



Decision Letter

Toronto Preservation Board

Meeting No.	19	Contact	Tanya Spinello, Committee Administrator
Meeting Date	Wednesday, June 5, 2024	Phone	416-397-4592
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Video Conference	Chair	Julia Rady

PB19.1	ACTION	Adopted		Ward: 11
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522 University Avenue - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Board Decision

The Toronto Preservation Board recommends that:

1. City Council state its intention to designate the property at 522 University Avenue under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 522 University Avenue (Reasons for Designation) attached as Attachment 1 to the report (May 21, 2024) from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning.
2. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

Origin

(May 21, 2024) Report from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on June 5, 2024 the Toronto Preservation Board considered Item [PB19.1](#) and made recommendations to City Council.

Summary from the report (May 21, 2024) from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council state its intention to designate the property at 522 University Avenue under Part IV, Section 29 of the Ontario Heritage Act for its cultural

heritage value according to the Statement of Significance, including a description of Heritage Attributes, found in Attachment 1.

Located on the southwest corner of University Avenue and Elm Street, the property at 522 University Avenue contains a 15-storey office building constructed between 1971 and 1974. Designed by the prominent architect John C. Parkin for the National Life Assurance Company of Canada, the Modernist building is characterized by the uniform treatment of its tower façades in precast concrete, and a double-height, wedge-shaped colonnade at three sides which extend the public space along University Avenue, Elm Street and Simcoe Street. The building contributes to the monumental streetscape of University Avenue as developed in the post-WWII era and the site at 522 University Avenue represents the location of Toronto-based National Life Assurance Company of Canada's offices for nearly 95 years.

Staff have determined that the property at 522 University Avenue has cultural heritage value, meeting a total of 5 of 9 of the Ontario Regulation 9/06 criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. A property may be designated under Part IV, Section 29 of the Ontario Heritage Act, if it meets two or more of the nine criteria.

As of July 1, 2021, Section 29(1.2) of the Ontario Heritage Act restricts City Council's ability to give notice of its intention to designate a property under the Act to within 90 days of a "Prescribed Event".

The property at 522 University Avenue is subject to a Prescribed Event. On August 30, 2022, the City received Zoning By-law Amendment and Site Plan applications related to the proposed redevelopment of the subject property (22 192156 STE 11 OZ and 22 192155 STE 11 SA). A Cultural Heritage Evaluation Report (CHER) authored by ERA Architects and dated January 10, 2024 was submitted in support of the application and concludes that the property at 522 University Avenue meets 4 of the 9 criteria under Ontario Regulation 9/06 criteria prescribed for municipal designation under Part IV.

The City Clerk sent a Notice of Complete Application on September 23, 2022. The owner provided a waiver to extend the time period for Council to make a decision which expires on July 31, 2024. In order to meet prescribed timelines under the Ontario Heritage Act, Council must make a decision at its June 26-28, 2024 meeting to provide sufficient time for the City Clerk to issue a notice of intention to designate before the waiver expires.

Background Information

(May 21, 2024) Report and Attachments 1 - 3 from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning on 522 University Avenue - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act (<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-245965.pdf>)

Motions

Motion to Adopt Item moved by Julia Rady (Carried)