechanical penthouse at the 15th and 16th floors, creating a distinct break between the historic building and the new addition while retaining the penthouse's original set backs. The existing structure will be converted to residential use. The new tower will introduce 37 levels of residential units and new amenity uses. A reconfigured lobby supports the new residential programming. Parking for the building will continue to be provided below grade with access from Simcoe Street.

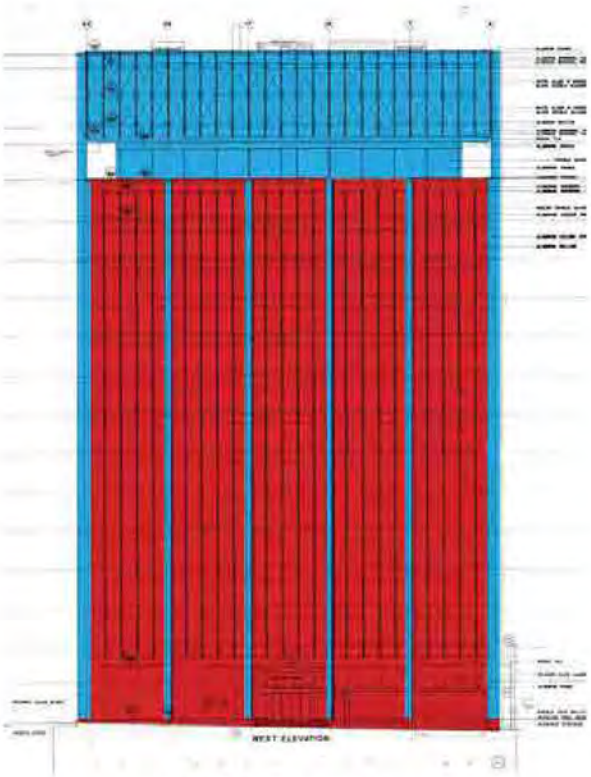
The new tower will result in incremental net-new shadows on the adjacent heritage property at 250 University Avenue during the spring, fall and summer equinoxes. Incremental net-new shadows will be cast on the north side of Queen Street, located within the Queen Street West Heritage Conservation District, during the spring and fall equinoxes. During the summer equinox there will be no net-new shadows cast on the north side of Queen Street during the summer equinox (see Shadow Study Appendix IV).

Building rendering showing south and east elevations (KPMB Architects, 2024).

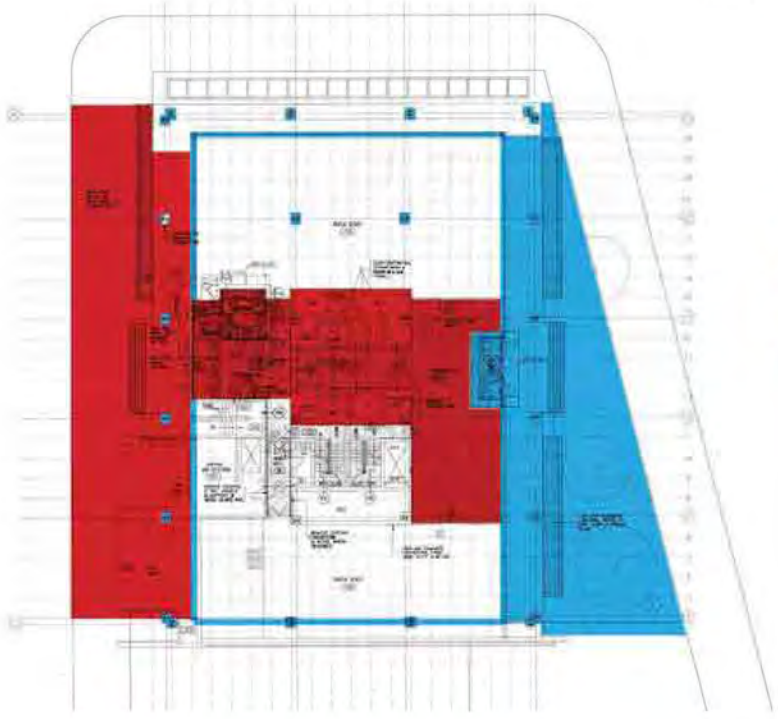
Building rendering showing principle (east) and north elevations (KPMB Architects, 2024).



East Elevation (Existing)



West Elevation (Existing)



Altered

Demolished

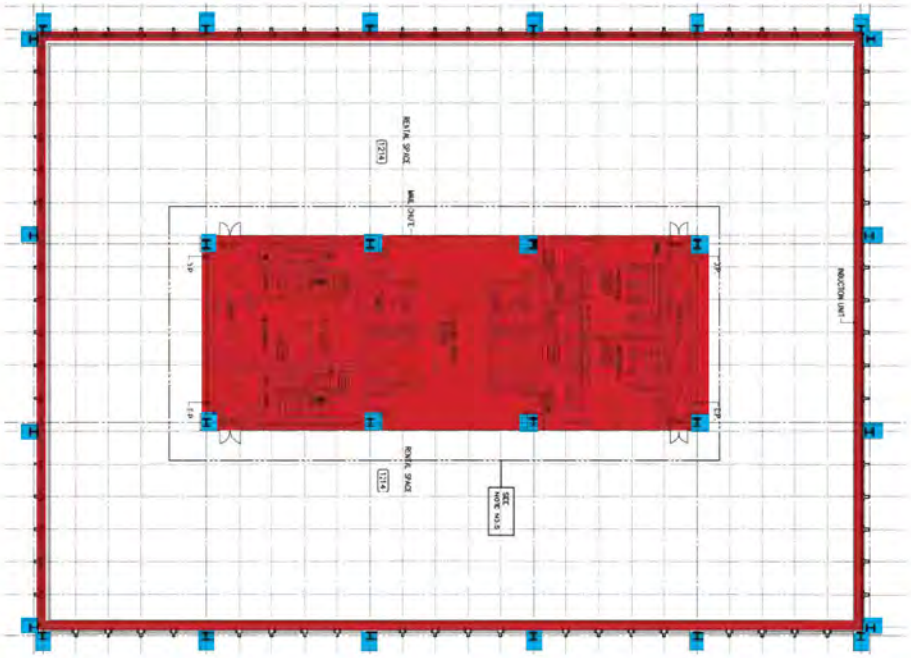
Ground Floor (Existing)

South Elevation (Existing)

North Elevation (Existing)

Altered

Demolished

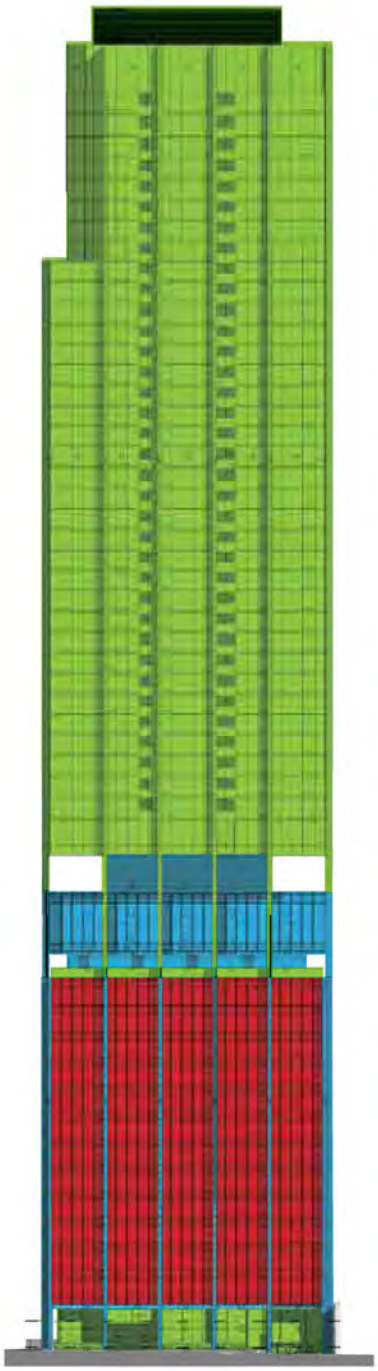


Typical Tower Floorplate (Existing)

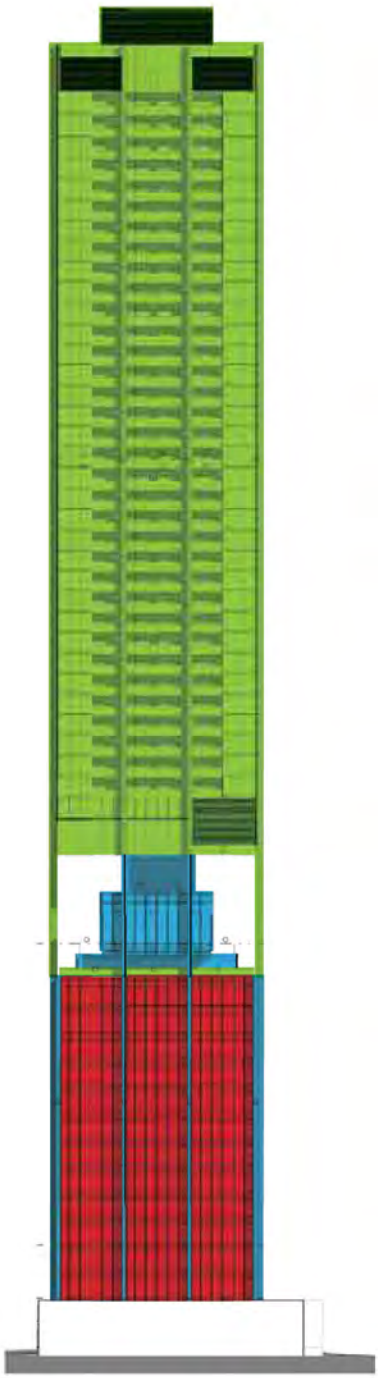
New

Altered

Demolished



West Elevation (Proposed)

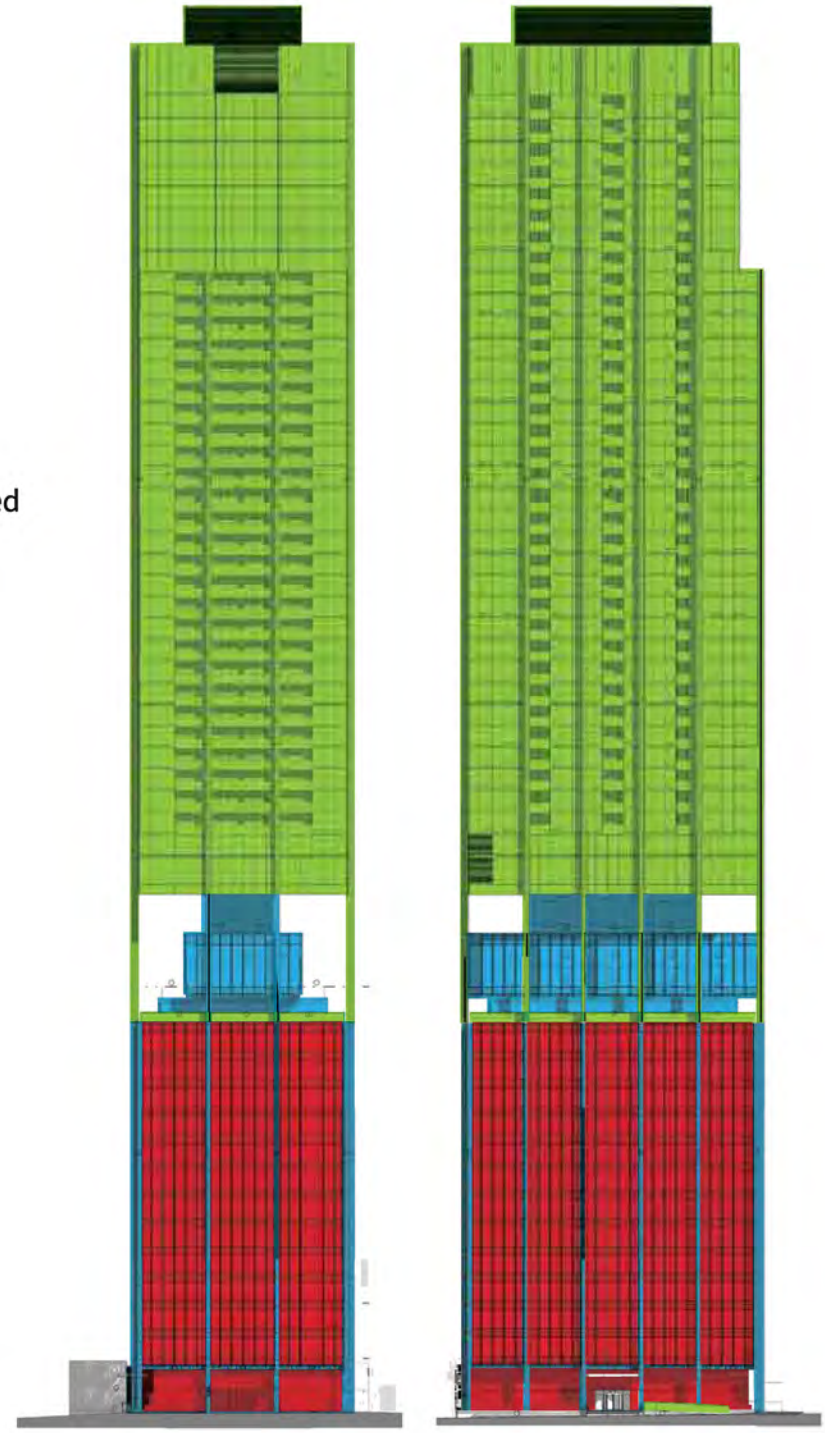


South Elevation (Proposed)

New

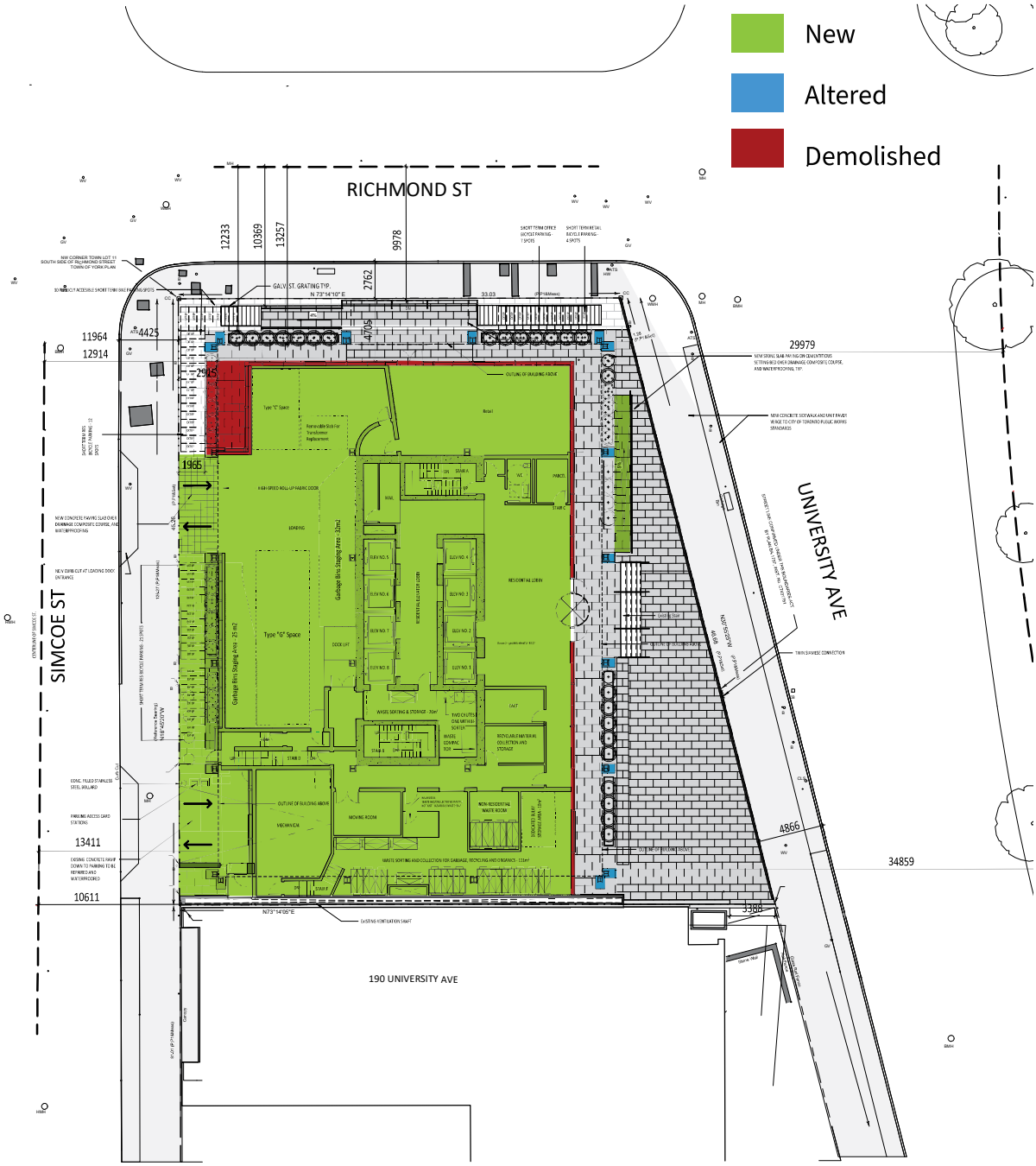
Altered

Demolished



North Elevation (Proposed)

East Elevation (Proposed)



Proposed First Floor Plan (KPMB, 2024).

13.1 Alternatives Considered

The proposed concept is the result of several iterative designs considered, particularly with a focus on; the Pavilion, Tower, and Loading entrance. More details on each alternative considered can be found in Appendix VII.

Pavilion

The initial design proposal contemplated a Pavilion built at-grade within the bounds of the east plaza. In response to initial feedback, two design alternatives were considered to minimize the visual impact of the Pavilion. The Pavilion was ultimately removed, and is not included in the current design proposal.

Proposed Scheme

Current Pavilion

Retail GCA = 206 m² / 2,215 sqft

Setback

Setting back 1.5m from University Ave

Retail GCA = 184 m² / 1,980 sqft

Total GCA Loss From Current Scheme (Lobby & Retail) = 48 m² / 510 sqft

Ellipse

Change to an ellipse form and retain existing Lobby/Entrance

Retail GCA = 180 m² / 1,940 sqft

Total GCA Loss From Current Scheme (Lobby & Retail) = 142 m² / 1,540 sqft

Tower Addition

In regard to the separation of new and existing volumes,four alternative versions were considered, including a "squeeze", "lift" , "setback" and "Pinch" (stepback) of the tower addition.

- **Setback:** Pilasters setback from existing pilasters below.
- **Squeeze:** Shifting table-top height up 1 meter, resulting in a 3 meter separation from the underside of tabletop to existing lantern.
- **Lift:** Shifting table-top height up 2.925 meters, resulting in a 5 meter separation from the underside of tabletop to existing lantern.
- **Stepback ("Pinch"):** Tower pinched 3m on the east and west sides.

Setback columns (KPMB, 2024).

Structural Considerations (KPMB, 2024).

"Lift" (KPMB, 2024).

"Lift" (KPMB, 2024).

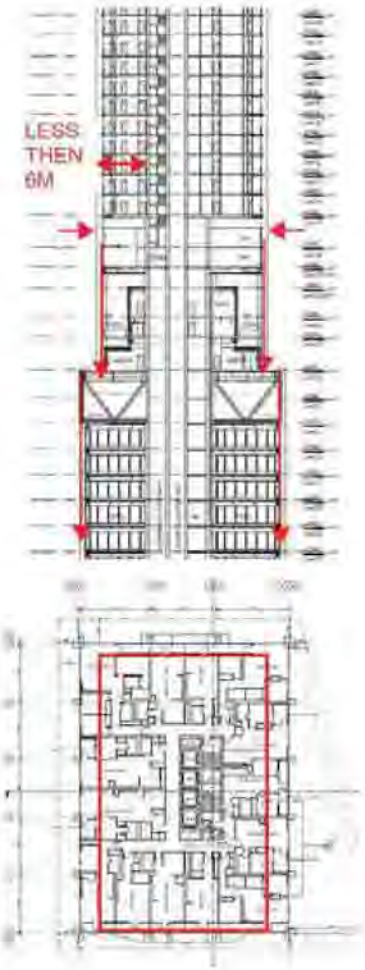
"Squeeze" (KPMB, 2024).

"Squeeze" (KPMB, 2024).

Stepback ("Pinch"): Tower pinched 3m on the east and west sides.

The pinch option, considered the new tower addition to be stepped back by 3 meters on the east and west elevations to promote visual subordination of the new tower. Stepping back the tower in such a way challenged the overall feasibility of the proposal in the following ways:

- Considerable loss of GFA (total loss of approx. 82,000 sft.) without the ability to go higher due to flight corridor.
- Core to exterior wall depth necessitates wider units resulting in fewer units per floor (a total reduction of approx. 165 units)
- Table-top dropped to level 12/13 of the existing building.
- Lateral loads transferred to existing perimeter through level 12/13 of the existing building.
- Flexibility of layouts on level 12/13 greatly impacted, reducing unit depth to a maximum of 6m.



In addition to the challenges noted above, the "pinch" option diverges from the Parkin's original design intent, by introducing stepbacks which he is on record as fighting the city's requirements for such steps backs at the time. (see except from 1961 Globe Article below)

> *"John C. Parkin, fought the city's requirements for setbacks and a stone facade, winning the right to build with curtain wall and anodized aluminum"*

200 University 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 Additionally, none of John C. Parkin's buildings feature stepbacks of upper volumes.

Lastly, the pinch option introduces a new structural approach that is not true to the existing approach, obfuscating the original structural approach of perimeter columns.

For the above noted reasons, it was decided to not move forward with this design option.

Loading Entrance

In an effort to accommodate municipal requirements for garbage collection, the initial design reduced the recessed setback of the west elevation to ensure vehicle loading requirements were satisfied.

In response to feedback from City staff, an alternative was considered that "notched" the northwest corner at grade, maintaining the existing setback at corner to maintain appearance of setback when viewed from the north.

West elevation setback reduced to accommodate interior loading requirements (KPMB, 2024).

North-west corner "notch" maintains setback at corner to maintain appearance of setback when viewed from the north (KPMB, 2024).

14 DEMOLITION

The building on-Site will be retained in situ, and will not be demolished to accommodate the proposed development. Some identified heritage attributes are to be demolished, including:

- *The shared design, articulation and organization of the four elevations from the second to thirteenth floors*
- *The glass-clad ground floor and mezzanine level set back from the perimeter columns and tower elevations*
- *The granite public plaza, terracing and entrance steps on the east elevation*
- *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 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*

Please refer to Section 15 for more details on how and why these attributes will be impacted and Section 17 for how impacts will be mitigated.

15 IMPACT ASSESSMENT

The relevant provincial and municipal policies are included in Appendix V of this report. Below is an analysis of how the proposed development responds to these policies with respect to the impacts of the proposal to on-Site and adjacent cultural heritage resources. These impacts are as follows:

On-Site Impacts

The proposed development introduces residential, and amenity uses to the Site and will intensify the Site and surrounding area. Alterations are proposed to all existing elevations and interior attributes. These alterations will impact the Site's cultural heritage value and heritage attributes identified in the Statement of Significance. Impacted attributes are as follows:

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.

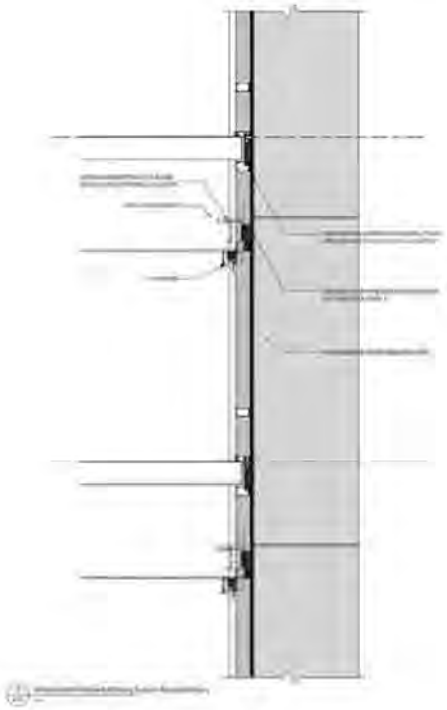
The addition of the 37 storey tower above the existing structure will impact the scale, form, and massing of the existing 12-storey plus 2-storey penthouse. The addition is suspended above the existing penthouse to provide a visual break that distinguishes new from existing volumes. Careful consideration has been given to the design of the tower addition to ensure that it is sympathetic to the existing building, and true to the original design intent. Please refer to Section 14 for details on how this impact is mitigated.

The 2-storey penthouse at the fifteenth and sixteenth floors will be retained including the alignments of the set back facades on the east and west and the north and south facades aligning with the facades below.

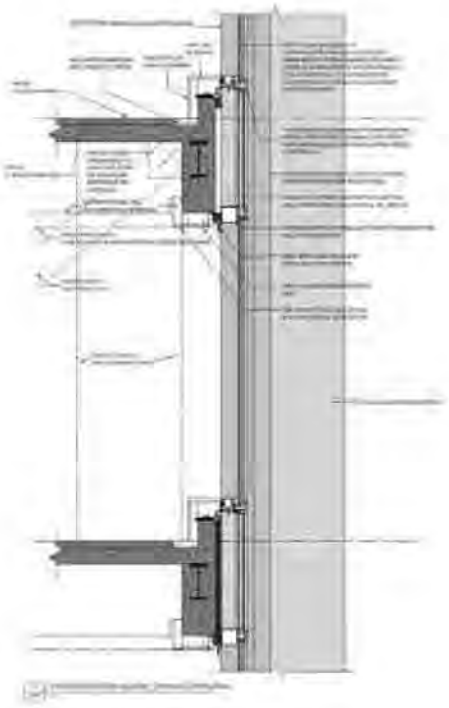
The shared design, articulation and organization of the four elevations from the second to thirteenth floors.

The existing curtainwall glazing system is a first-generation system that has limited air and water leakage resistance and very poor thermal efficiency. The expressed external mullion elements act as cooling fins during winter months and attract heat from the exterior during summer months. In addition, the glazing has been failing for some time but not replaced because of the obsolete 'zipper' glazing detail where the glass is retained by a perimeter gasket similar to a car windshield.

The proposal is to replace the existing curtainwall with a new unitized high performance curtainwall system constructed with custom profiles that replicate the exterior expressed mullion profiles and materiality (see below). The new system is intended to maintain the alignment of the existing curtainwall while providing triple-glazed thermal lites. Spandrel panels will be faced with anodized aluminum plate fascias to match the existing. Further refinement of the curtain wall will be detailed in the pursuant Conservation Plan. Please refer to Section 14 for details on how this impact is mitigated.



Utilized Hybrid Window Wall Glazing System - Tower Addition (KPMB, 2024).

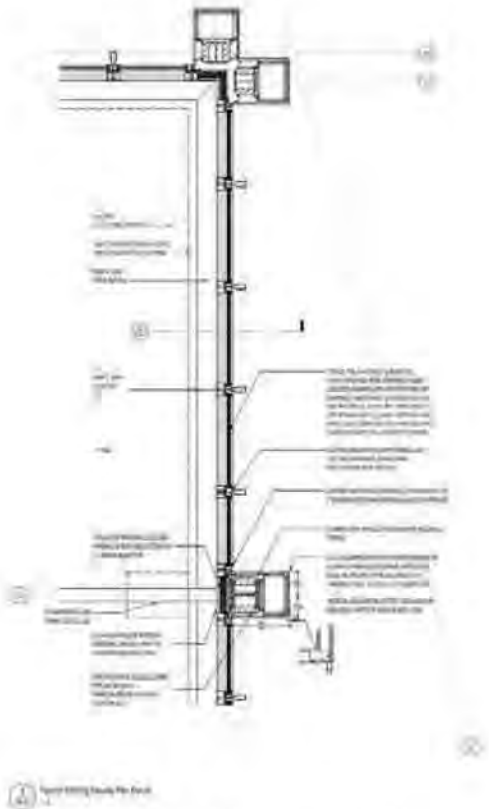


Utilized Hybrid Window Wall Glazing System - Existing (KPMB, 2024).

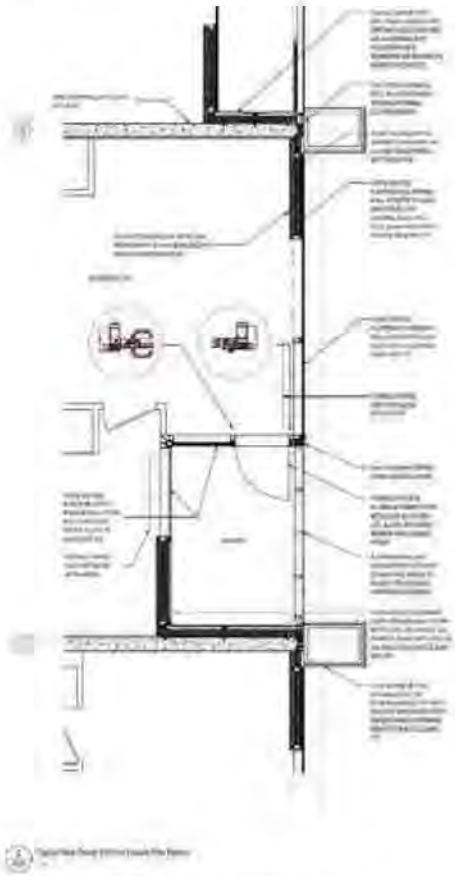
The metal-clad perimeter columns extending from the first through thirteenth floors on the east and west elevations, and the first through sixteenth floors on the north and south elevations.

The metal-clad perimeter columns on all elevations will be altered to increase their bearing capacity. This will involve 'plating' the web of the W section columns to fill most or all of the recesses on the sides of these members (see below). This work will require removing the existing anodized aluminum shrouds from these columns. It is proposed to replace the existing shrouds with new anodized aluminum plate shrouds of matching detailing and alignments. The outer dimensions (width and depth) of the altered perimeter columns will remain unchanged. Further refinement of the curtain wall will be detailed in the pursuant Conservation Plan.

Please refer to Section 14 for details on how this impact is mitigated.



Typical Existing Facade Detail (KPMB, 2024).



Typical Tower Addition Facade Detail (KPMB, 2024).

The recessed fourteenth floor.

The 2-storey mechanical penthouse (fifteenth and sixteenth floors) will be retained in-situ.

Any portions of the heritage architecture being removed and replaced by new will maintain the existing materiality, colour, and appearance of the existing to the greatest extent possible. Any added elements will be differentiated (but complementary) in finish and articulation or will be transparent (eg. added glass screens).

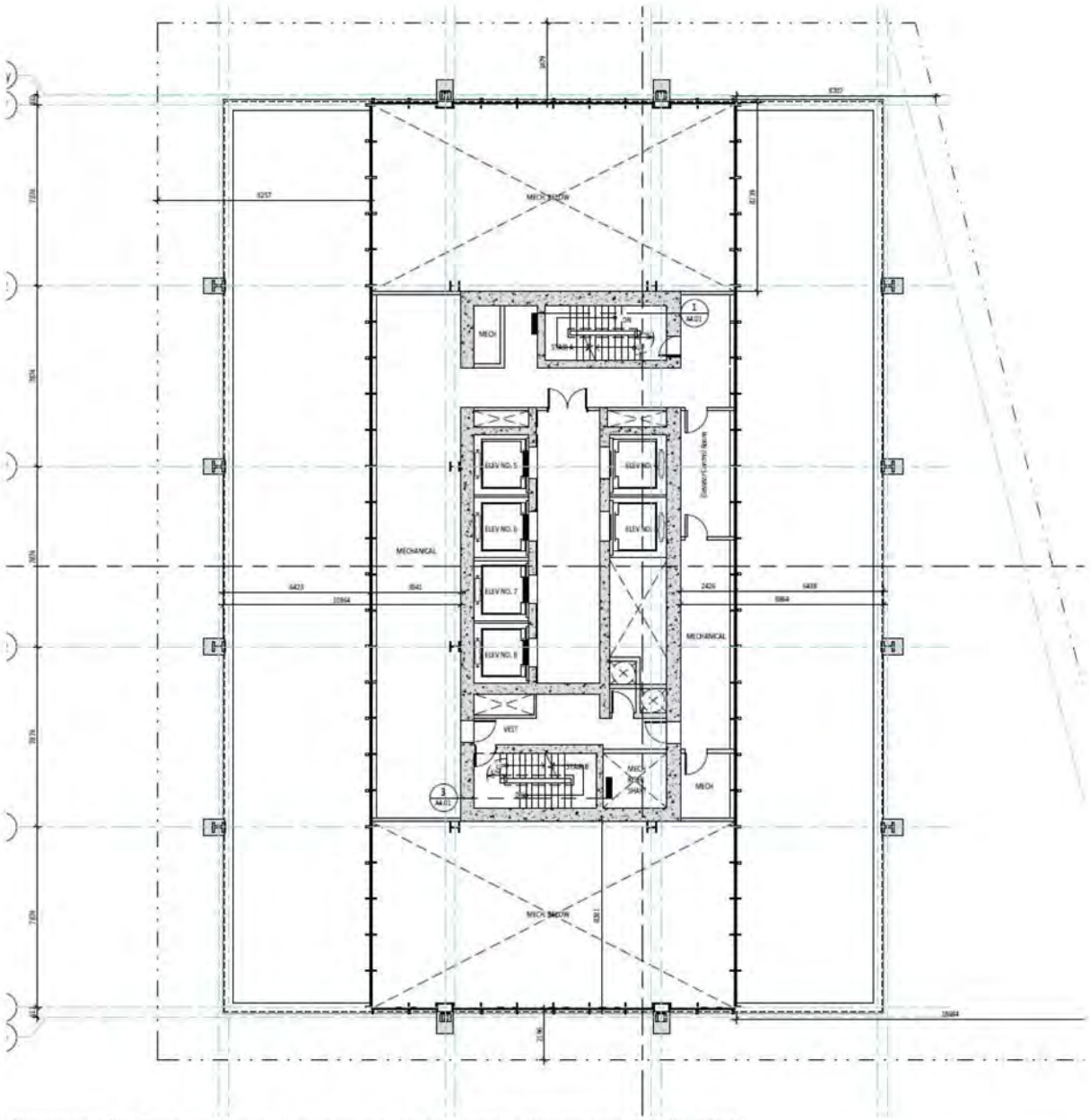
The 2-storey mechanical penthouse (fifteenth and sixteenth floors) with its east and west setbacks from the tower elevations below. The north and south ends of the mechanical penthouse, which are flush with the tower elevations below, cantilever over the recessed fourteenth floor

The existing exterior enclosure of the mechanical penthouse is composed of a single layer of opal glass on metal framing that was intended to provide a glowing appearance when the space behind was illuminated. The lighting system for the space behind was removed at some point and the single layer of annealed glass does not provide an enclosure would not meet contemporary thermal or safety requirements.

Therefore, it is being proposed that the existing glazing be replaced by a new high performance aluminum curtainwall glazing system with thermally insulated tempered glass lites. New mullion locations would match existing mullion locations and the face of glass would match the existing alignment.

In lieu of opal glass, new glass lites would be treated with an opalescent ceramic frit dot pattern that would provide a beacon-like glowing quality when spaces behind are illuminated, restoring a lost feature of the original "lantern" design, (see Section 17 - Mitigation Measures, for more detail) while permitting a view out and addressing bird strike issues in keeping with Toronto Green Standards (TGS) requirements.

Please see the following pg. for the proposed mechanical penthouse plan with setback dimensions for more information.



Proposed 16th floor mechanical penthouse, with stepback dimensions (KPMB, 2024).