TORONTO

REPORT FOR ACTION

150 College Street (Medical Sciences Building - 1 King's College Circle) - Alterations to a Designated Heritage Property under Section 33 of the Ontario Heritage Act and Authority to Enter Into a Heritage Easement Agreement

Date: April 27, 2026
To: Toronto Preservation Board
Toronto and East York Community Council
From: Senior Manager, Heritage Planning, Urban Design, City Planning
Wards: University-Rosedale - Ward 11

SUMMARY

This report recommends that City Council approve an application under Section 33 of the Ontario Heritage Act to alter the Part IV designated heritage property located at 150 College Street (Medical Sciences Building – 1 King's College Circle), in connection with the rehabilitation of the University of Toronto's Medical Sciences Building. This report also seeks approval to enter into a Heritage Easement Agreement to ensure the long-term conservation of this significant heritage resource.

The Medical Sciences Building complex is located at the southeast portion of King's College Circle, between King's College Road and Queen's Park Crescent West, on the University of Toronto's St. George Campus. The property is designated under Part IV, Section 29 of the Ontario Heritage Act (OHA) through Designation By-law 84-2026 and currently houses the Temerty Faculty of Medicine and affiliated student programming.

Constructed between 1966 and 1970, the Medical Sciences Building is characterized by its asymmetrical massing, generally ranging between three and seven storeys, and its highly sculptural precast concrete panel cladding, designed by Canadian artists Robert Downing and Ted Bieler and the fabricator, Beer Precast. The subject property is a significant example of the University of Toronto's post-war expansion and is recognized as a landmark within both the campus and the City of Toronto.

The proposal involves the rehabilitation of the Medical Sciences Building complex to support its continued use as a centre for leading-edge biomedical research. The proposed rehabilitation will introduce open-concept research, teaching, and social spaces to support collaboration and interdisciplinary work.

The proposal includes the demolition of the western-most wing (Wing B) and its replacement with a nine-storey multipurpose building, with a two-storey mechanical penthouse. The replacement building will accommodate new laboratory spaces, modernized teaching facilities, collaborative workspaces, and administrative offices.

The impacts of the proposed development on the heritage property and adjacent heritage resources are appropriately mitigated through the overall conservation strategy and the compatible, yet distinguishable, design of the new building. Heritage Planning staff are satisfied that the proposed alterations conserve the cultural heritage value and attributes of the property and are consistent with the applicable policy framework.

RECOMMENDATIONS

The Senior Manager, Heritage Planning, Urban Design, City Planning recommends that:

1. City Council approve the alterations to the designated heritage property at 150 College Street (1 King's College Circle), in accordance with Section 33 of the Ontario Heritage Act to allow for the construction of a nine-storey multipurpose building (plus a two-storey mechanical penthouse), with such alterations to the designated heritage property being substantially in accordance with the plans and drawings prepared by MVRDV and Diamond Schmitt Architects Inc., dated February 27, 2026, and the Heritage Impact Assessment prepared by ERA Architects Inc., dated April 16, 2026, on file with the Senior Manager, Heritage Planning, all subject to and in accordance with an approved Conservation Plan and drawings satisfactory to the Senior Manager, Heritage Planning and subject to conditions as set out below.

2. City Council direct that its consent to the application to alter the designated heritage property at 150 College Street (1 King's College Circle), in accordance with Part IV, Section 33 of the Ontario Heritage Act are also subject to the following conditions:

> a. that prior to the issuance of any permit for all or any part of the property at 150 College Street (1 King's College Circle), including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Planning, the owner shall:
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> > 1. enter into a Heritage Easement Agreement with the City for the property at 150 College Street (1 King's College Circle), substantially in accordance with the plans and drawings dated February 27, 2026, prepared by MVRDV and Diamond Schmitt Architects Inc. and on file with the Senior Manager, Heritage Planning, the Heritage Impact Assessment prepared by ERA Architects Inc., dated April 16, 2026, and in accordance with the Conservation Plan required in Recommendation 2.a.2 below, to the satisfaction of the Senior Manager, Heritage Planning, including execution of such agreement to the satisfaction of the City Solicitor;

2. provide a detailed Conservation Plan, prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment for the property at 150 College Street (1 King's College Circle), prepared by ERA Architects Inc., dated April 16, 2026, to the satisfaction of the Senior Manager, Heritage Planning;

3. provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the Conservation Plan required in Recommendation 2.a.2 above, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Planning;

4. provide a Heritage Lighting Plan that describes how the exterior of the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning;

5. provide a detailed Landscape Plan for the subject property, satisfactory to the Senior Manager, Heritage Planning;

6. provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning;

7. submit a Signage Plan for the subject property to the satisfaction of the Senior Manager, Heritage Planning; and

8. provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Planning, to secure all work included in the approved Conservation and Interpretation Plans; and

b. that prior to the release of the Letter of Credit required in Recommendation 2.a.8 above, the owner shall:

1. provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work and the required interpretive work have been completed in accordance with the Conservation and Interpretation Plans and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning; and

2. provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning.

3. City Council authorize the City Solicitor to introduce the necessary Bill in Council authorizing the entering into of a Heritage Easement Agreement for the property at 150 College Street (1 King's College Street).

4. City Council authorize the City Solicitor and City staff to take all necessary actions to implement City Council's decision.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

In 2018, City Council endorsed a set of principles for the University of Toronto St. George Campus Secondary Plan area, including the principle to conserve built heritage resources and cultural heritage landscapes. Council also directed the Senior Manager, Heritage Planning, to report to the Toronto Preservation Board and the Toronto and East York Community Council on the possibility for inclusion on the City's Heritage Register of the potential heritage resources identified in the study area as illustrated in Attachment 7 to the report. The Medical Sciences Building at 1 King's College Circle was identified in that attachment.
https://secure.toronto.ca/council/agenda-item.do?item=2018.TE34.88

In July 2022, City Council adopted the Official Plan Amendment, University of Toronto St. George Campus Secondary Plan, with amendments, and the University of Toronto St. George Campus Urban Design Guidelines, respectively included as Attachments 7 and 8 to the report (June 13, 2022) from the Director, Community Planning, Toronto and East York District. At the same meeting, Council also directed the Senior Manager, Heritage Planning, to report to the Toronto Preservation Board and the Toronto and East York Community Council on the possibility for inclusion on the City's Heritage Register of the potential cultural heritage resources identified in the University of Toronto St. George Campus Secondary Plan Area, included as Attachment 9 to the report. Council directed that Heritage Impact Assessments will be required for development applications that affect the property identified on that map. The Medical Sciences Building at 1 King's College Circle was identified in that attachment.
https://secure.toronto.ca/council/agenda-item.do?item=2022.TE34.8

The University of Toronto St. George Campus Secondary Plan, Official Plan Amendment 582, was subsequently approved, by modifications, by the Ontario Land Tribunal on September 5, 2023, and enacted through City of Toronto By-law 891-2024 (OLT):
https://www.toronto.ca/legdocs/bylaws/2024/law0891.pdf?utm_source=chatgpt.com

At its meeting on November 12-13, 2025, City Council adopted the Notice of Intention to Designate the property at 150 College Street (Medical Sciences Building - 1 King's College Circle) under Part IV, Section 29 of the Ontario Heritage Act. https://secure.toronto.ca/council/agenda-item.do?item=2025.PH25.13

City Council passed City of Toronto By-law 84-2026 designating the property under Part IV, Section 29 of the Ontario Heritage Act on February 4, 2026. By-law 84-2026 is in effect. The designation by-law can be found here: https://www.toronto.ca/legdocs/bylaws/2026/law0084.pdf

BACKGROUND

Site and Context

The subject property is located at 150 College Street (1 King's College Circle) on the University of Toronto's St. George Campus, at the southeast portion of King's College Circle, extending from King's College Road to Queen's Park Crescent West. The property is designated under Part IV, Section 29 of the OHA through Designation By-law 84-2026. It comprises the Medical Sciences Building complex, a large, concrete-clad institutional building constructed between 1966 and 1970, including a raised outdoor terrace and a forecourt containing a freestanding concrete sculpture.

The complex is situated within a broader biomedical and health sciences precinct in the southeast area of the campus, characterized by a collection of institutional buildings associated with medical research, teaching, and affiliated hospital functions. The subject property occupies a prominent location within this cluster, forming part of a continuous institutional edge along King's College Circle.

The historic course of Taddle Creek also traverses the subject property, presenting opportunities for landscape interpretation and engagement with broader cultural and ecological narratives.

The Medical Sciences Building is characterized by its asymmetrical massing comprising seven interconnected wings, generally ranging between three and seven storeys. It is clad in sculptural precast concrete panels, designed by Canadian artists Robert Downing and Ted Bieler and fabricated by Beer Precast, the country's foremost fabricator of precast concrete products in the 1950s, 1960s and 1970s.

Contextually, the complex contributes and reinforces the institutional and ceremonial character of the southeast portion of King's College Circle, a key organizing feature of the St. George Campus. Its articulated massing and substantial scale define the northern edge of the biomedical and health sciences precinct. The building's prominent siting and architectural expression also support the broader ceremonial landscape extending toward the Queen's Park and University Avenue.

The property is historically linked to its surroundings within the southeast corner of the St. George Campus, where medical research and teaching functions have long been

concentrated. Its proximity to University Avenue further reinforces its relationship to the network of affiliated teaching hospitals.

The subject property is a significant example of the University of Toronto's post-war expansion. Through its prominent siting, monumental scale, and distinctive sculptural expression, it is recognized as a landmark within both the campus and the City of Toronto.

Adjacent Heritage Properties

The Medical Sciences Building complex is adjacent to the following eight heritage properties, including four properties designated under Part IV of the OHA and four properties listed on the City's Heritage Register.

Part IV Designated Properties

- 170 College Street: The Lassonde Mining Building was designed by Francis Heakes with Darling & Pearson and constructed in 1905. The property is designated under Part IV, Section 29 of the OHA through by-law 88-76.

- 10 King's College Road: The Sandford Fleming Building was designed by Darling & Pearson and constructed in 1907. The property is designated under Part IV, Section 29 of the OHA through by-law 587-1997.

- 15 King's College Circle: The University College was constructed in 1856-1859. The cumulative efforts of six architectural firms have shaped University College. Beginning with the work of Frederick Cumberland and William Storm, changes to the building's composition span the reconstruction overseen by David Brash Dick, the mid-century insertion of the Laidlaw Library by Mathers & Haldenby, the restoration and modernization of the 1970s completed by Eric Arthur and Wilson, Newton, Roberts Architects, and the restoration and reinstatement of original programming by Kohn Shnier Architects and ERA Architects in 2018. A Notice of Intention to Designate the property under Part IV, Section 29 of the OHA was adopted by City Council on March 25-26, 2026.

- 59 St. George Street: The Knox College was designed by Chapman and McGiffin and constructed in 1912. The property is designated under Part IV, Section 29 of the OHA through by-law 52-83.

Listed Properties

- 5 King's College Circle: The Mechanical Engineering Building was designed by Allward & Gouinlock and constructed in 1948. The property was listed on the City's Heritage Register by City Council in 1973.

- 7 King's College Circle: The Gerstein Science Information Centre was constructed in 1892. It was designed by David Brash Dick (the original building); bookstack wing by Darling and Pearson in 1909; north wing by Mathers and Haldenby in 1954; and Morrison Pavilion by Diamond + Schmitt Architects in

2003. The property was listed on the City's Heritage Register by City Council in 1973.

- 27 King’s College Circle: The Simcoe Hall was designed by Darling & Pearson and constructed in 1924. The property was listed on the City's Heritage Register by City Council in 1973.

- 31 King’s College Circle: The Convocation Hall was designed by Darling & Pearson and constructed in 1907. The property was listed on the City's Heritage Register by City Council in 1973.

Development Proposal

A heritage permit application was submitted on April 10, 2026. The proposal involves the rehabilitation of the Medical Sciences Building complex to support its continued use as a centre for leading-edge biomedical research at the University of Toronto. The Heritage Impact Assessment (HIA) states that the proposed rehabilitation will introduce open-concept research, teaching, and social spaces to encourage collaboration and interdisciplinary discovery. Much of the existing research space dates to the 1970s-era structure and is constrained by aging infrastructure, with outdated systems and spatial configurations that limit capacity and flexibility for contemporary research.

The proposal includes the demolition of Wing B and its replacement with a nine-storey multi-purpose building, with a two-storey mechanical penthouse. The replacement building will accommodate new laboratory spaces, modernized teaching facilities, collaborative workspaces, and administrative offices, enabling the Temerty Faculty of Medicine to advance its evolving research and pedagogical objectives while addressing existing space and program constraints. The ground floor includes two large lobby spaces (or "Great Halls"), conceptually inspired by Haudenosaunee Longhouses, which provide circulation and visual permeability with adjacent campus spaces.

The proposal has been designed to enhance the public realm along King’s College Road and King’s College Circle and includes a landscape plan that is intended to interpret the historical course of Taddle Creek, an Indigenous Teaching Garden and a Sacred Fire as a ceremonial element.

Recent changes to the Planning Act mean that no planning approvals are required for this proposal. The University has however submitted a "voluntary" Site Plan Control application (26 131356 STE 11 SA) for staff to review. The proposal does however remain subject to other applicable legislation and municipal by-laws, including the Ontario Heritage Act and the Ontario Building Code.

Heritage Planning Policy Framework

Toronto Official Plan

This application has been reviewed for consistency with the applicable policies of the City of Toronto Official Plan, which provides the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposed application:

3.1.6.4 Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council.

3.1.6.5 Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City.

3.1.6.26 New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.

3.1.6.27 Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of façades alone is discouraged.

The City of Toronto Official Plan can be found here:
https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/chapters-1-5/

Standards and Guidelines

The Standards and Guidelines for the Conservation of Historic Places in Canada (the "Standards and Guidelines") is the official document guiding planning, stewardship and the conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9) the Standards for Rehabilitation (10-12), and the Standards for Restoration (13-14) apply to this project.

The Standards and Guidelines can be accessed here:
http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf

COMMENTS

Heritage Planning staff have reviewed the plans and drawings prepared by MVRDV and Diamond Schmitt Architects Inc., dated February 27, 2026, and the Heritage Impact Assessment prepared by ERA Architects, dated April 16, 2026, for conformity with the City's Official Plan heritage policies, and the Standards and Guidelines for the Conservation of Historic Places in Canada. Based on this review, Heritage Planning staff are of the opinion that the proposed development is consistent with the applicable policy framework and conserves the cultural heritage value and attributes of the property.

Wing B of the Medical Sciences Building complex is proposed to be demolished and replaced with a new nine-storey multi-purpose building and two-storey mechanical penthouse. Although this will involve the loss of one wing of this complex, the unique precast concrete panels will remain on the other wings to ensure that the heritage

values and attributes associated with these panels would still be appropriately expressed.

The proposed replacement wing is designed to be compatible with, yet distinguishable from, the modernist character of the existing complex. Its articulated massing reinforces the original design intent of the complex as a composition of geometric volumes, while enhancing the public realm through improved visual and physical permeability.

The new wing will be distinguished from the retained adjacent Wing C through a 3.5-metre transparent reveal along the north and south elevations. This reveal will provide a visual transition between the new building and Wing C, reinforcing the legibility of the addition while mitigating visual impacts on the heritage complex.

Wing C of the Medical Sciences Building will be altered to accommodate the new building and to connect to it. The alterations will include the removal of a stairwell and the removal of some sculptural precast panels that are important heritage attributes of the building complex. These are only a small proportion of the panels on the whole complex, and they will be reused to clad exposed portions of the existing building if possible.

Wing A is the wing to the east of Wing B. This will be altered through the removal of the precast concrete panels and the introduction of a double-width egress door with glazing to accommodate increased occupancy and provide daylight to the interior stairwell. Two design options are being considered:

- Removal of a continuous portion of panels at the ground floor to create a horizontal glazed opening set back from the east and west edges. This approach does not align with existing panel joints and would require cutting, modifying, and reinstalling panels, along with new cladding and trim.

- Removal of a single vertical panel bay from the ground to third floor to create a vertical glazed opening with the egress door at grade. This option aligns with existing panel joints and avoids modification of adjacent panels.

Both options are being evaluated for feasibility and are consistent with the modernist design language of the complex and reflect similar conditions elsewhere on the building. Staff consider Option 2 (vertical opening) to have less physical impact and a clearer visual relationship to the adjacent Macleod Auditorium, but the preferred approach will be determined at the Conservation Plan stage.

Consistent with Standard 4 of the Standards and Guidelines, the proposed new wing is contemporary and of its time, while establishing a compatible relationship with the form and materiality of the existing heritage complex. The use of natural stone and extensive glazing provides a sympathetic contrast to the solidity and massing of the existing complex, ensuring that the addition is distinguishable while maintaining visual compatibility.

Staff consider that the impacts of the proposed development on the heritage property and adjacent heritage resources are being appropriately mitigated through the overall

conservation strategy and the compatible, yet distinguishable, design of the new building.

Indigenous Placekeeping

The proposed development presents an opportunity to advance Indigenous place-keeping principles and Truth and Reconciliation within a significant institutional context on the St. George Campus. Collaboration between MVRDV, Diamond Schmitt Architects Inc., and Two Row Architect enabled the adoption of an integrated approach to Indigenous-informed design.

The engagement process informed a broader design approach that sought to reframe conventional institutional design paradigms and acknowledge Indigenous knowledge systems within the context of contemporary medical education and research. This is achieved by:

- Referencing the importance of the Seven Grandparent Teachings through the organization of the seven levels of laboratory space.

- Highlighting the importance of the four sacred medicines within an Indigenous Teaching Garden that will include a Sacred Fire as a ceremony at the southwest corner of the development site.

- Interpreting the historical course of Taddle Creek and broader ecological relationships to water within the landscaping.

- A ground-floor Great Hall that draws conceptual inspiration from a Haudenosaunee Longhouse.

Further details of how this approach has informed the design of this project are explained in Appendix F of the HIA.

The approval under the Ontario Heritage Act requires an assessment of the impact of the proposed changes on the heritage values and attributes of the Part IV designated Medical Sciences Building. As this is an individually designated building, and not part of a Heritage Conservation District, the review of this application by staff does not involve an assessment of the impact on its context in King's College Circle. Staff do however recognize that the proposed design and massing respond to established datum lines of the existing heritage complex and the adjacent Convocation Hall.

Conservation Plan

Should Council approve the proposed conservation strategy, the owner will be required, prior to the issuance of the first permit for the project, to submit a Conservation Plan for the work described in the Heritage Impact Assessment, prepared by a qualified heritage professional, to the satisfaction of the Senior Manager, Heritage Planning. The Conservation Plan should detail all recommended interventions and conservation work, a detailed plan describing how the heritage building will be protected during

construction, a schedule of short- and long-term maintenance requirements, and estimated costs for all conservation work.

Interpretation Plan

Should Council approve the proposed conservation strategy, the applicant will be required to submit an Interpretation Plan to the satisfaction of the Senior Manager, Heritage Planning. The Interpretation Plan should communicate the cultural heritage value of the Medical Sciences Building complex, as identified in the Statement of Significance, and include interpretation that acknowledges and reflects Indigenous heritage as described in the Heritage Impact Assessment.

Heritage Lighting Plan

Should Council approve the proposed conservation strategy, the applicant will be required to submit a Heritage Lighting Plan to the satisfaction of the Senior Manager, Heritage Planning. The Heritage Lighting Plan should provide details of how heritage features of the Medical Sciences Building complex will be illuminated to reinforce its landmark character.

Landscape Plan

Staff recommend that the applicant be required to submit a final Landscape Plan, to the satisfaction of the Senior Manager, Heritage Planning, that enhances the heritage character of the Medical Sciences Building complex at 1 King’s College Circle.

Signage Plan

Staff recommend that the applicant be required to submit a Signage Plan for the heritage complex at 1 King’s College Circle, to the satisfaction of the Senior Manager, Heritage Planning. The Signage Plan should provide details of the signage strategy for the complex, including the appropriate type, scale, location and number of signs.

Heritage Easement Agreement

Staff recommend that the owner enter into a Heritage Easement Agreement to secure the long-term protection of the heritage complex at 1 King’s College Circle.

CONCLUSION

Heritage Planning staff have reviewed the proposed new building on the westernmost wing (Wing B) of the Medical Science Building complex at 150 College Street (1 King’s College Circle), as well as the proposed alterations to the heritage property, and are satisfied that the proposal conserves the cultural heritage value, heritage attributes, and character of the property and is consistent with the applicable policy framework.

Heritage Planning staff support the proposed alterations under Section 33 of the Ontario Heritage Act. The impacts of the proposal on the heritage property and adjacent

heritage resources are mitigated through the overall conservation strategy and the compatible, yet distinguishable, design of the new building.

CONTACT

Pourya Nazemi, M.Arch., Ph.D., MCIP, RPP, CAHP
Senior Heritage Planner, Heritage Planning
Urban Design, City Planning
Tel: 416-338-5702
E-mail: Pourya.Nazemi@toronto.ca

SIGNATURE

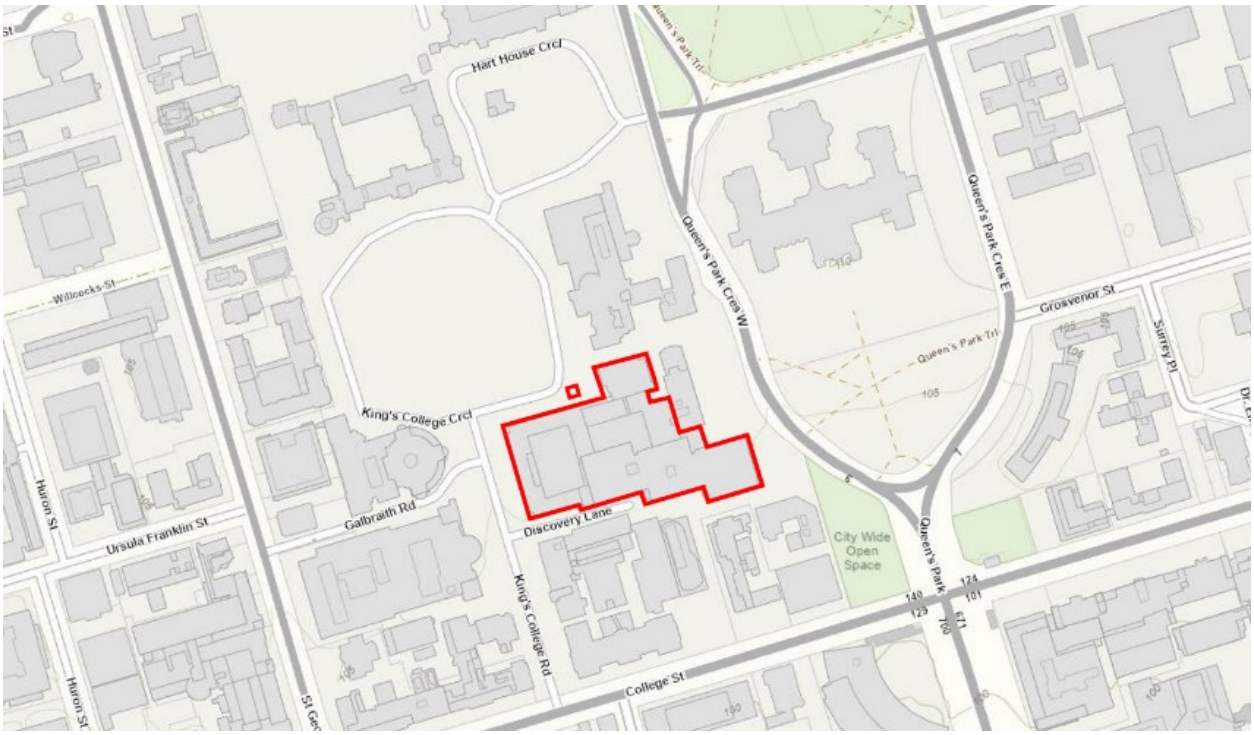
Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning

ATTACHMENTS

Attachment 1 - Location Map
Attachment 2 - Aerial Photograph
Attachment 3 - Photographs
Attachment 4 - Proposal Renderings
Attachment 5 - Selected Plans and Drawings
Attachment 6 - Statement of Significance

LOCATION MAP ATTACHMENT 1

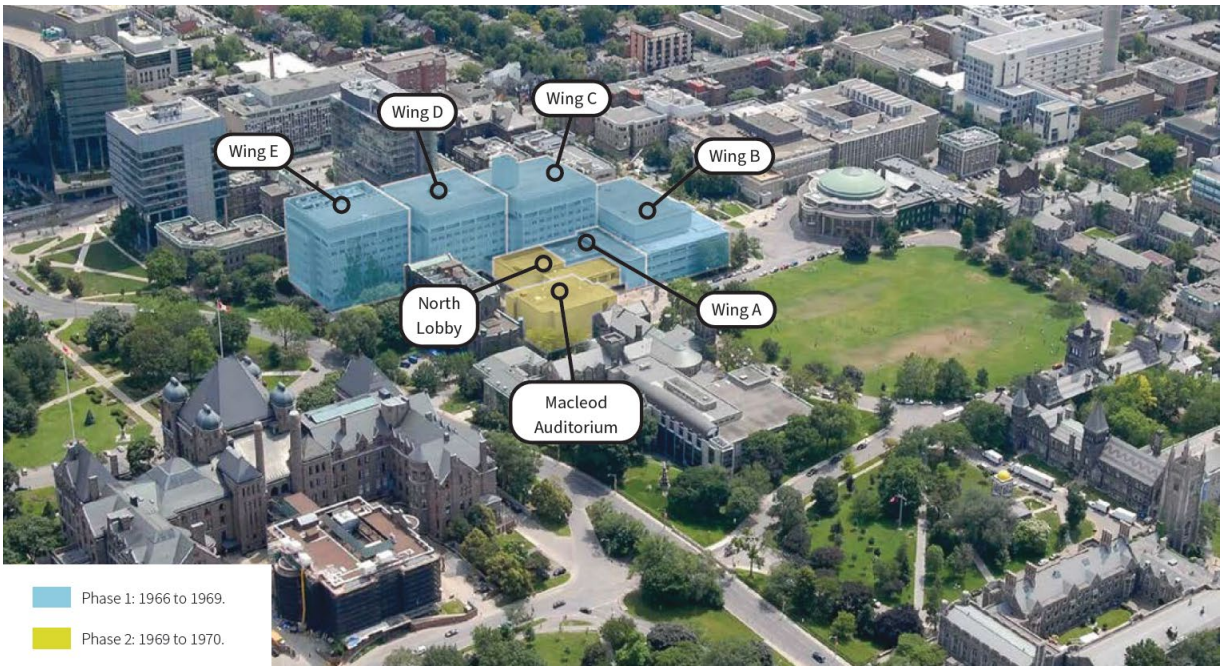
150 College Street (1 King's College Circle)



Location map showing the proposed development site at 150 College Street (1 King's College Circle). The location map is for information purposes only; the boundaries of the property are not shown (City of Toronto Mapping).

AERIAL PHOTOGRAPH ATTACHMENT 2

150 College Street (1 King's College Circle)



Aerial photograph showing the different wings of the Medical Sciences Building complex (HIA, ERA Architects).

150 College Street (1 King's College Circle)

Medical Sciences Building complex, north elevation, looking south (Heritage Planning, 2025).

The Medical Sciences Building complex at 1 King’s College Circle, north elevation as viewed from King's College Circle lawn, looking southeast (Heritage Planning, 2025).

West elevation of Wing B, view from across King's College Road, looking east (HIA, ERA Architects).

South and west elevations of Wing C, including the exterior of the five-storey stairwell (HIA, ERA Architects).

PROPOSAL RENDERINGS ATTACHMENT 4

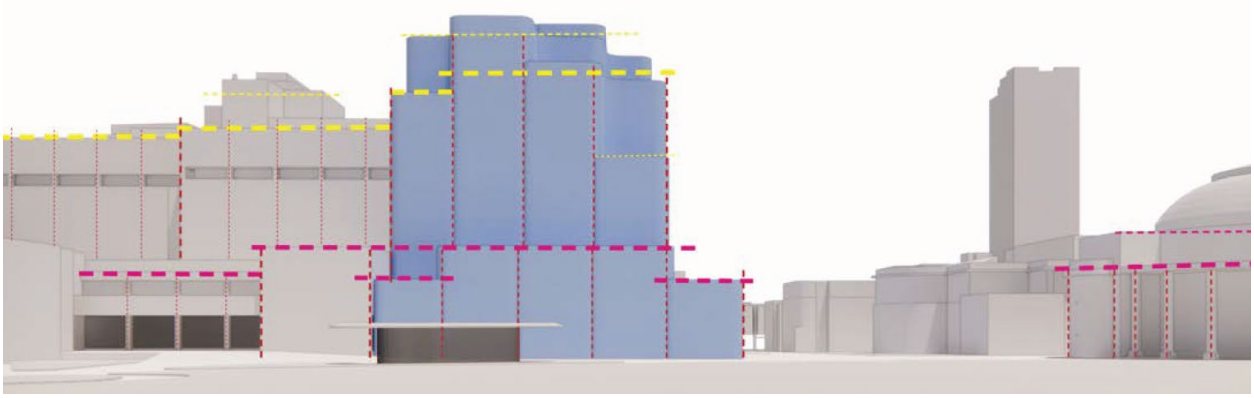
150 College Street (1 King's College Circle)

View of the proposed development, looking south (MVRDV/Diamond Schmitt Architects Inc., 2026).

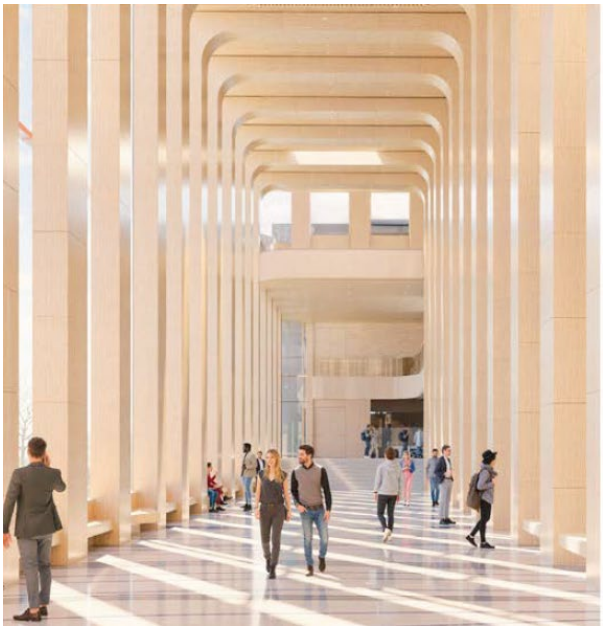
View of the proposed development, looking east across King’s College Road (MVRDV/Diamond Schmitt Architects Inc., 2026).

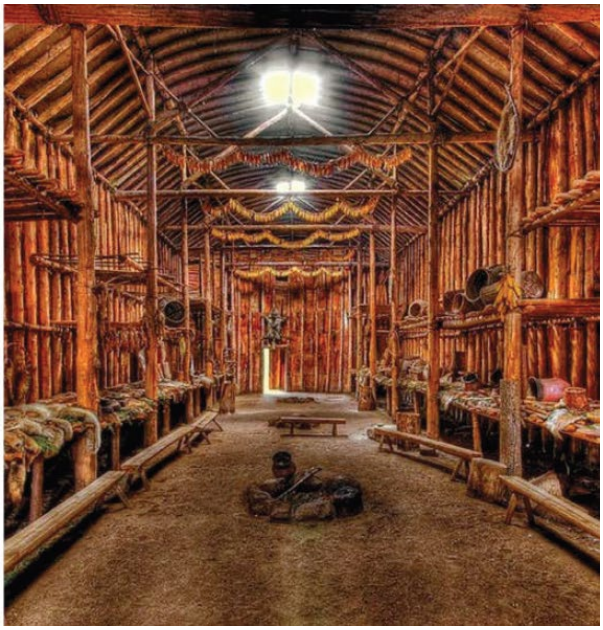
View of the south elevation of the proposal, looking east, showing the consistent built form relationship with Discovery Lane (MVRDV/Diamond Schmitt Architects Inc., 2026).

Stylized rendering of the proposed building illustrating its relationship to the geometric massing of the Medical Sciences Building complex and the enhanced public realm interface (University of Toronto Archives; MVRDV/Diamond Schmitt Architects Inc., 2025) (HIA, ERA Architects).

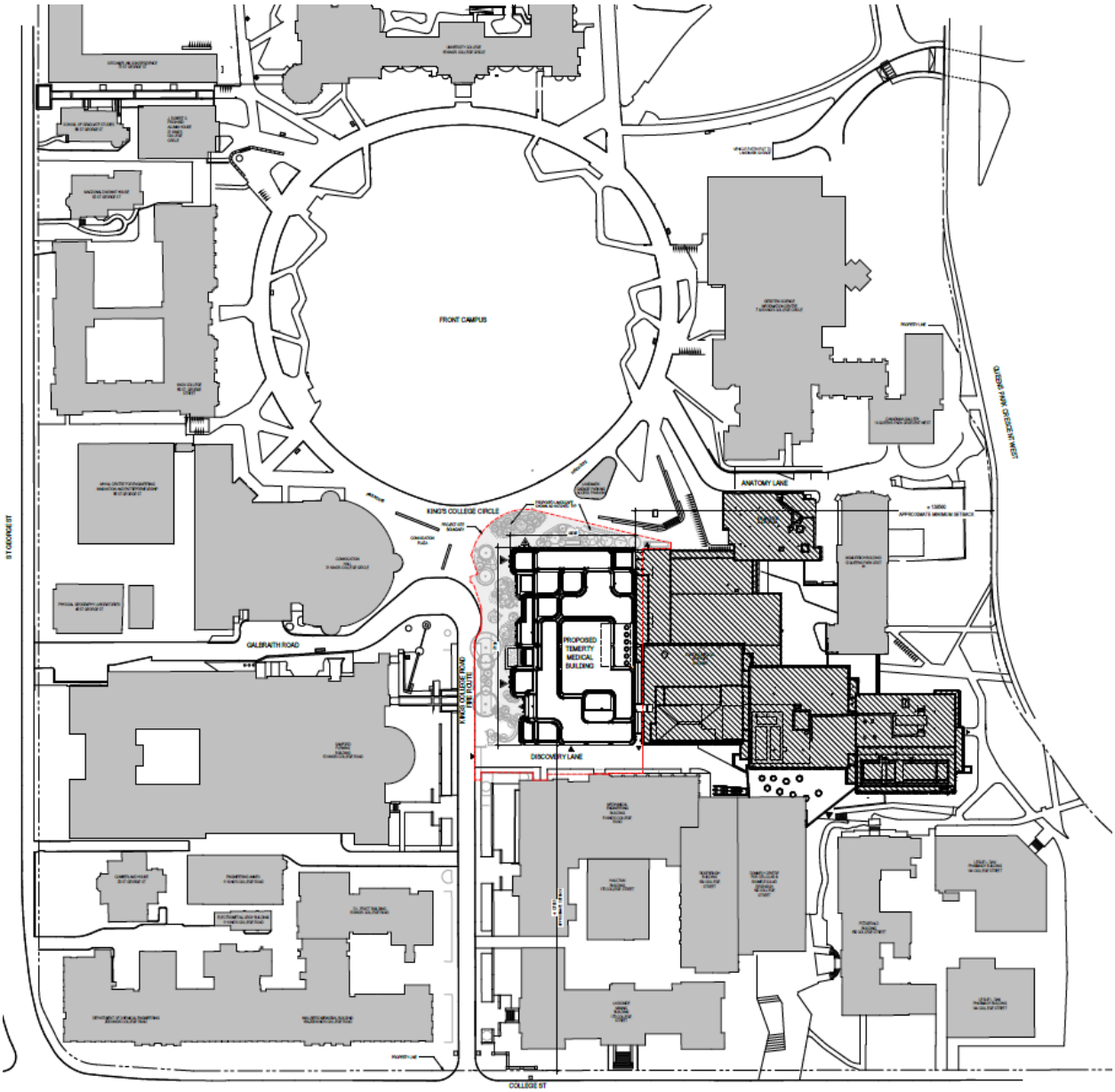


Massing model of the proposed development, showing how the articulation of the massing creates a relationship with, and transition between, the existing Medical Science Building complex (left, yellow datum line) and the adjacent Convocation Hall (right, red datum lines) (MVRDV/Diamond Schmitt Architects Inc., 2025) (HIA, ERA Architects).



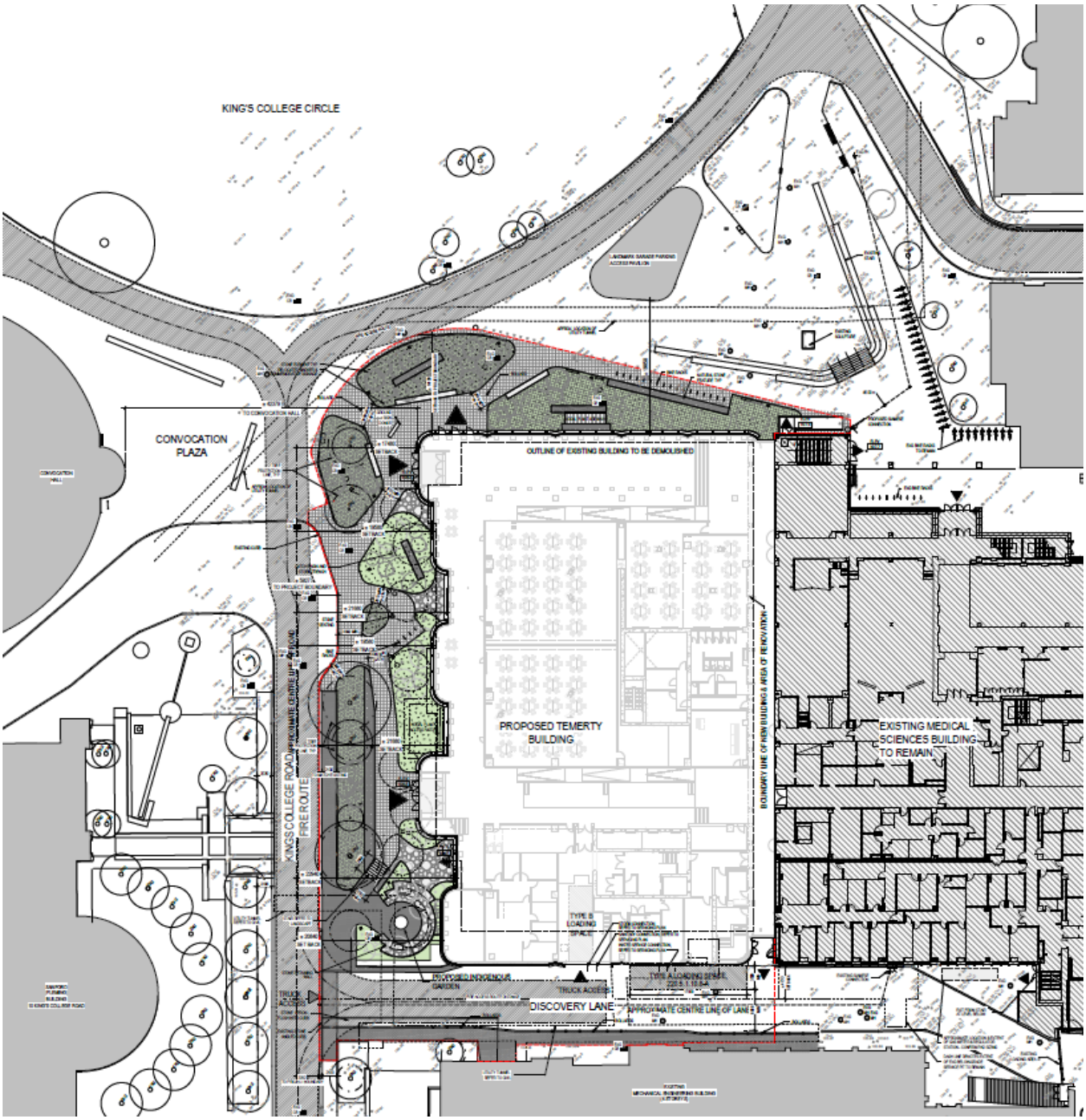


Rendering of the proposed North Hall (left), conceptually inspired by a Haudenosaunee Longhouse (right) (MVRDV/Diamond Schmitt Architects Inc.; Two Row Architect, 2025) (HIA, ERA Architects).

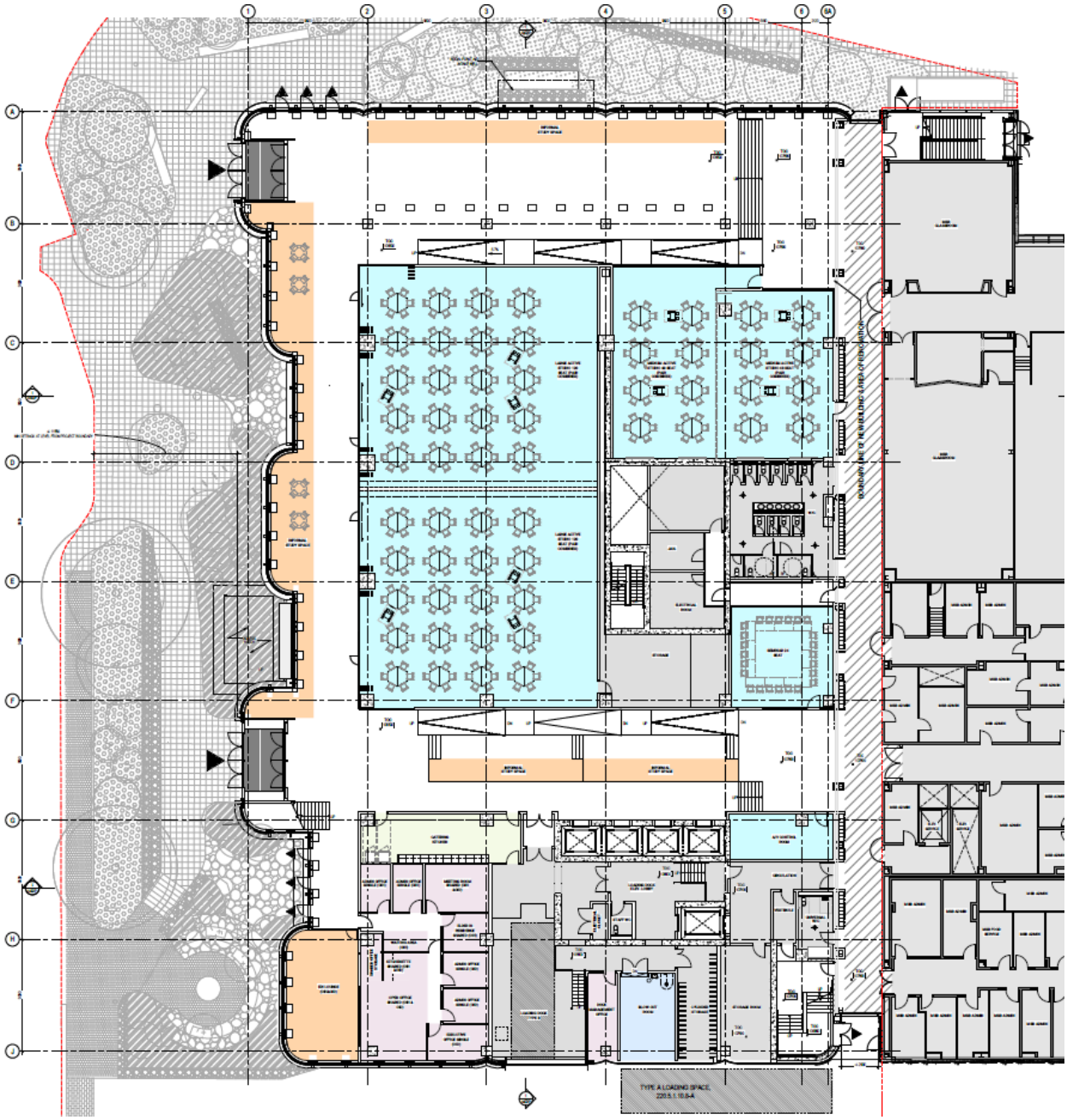


Context plan of the proposed development (MVRDV/Diamond Schmitt Architects Inc., 2026).

For a complete drawing set, please visit the Application Information Centre.

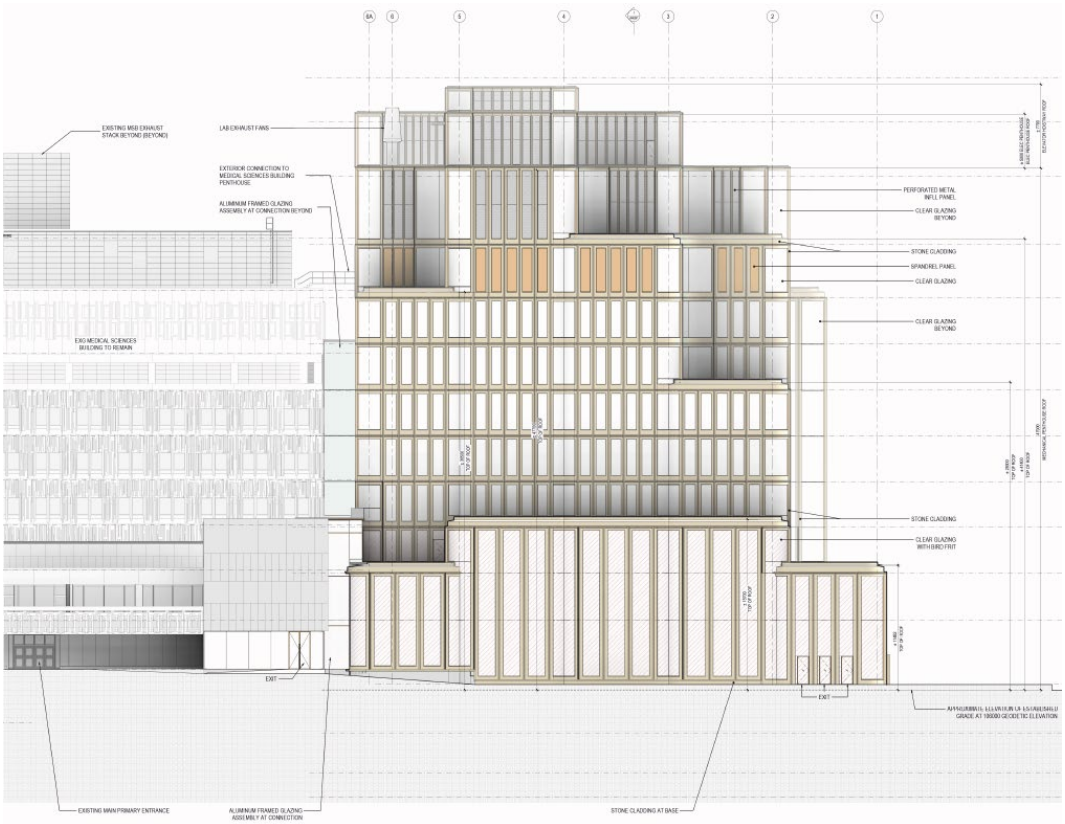


Site plan of the proposed development (MVRDV/Diamond Schmitt Architects Inc., 2026).



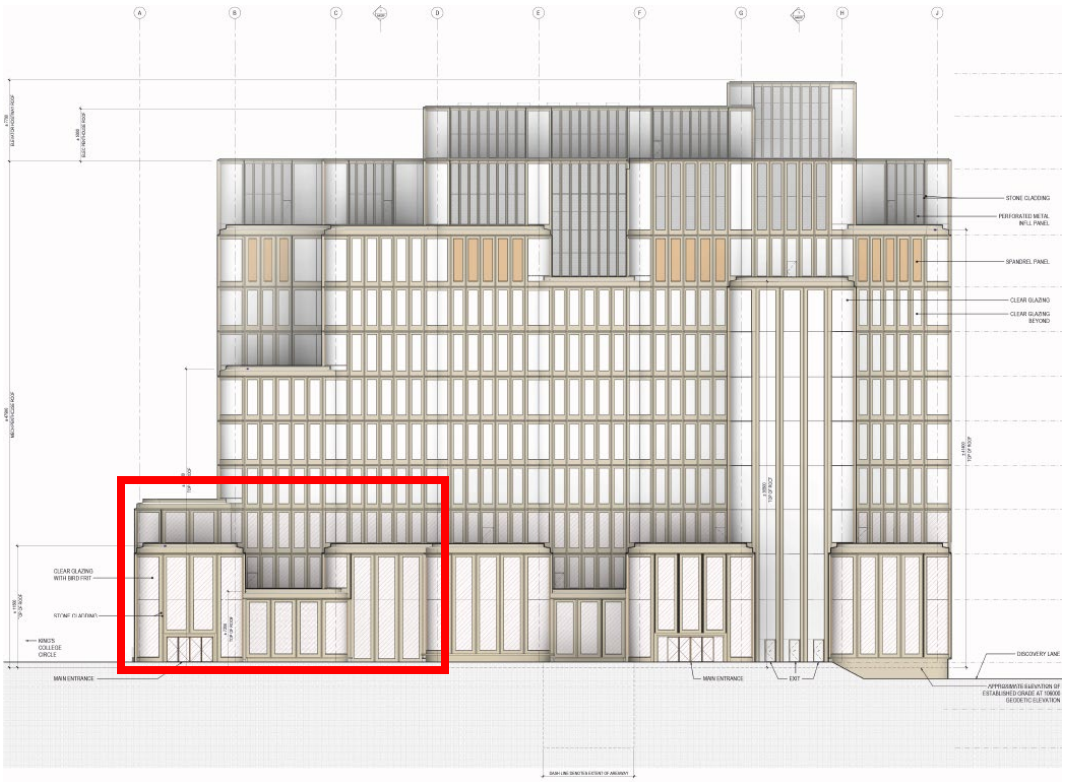
Level 2 (ground) floor plan of the proposed development (MVRDV/Diamond Schmitt Architects Inc., 2026).

Roof plan of the proposed development (MVRDV/Diamond Schmitt Architects Inc., 2026).



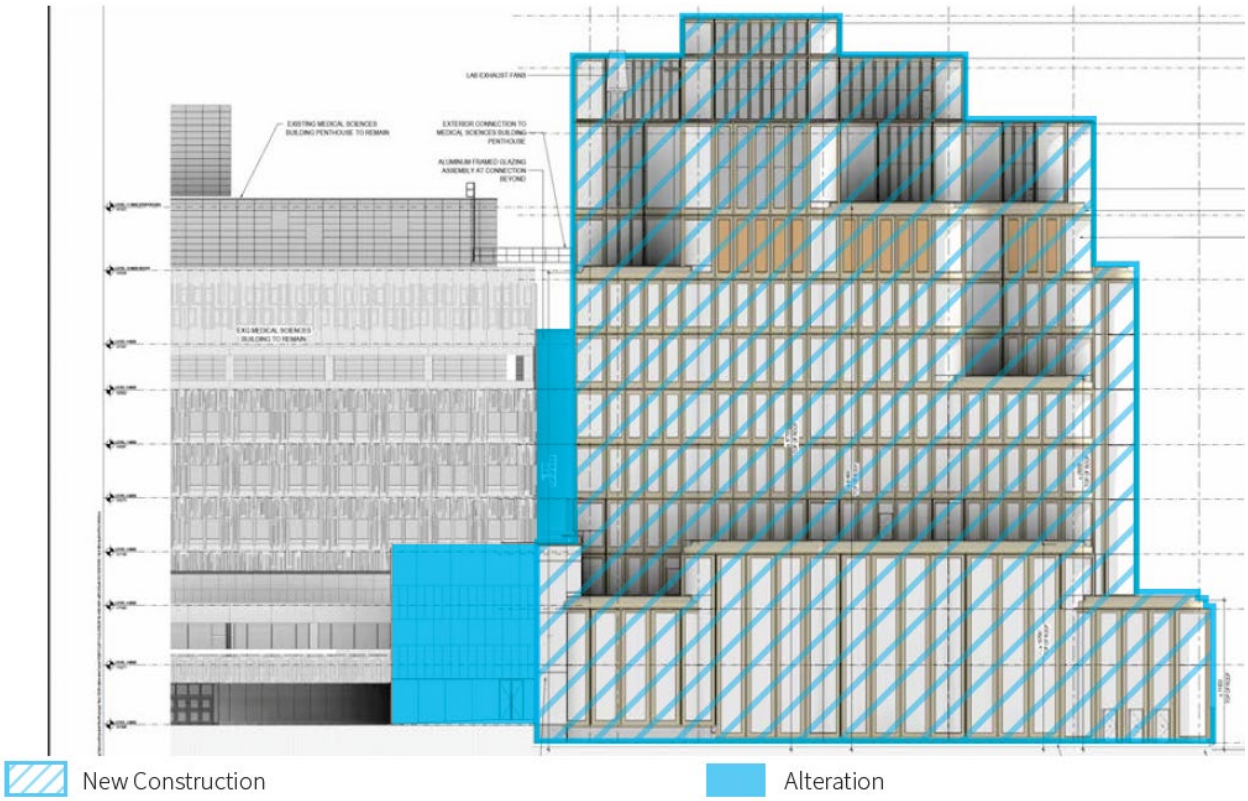
North elevation of the proposed development (MVRDV/Diamond Schmitt Architects Inc., 2026).

South elevation of the proposed development (MVRDV/Diamond Schmitt Architects Inc., 2026).



West elevation of the proposed development (MVRDV/Diamond Schmitt Architects Inc., 2026).

West elevation detail of a portion of the proposed base building (MVRDV/Diamond Schmitt Architects Inc., 2026).



North elevation of the proposed development showing new construction and alterations (HIA, ERA Architects).

REASONS FOR DESIGNATION 150 College Street (Medical Sciences Building - 1 King's College Circle)

Description of the Property

The subject property is defined to include the "Medical Sciences Building" which fronts onto King's College Circle, extending from King's College Road to Queen's Park Crescent West, and comprises a sprawling, concrete-clad institutional building complex constructed between 1966 and 1970 with a raised outdoor terrace and a forecourt containing a freestanding concrete sculpture. The subject property is located within the University of Toronto's St. George Campus at 150 College Street and is identified by its convenience address of 1 King's College Circle. The asymmetrical and articulated massing of the Medical Sciences Building generally varies between three and six storeys above grade, with an additional two levels comprising a mechanical penthouse on the tower wings. It is situated among a collection of buildings, many of which are interconnected, that form a biomedical and health sciences precinct in the southeast area of the campus between College Street and King's College Circle.

Statement of Cultural Heritage Value

Design or Physical Value

The subject property has design and physical value as a unique example of precast concrete construction in Ontario. The sculptural quality of this material is visible in the distinctive precast panels that comprise large portions of the building envelope of the Medical Sciences Building and by several integrated precast artworks that elevate the design excellence of this Modernist complex. The subject property serves as a significant example of this architectural material, helping to highlight and promote the versatility and sculptural possibilities of concrete that were being explored in the field of architecture and design during the late 1960s.

The subject property demonstrates a high degree of craftsmanship and artistic merit through the design and fabrication of the precast concrete panels and sculptures, which were produced through a collaborative process involving sculptors Robert Downing and Ted Bieler, the project architects (Govan, Kaminker, Langley, Keenleyside, Melick, Devonshire and Wilson with Somerville, McMurrich & Oxley, including Peter Goering), and Beer Precast, a prominent local precast manufacturing company. Structural considerations of framing the window openings and manufacturing capabilities influenced the design of the precast concrete cladding panels from the outset, resulting in a collection of several patterned and highly three-dimensional variations of modular components that could be efficiently installed on site. Similarly, the artworks in precast concrete integrated into the east and north exterior walls of the lobby (Cube Wall and Medallion), the terrace (Muskoka Piece), and forecourt (Helix of Life) by the same artists were conceived with consideration for ease of installation as well as the location of each piece within the complex. In part for his contributions to the subject property, Bieler was

awarded the 1969 RAIC Allied Arts Medal for outstanding achievement for artwork designed to be integrated with architecture.

The Medical Sciences Building also demonstrates technical expertise in its construction methods as an early application of rainscreen principles in the detailing of its envelope design. The concept of an air cavity with means of equalizing the air pressure between the cavity and the exterior to prevent the ingress of water was first presented in a National Research Council of Canada publication in 1963. These concepts were increasingly researched and evaluated through the 1970s, making the Medical Sciences Building, constructed between 1966 and 1970 to the designs of Govan, Kaminker, Langley, Keenleyside, Melick, Devonshire and Wilson with Somerville, McMurrich & Oxley, among the first major buildings in Canada to incorporate this technology. An innovative approach was also applied to the planning and management of the project, led by Canadian Bechtel Limited. They adopted a fast track project delivery method for construction before it was commonplace in the institutional sector by overlapping between the demolition, design, and construction phases of the project, thereby completing the complex ahead of the project schedule.

Historical or Associative Value

Through its physical form as a Modernist complex, the subject property is directly associated with the University of Toronto’s (U of T) expansion during the 1960s, a period in which the U of T developed into a globally leading centre of teaching and research among public universities. It reflects the design principles that characterise this period through its materiality and functional massing. By enabling the expansion of programs in the medical field and consolidating related biomedical disciplines with similar programmatic requirements within a single research facility, the Medical Sciences Building was foundational in the establishment and growth of the system of teaching hospitals affiliated with U of T. It is also representative of a broader theme of large scale academic building projects that occurred in response to increased demands for access to post-secondary education across Canada, particularly in healthcare education as Canada worked towards establishing a universal, publicly funded healthcare system.

The subject property reflects the work of Canadian artists Ted Bieler and Robert Downing, who each made significant contributions to the visual arts in Ontario. Bieler had a long career as an educator and completed a number of commissions for large-scale public art in Toronto and elsewhere. In the years prior to the work for the Medical Sciences Building, he created several sculptural concrete pieces for Expo 67 in Montreal. Downing, who worked for a time as Bieler's assistant, was the first Canadian artist to hold a solo show at a major European art gallery, the renowned Whitechapel Gallery in London, England. Held in 1969, the exhibition comprised a study of cube-oriented geometry through 108 sculptural works, which became his most well known project among his body of work. Two of the pieces created for the Medical Sciences Building, Rolling Cube and Cube Wall, were part of this series. The subject property also demonstrates the work of Beer Precast, the country's foremost fabricator of precast concrete products in the 1950s - 1970s. The company was known for their innovation in developing new products as well as manufacturing processes that still enabled a high degree of customization, during an era when concrete was becoming more widely used

in the construction industry. Along with the Medical Sciences Building, their well-known projects include the Beth David Synagogue (1957), the CIBC Building in Montreal (1960-61), and Toronto City Hall (1959-1964). In 1967, the company received an award from the Ontario Government for its leading role in the precast concrete industry.

Contextual Value

Contextually, the subject property is valued for supporting and maintaining the institutional character of the southeast corner of St. George Campus, a longstanding site providing space and facilities dedicated to science, engineering, and medical research and teaching. Fronting onto King's College Circle, the Medical Sciences Building's articulated massing defines the northern boundary of a biomedical and health sciences hub within this precinct, which generally comprises the buildings on the north side of College Street up to King's College Circle, and from Queen's Park Crescent West to King's College Road, which functions as the ceremonial entrance to St. George Campus. Through its monumentality and architectural design, the Medical Sciences Building, which spans eastward to Queen's Park Crescent West, supports and maintains the institutional and ceremonial character encircling the Queen's Park's Legislative Assembly of Ontario and the ceremonial character extending north from University Avenue to the viceregal suite of the Lieutenant Governor of Ontario.

As a purpose-built medical research and teaching facility, the subject property is historically linked to its surroundings within the southeast corner of St. George Campus, a use that has historically anchored this precinct of the University. Within the St. George Campus, the area in which the Medical Sciences Building is situated is also the closest in proximity to University Avenue, where several of the research and teaching hospitals affiliated with the University are located.

Through its prominent location on King's College Circle, monumental scale, and distinctive appearance defined by its sculptural precast cladding, the subject property has contextual value as a landmark not only on the St. George Campus, but also within the city of Toronto.

Heritage Attributes

Design or Physical Value

The following heritage attributes contribute to the cultural heritage value of the subject property as being a unique example of sculptural precast concrete that elevates the design excellence of this Modernist complex with a high degree of artistic merit and craftsmanship, and demonstrative of a high degree of technical achievement:

- The sculptural precast cladding comprising three interrelated groups of panels (main facing panels, penthouse panels, and balcony panels)
- The integrated sculptural elements of the complex, as part of the design of the wall cladding and as site-specific installations in the forecourt and on the terrace
- The deep horizontal voids created by the balconies at the seventh floor, separating the sections of the main facing panels from the penthouse panels
- The precast concrete panels on the south elevation of the auditorium wing with projecting vertical window fins

- The precast concrete panels that are an early, large-scale application of a pressure equalized rain-screen system

Historical or Associative Value

The following heritage attributes contribute to the cultural heritage value of the subject property as being a Modernist complex directly associated with the University of Toronto's period of expansion during the 1960s:

- The scale and asymmetrical massing
- The extensive use of precast concrete on the Medical Sciences Building's exterior
- The expression of horizontality, emphasized through the arrangement of voids and window openings
- The recessed entrance on the north elevation below a canopy of tiered massings, framed on either side by solid, simple volumes

Attributes that contribute to the cultural heritage value of the subject property as being demonstrative of the work of Ted Bieler, Robert Downing, and Beer Precast Concrete:

- The site-specific, integrated artworks by Canadian sculptor, Ted Bieler:
- Helix of Life, located in the forecourt of the north entrance
- Muskoka Piece, located on the terrace adjacent to the south elevation of the auditorium wing
- The site-specific, integrated artworks by Canadian sculptor, Robert Downing:
- Cube Wall, integrated into the wall adjacent to the north entrance and cascading onto the terrace beneath the covered canopy
- Medallion, located on the east elevation of the north lobby, at the axial terminus of the approach to the terrace through the covered passageway from the east
- The sculptural concrete elements that represent the high degree of skill and range of expertise of Beer Precast, including the sculptural precast panels and artworks

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the subject property as supporting and maintaining the character of the biomedical and health sciences precinct in the southeast corner of St. George Campus and as being a landmark:

- The location of the Medical Sciences Building on the southeast corner of King's College Circle
- The composition of interconnected wings with articulated massing and a raised terrace that provides a passageway from King's College Circle to Queen's Park Crescent
- The scale of the Medical Sciences Building, which spans from King's College Road to Queen's Park Crescent West