

150 College Street (University College - 15 King's College Circle) - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: January 28, 2026

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning

Wards: 11 - University-Rosedale

SUMMARY

This report recommends that City Council state its intention to designate the property located at 150 College Street (University College - 15 King's College Circle) under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value according to the Statement of Significance which includes a description of heritage attributes found in Attachment 1.

For much of the city's history, the University of Toronto's St. George Campus has existed as a distinct area at the centre of the city. It is part of an institutional urban landscape that encompasses the University, its federated universities and colleges, and Ontario's seat of government, among other institutions. Its early establishment and patterns of land ownership have shaped the distinctive urban structure of the richly layered campus, which includes some of Toronto's most prominent buildings and complexes and significant open spaces.

University College was established in 1853 by the University of Toronto Act as a non-sectarian institution of higher education and opened its doors at its building on King's College Circle to students in October 1859. Today University College is a landmark in Toronto and is one of Canada's remarkable buildings. University College is the central architectural landmark and symbolic heart of the St. George campus, constructed in 1856-1859. The university's oldest college complex comprises a 3-storey structure designed in the Norman Romanesque Revival style arranged around an internal courtyard in the manner of the "Oxbridge" campus planning principles. This National Historic Site is prominently located on a rise at the head (north end) of King's College Circle, a defining open space around which other landmark buildings on the campus would subsequently be constructed and many of which are recognized on the City's Heritage Register. A location map and current photographs of University College are found in Attachment 2.

University College has been listed on the City of Toronto's Heritage Register since 1973 and designated as a National Historic Site since 1968.

In 2018, University College was identified as a landmark property through the work to advance a new Secondary Plan and Urban Design Guidelines for the University of Toronto St. George Campus that were adopted by City Council in July 2022.

As stewards of some of the city's most iconic architecture, the University of Toronto owns several landmark properties, and has worked collaboratively with Heritage Planning staff to advance landmark listed properties to Part IV designation under the Ontario Heritage Act. Designation will inform the understanding of a property's cultural heritage value prior to planning for any subsequent change and considering interventions.

To advance this work, the University of Toronto engaged ERA Architects (the "Consultant") to research and evaluate their landmark listed properties. First among these, for its iconic status in Toronto and beyond, the Consultant evaluated University College, on the St. George Campus. In the Consultant's opinion, University College exceeds the provincial criteria for designation under Part IV of the Ontario Heritage Act. The Consultant's research on the subject property is contained in Attachment 3 of this report.

The research, analysis, and evaluation contained within Attachment 3 reflects the Consultant's professional expertise and opinions, which staff have reviewed. In collaboration with the Consultant, a Statement of Significance was finalized, and both Heritage Planning and the Consultant are of the opinion that the property at 15 King's College Circle known as University College has cultural heritage value and meets 8 of the 9 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 2 or more of the 9 criteria.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that:

1. City Council state its intention to designate the property at 150 College Street (University College - 15 King's College Circle) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 150 College Street (University College - 15 King's College Circle) (Reasons for Designation) attached as Attachment 1 to the report, January 28, 2026, from the Chief Planner and Executive Director, 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.

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 1973, City Council included the property at 150 College Street on the Heritage Register, including the buildings located at the following convenience addresses:

- 164 College Street (formerly 4 Taddle Creek Road (Electrical Building)
- 12 Hart House Circle (Observatory)
- 7 King's College Circle (University of Toronto Library)
- 9 King's College Circle (Sigmund Samuel Library)
- **15 King's College Circle (University College)**
- 27 King's College Circle (Simcoe Hall)
- 31 King's College Circle (Convocation Hall)
- 5 King's College Road (Mechanical Engineering Building)
- 6 Queen's Park Crescent West (Botany Building and Greenhouse)
- 12 Queen's Park Crescent West (Anatomy Building)
- 14 Queen's Park Crescent West (Canadiana Gallery)
- Queen's Park Crescent West, south of Hart House Circle (Canadian Volunteers Memorial)

In 1976, City Council designated the property at 150 College Street (convenience address 170 College Street, Mining Building) under Part IV of the Ontario Heritage Act.

In 1977, City Council designated the property at 150 College Street (convenience address 10 King's College Road, Sandford Fleming Laboratory) under Part IV of the Ontario Heritage Act.

In 1990, City Council designated the property at 150 College Street (convenience address 7 Hart House Circle, Hart House and Soldiers' Tower) under Part IV of the Ontario Heritage Act.

In 2007, City Council designated the property at 150 College Street (Hygiene Building, also known as the Fitzgerald Building) under Part IV of the Ontario Heritage Act.

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. The subject property (University College) is identified as a landmark within the Historic/Central Campus Character Area.

[TE34.88 - University of Toronto St. George Campus - Official Plan Amendment Application - Status Report](#)

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. The subject property (University College) is identified as a landmark within the Central Campus Character Area.

<https://secure.toronto.ca/council/agenda-item.do?item=2022.TE34.8>

On December 13, 14, and 15, 2023, City Council adopted a report from the Chief Planner and Executive Director, City Planning, updating Council on the City's phase one implementation of the Bill 23 changes to the Act and described the approach staff were undertaking to implement phase two. Council directed that the Chief Planner and Executive Director, City Planning, report back to the Planning and Housing Committee with an update on phase two work in the second quarter of 2024. City Council's decision may be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH8.18>

On October 30, 2024, the Interim Chief Planner and Executive Director, City Planning provided the Planning and Housing Committee with an update on the City's ongoing implementation of the Bill 23 Changes to the Ontario Heritage Act. This update can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2024.PH16.9#>

In November 2025, City Council stated its intention to designate the property at 150 College Street (Medical Sciences Building, 1 King's College Circle) under Part IV of the Ontario Heritage Act

<https://secure.toronto.ca/council/agenda-item.do?item=2025.PH25.13>

POLICY AND REGULATION CONSIDERATIONS

Provincial Plans and Policies

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act.

<https://www.ontario.ca/laws/statute/90p13>

Further, the policies and definitions of the Provincial Planning Statement (2024) identify the Ontario Heritage Act as the primary legislation through which heritage evaluation and heritage conservation will be implemented.

[Provincial Planning Statement, 2024 \(ontario.ca\)](#)

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value. A property may be designated under Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

<https://www.ontario.ca/laws/regulation/060009>

Official Plan

The City of Toronto's Official Plan implements the provincial policy regime and provides policies to guide decision making within the City. It contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Bill 23, the More Homes Built Faster Act and Bill 200, the Homeowner Protection Act

Through Bill 23, the More Homes Built Faster Act, 2022 ("Bill 23") and again through Bill 200, the Homeowner Protection Act, 2024 ("Bill 200"), the Province of Ontario made amendments to the Ontario Heritage Act. These amendments have had implications for non-designated ("Listed Properties") included on the City's Heritage Register. Listed Properties may now only remain on the Register for two years. Properties that were listed prior to January 1, 2023, must be either designated or removed from the Register by January 1, 2027. Once removed, Council may not relist a property for five years. Further, Council is prohibited from designating a property that is subject to specified Planning Act applications once the Clerk has provided notice that the City has received a complete application.

The City is currently implementing the Bill 23 and Bill 200 changes to the Act and an update on implementation was provided to the Planning and Housing Committee at their October 30, 2024 meeting.

COMMENTS

University of Toronto's Legacy Listed Properties

Amendments to the Ontario Heritage Act (the "Act") under Bill 23, the More Homes Built Faster Act, 2022, were proclaimed into force on January 1, 2023. The changes to the Act have immediate and long-term implications for the conservation of heritage properties in the

Province, including the deemed removal of the approximately 3,700 Listed Properties from the City of Toronto's Heritage Register on January 1, 2027.

In response to Bill 23, Heritage Planning established a series of prioritization principles to guide the designation of some listed properties prior to their deemed removal. Included in the prioritization recommendations was consideration for properties with "Outstanding Cultural Heritage Value and Integrity". Some of the city's most prominent landmarks have never been designated under the OHA and therefore only have listed status. This is largely because there was no pressing reason to pursue that degree of legal protection, and existing mechanisms to respond to demolition notices remained in place without Register time limits. With this no longer the case, City staff will prioritize Listed Properties with outstanding cultural heritage value and integrity for research and evaluation and will recommend priority designations for properties that have citywide importance, and those that are local landmarks that meet more than one of the provincially prescribed criteria under O. Reg 9/06.

In continuation of their excellent stewardship of some of Toronto's most important heritage properties, the University of Toronto is working with the City of Toronto to prepare Statements of Significance for other legacy listed landmarks.

UofT Property Parcel at 150 College Street: Existing Heritage Condition

University College and a dozen other buildings located on the property parcel at 150 College Street are included on the City's Heritage Register. 150 College Street is a larger property that encompasses many other buildings identified as part of the broader University of Toronto St. George campus landscape. Additionally, some buildings on the property parcel at 150 College Street have been designated under Part IV of the Ontario Heritage Act, including the Mining Building, the Sandford Fleming Library, Hart House (including Soldiers' Tower), and the Hygiene Building.

University College has been recognized on the City of Toronto's Heritage Register since 1973.

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. In 2022 Council adopted the Official Plan Amendment, University of Toronto St. George Campus Secondary Plan and associated Urban Design Guidelines, which identify University College as a landmark.

For the purpose of this collaborative approach initiated by Heritage Planning staff with the University of Toronto to designate landmark listed properties on the St. George campus, ERA Architects, acting as the Heritage Consultant for the University of Toronto, submitted a Supporting Documentation package containing historical research for University College, evaluation using provincial criteria (including a draft Statement of Significance and heritage attributes), and visual resources. The consultant report recommends that University College (convenience address at 15 King's College Circle) be added to the Part IV designated properties located on the property parcel at 150 College Street. Heritage Planning staff concur with this recommendation.

Evaluation Analysis

The following evaluation analysis is based on the comprehensive research conducted on the property at 150 College Street (University College - 15 King's College Circle) (see Attachment 3) and provides the rationale for the recommendations found in this report.

The property at 150 College Street (University College - 15 King's College Circle) meets the following 8 out of 9 criteria:

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method

Founded in 1853, University College is valued as the earliest example of Progressive Eclecticism in Canada, a movement that drew from contemporary architectural styles and combined them with an array of elements from other historical styles, particularly Gothic, Italianate, and Norman. Arguably the most important work of architects Frederic W. Cumberland and William G. Storm, the avant-garde design of the complex resulted from the eclectic combination and balanced asymmetry of various historic architectural features and programmatic forms in new ways, offering an architectural response to the High Victorian interest in both history and progress. Heavily influenced by the work of the Irish firm of Deane and Woodward, University College was notable for its sophisticated plan and program. It provided a comprehensive set of instructional, administrative and residential spaces that combined the features of a traditional residential college (residences, library, and halls) with modern facilities, such as a convocation hall, museum, laboratory, and classrooms.

Architecturally, the aesthetic of the original, 3-storey U-shaped building is predominantly Norman Romanesque Revival, representing an early use of this style in Toronto. Originally developed by the Normans in England and parts of France and Italy during the 11th and 12th centuries, Norman Romanesque architecture reappeared as a period revival style during the Victorian era. The style is characterized by massive proportions, thick masonry walls, sturdy pillars, large towers (often square in plan), round arches and decorative elements such as chevrons and other zigzag patterns, all of which are present in the design of University College. Typologically, the University College complex is also valued as an early example in Toronto of monumental public architecture with exemplary architectural detailing in stone, wood, iron and glass.

The 1964 Laidlaw Wing that enclosed the north perimeter of the quadrangle continues the Norman Romanesque Revival style, as interpreted through a Modernist lens. The blending of historic and contemporary styling is evident in the former library wing's cloister-like arcade fronting onto the quadrangle and the ornamented round-arched windows defining the second-floor reading room contrasted by a modern, minimalist approach to the overall stone cladding, which is smooth in finish rather than the rough-hewn character typical of the historic style.

The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit

University College demonstrates outstanding craftsmanship and artistic merit on both the exterior and interior of the complex through its extensive and skillful integration of sculptural expression in the form of highly detailed stone and wood carvings often depicting grotesques or flora and fauna native to Canada. Built at a time when Toronto had a population of fewer than 40,000 people and little in the way of major infrastructure or amenities, the monumental scale, craftsmanship, and architectural complexity of University College was remarkable. The building's elaborate stone carvings were executed by skilled German craftsmen, while its interior featured encaustic tiles by the Shropshire firm of Maw and Co., with stained glass windows by McCausland & Bullock, and intricate woodwork by Jacques and Hay, the latter two firms being locally-based companies. Following the fire of 1890, the quality of craftsmanship was largely maintained in the faithful reconstruction of its east wing and portions of the centre block.

The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community

As the first constituent college of the University of Toronto and established following the secularization of King's College, University College is associated with the rise of non-denominational institutions of higher education supported by Reformist governments during the mid-19th century. It is also associated with the establishment of a model of federated colleges at the University of Toronto, which was widely emulated in the Commonwealth during that time.

Since its founding, University College is also valued for its direct association with numerous significant Canadians, including among its alumni: Prime Ministers William Lyon Mackenzie King and Arthur Meighan; Supreme Court justices Bora Laskin and Rosalie Abella; and leading members of the arts community, including Michael Ondaatje and Farley Mowat.

The property has historical value or associative value because it has the potential to yield information about a community or culture

Having established a model in Canada for non-sectarian education as early as 1853, University College has built upon its foundational principles to continue a legacy of inclusivity that yields information about its student body and social justice issues over time. Among these accolades are the 1854 founding of the country's first student government, the University College Literary and Athletic Society; by 1884, the admittance of women to study at the college with the first cohort of women graduates in 1885; the convention of the University of Toronto Homophile Association (UTHA) at University College in November 1969 to advocate for equality and freedom of gay men and lesbians, influencing the formation of like-minded groups on university campuses and in communities across the country; and, in 1998, establishing Canada's first program in sexual diversity studies.

The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community

The property is also valued for its association with several significant Toronto architects over time. University College was initially designed by Frederic W. Cumberland and William G. Storm, who both individually and as a partnership produced some of Toronto's most notable buildings, including St. James Cathedral (Cumberland, 1853), St. Andrew's Church (Storm, 1876), and Victoria College (Storm, 1892). Following the fire in 1890, University College was faithfully restored by David B. Dick, who also designed the adjacent University Library at 9 King's College Circle (1892). In the university's post-WWII era of expansion, the northern Laidlaw Wing at University College was completed by the firm of Mathers and Haldenby, sensitively enclosing the quadrangle which was itself extensively remodeled by renowned landscape architect Michael Hough in the same year to unify the constituent wings of the complex through a series of landscaped terraces. In the 1970s, a substantial restoration of the property was undertaken by Eric Arthur, who was then Professor Emeritus of Architecture at the University and a leading voice in the nascent heritage preservation movement in Toronto.

The property is valued for its direct association with the multigenerational Toronto-based business of the McCausland family, designers and fabricators of stained glass. Established by Joseph McCausland in 1856 in partnership with William Bullock, and jointly led by Joseph's son Robert from 1881, the firm is credited with the earliest and most numerous examples of Canadian stained glass and the longest record for glasswork in North America. As Robert McCausland Limited, the firm has been recognized as a National Historic Event since 1991. At University College, the surviving 1858 window featuring symbols and colours of University College, the stained glass installed throughout the building as part of the post-fire reconstruction, and the 1909 tripartite stained-glass windows on the east wall of the library by Robert McCausland, represent part of the extensive legacy of stained glass produced by the McCausland family and their employees for buildings throughout the country since the mid-nineteenth century.

University College is further valued for its direct association with Maw & Co., one of Britain's most iconic tile manufacturers, whose encaustic tiles in polychromatic, geometric patterns, adorn the entrance hall and atrium floors. Established in 1850 in Worcester, England, the firm grew to become the largest tile factory in the world by the end of the 19th century, producing over 20 million tiles per year. Favoured by architect Frederick W. Cumberland, two different patterns of encaustic floor tiles for his contemporary projects at both Osgoode Hall and University College were ordered together and laid by the same worker from Maw & Co's English factory during the same trip to Toronto in 1859.

Finally, the property is valued for its direct association with the Toronto-based Jacques & Hay Furniture Manufacturers firm, who dominated the cabinetmaking trade in British North America between 1835 and 1885. At its height, Jacques & Hay was the largest and best recognized furniture manufacturer in Canada. Founded by craftsmen-turned-entrepreneurs, John Jacques and Robert Hay, the company's growth and success were the result of the industrialization of manufacturing in Canada. The company's products ranged from inexpensive everyday

furniture for the average Canadian to custom-made pieces for the province's elite. In collaboration with architects Cumberland and Storm, Jacques & Hay helped produce some of Canada's most distinctive interiors including at Osgoode Hall, St. James Cathedral and University College.

The property has contextual value because it is important in defining, maintaining or supporting the character of an area

Contextually, University College is valued for its role in defining the collegiate character and landscape of King's College Circle. The subject property further supports this character as the earliest site of teaching, research, and student community at the University of Toronto. Overall, the prominent location, distinctive architectural style, and monumentality clearly establish University College as the physical and symbolic centre of the larger institutional setting of the St. George Campus.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings

As the first institutional structure of the University of Toronto, University College initiated the development of the St. George Campus and is visually and historically linked to its surroundings situated at the head of King's College Circle where it established a built-form relationship to that landscape that future university structures would both follow and defer to. The property also provides the earliest contribution to the gallery of significant architectural styles represented on King's College Circle, which range from the predominantly Norman Romanesque Revival at University College through Neo-Classicism and Beaux-Arts, to Modernism and which, together, represent the historical and institutional development of the University of Toronto.

The property has contextual value because it is a landmark

The subject property provides a significant visual presence on the St. George Campus and terminates the northern view along King's College Road. Given its prominent location and remarkable architectural detailing, the building is one of the most recognized structures in Toronto. Additionally, University College is frequently identified as a both a local and national landmark in early written accounts and illustrations of Toronto. As such, University College is valued as a physical and cultural landmark on the St. George Campus, within the city of Toronto, and beyond.

See Attachments 1, 2 and 3 of this report for the Statement of Significance; Location Map and Current Photographs; and Supporting Documentation pertaining to the property at 150 College Street (University College - 15 King's College Circle), as all of these documents are integral to the recommendations made in this staff report.

CONCLUSION

Through Heritage Planning's independent review of the Consultant's research and evaluation of the subject property, included as Attachment 3 to this report, independent research by Heritage Planning staff, and through ongoing collaboration between the Consultant, UofT and Heritage Planning staff, it has been determined that the property at 150 College Street (University College - 15 King's College Circle) meets 8 out of 9 criteria in Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. As such, the property merits designation and staff recommend that Council support the designation of this property.

The Statement of Significance: 150 College Street (University College - 15 King's College Circle) attached as Attachment 1 to this report comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

CONTACT

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SIGNATURE

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City Planning

ATTACHMENTS

Attachment 1 – 150 College Street (University College - 15 King's College Circle) - Statement of Significance (Reasons for Designation)

Attachment 2 – Location Map and Current Photographs

Attachment 3 – Supporting Documentation - University College, 15 King's College Circle: Supporting Materials for Part IV Designation Report (prepared by ERA Architects, September 4, 2025)

150 College St (University College - 15 King's College Circle) - Notice of Intention to Designate Page 11

**150 COLLEGE STREET
(UNIVERSITY COLLEGE - 15 KING'S COLLEGE CIRCLE)
STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)**

ATTACHMENT 1

Description of the Property Subject of this By-law

The subject property is defined to include the "University College" building, a 3-storey structure based on the "Oxbridge" model of collegiate campus planning containing classrooms, lecture halls, a library, and offices arranged around a landscaped quadrangle. Prominently situated on an elevated site at the head (north end) of King's College Circle, University College serves as the physical and symbolic centre of UofT's St. George Campus and is the University of Toronto's oldest college complex. The subject property is located at 150 College Street and is identified by its convenience address of 15 King's College Circle.

The subject property was designed through a partnership between Frederic W. Cumberland and William G. Storm and was constructed between 1856 and 1859. In its original form, University College consisted of three conjoined wings, designed predominantly in the Norman Romanesque Revival style and arranged in a U-shaped layout comprising a pavilion massing: a centre block with museum and library, a west wing with student accommodations and dining hall, and an east wing with classroom and assembly spaces. Modelled in part on medieval colleges and monasteries, the subject property consists of distinct programmatic elements expressed through a balanced asymmetry of massing and architectural features and was originally designed with a formally landscaped quadrangle and cloister at its centre.

A fire severely damaged the interior of the east wing and centre block in 1890, destroying both the college library and museum. The western portion of the centre block, the Croft Chapter House, and the entire west wing were spared due to wind direction that evening and to the museum's thick western wall and drop of the roofline which acted as a firebreak. Much of the original masonry detailing and woodwork was recreated in its faithful reconstruction, which was overseen by architect David B. Dick and completed in 1892. The Laidlaw Wing (Mathers & Haldenby) was added in 1964, enclosing the northern side of the quadrangle, which itself was redesigned in the same year by landscape architect Michael Hough to create a series of landscaped terraces unifying the constituent wings of the structure.

Interior modifications were undertaken in the early 1970s. Designed in part by Eric Arthur, professor emeritus of architecture at the University, these modifications addressed structural, mechanical, egress, and programmatic organization within the building.

In 2018, University College underwent a significant restoration led by Kohn Shnier Architects and ERA Architects. The restoration improved universal accessibility through the introduction of interior ramps and an exterior elevator shaft located in the quadrangle. The library, destroyed in the fire of 1890, was reinstated in its original location, with the layout of its stacks and mezzanine directly referencing the original design.

University College has long been recognized for its cultural heritage value, having been designated as a National Historic Site in 1968 and included on Toronto's inaugural Inventory of Heritage Properties adopted by City Council on June 20th, 1973.

Design and Physical Value

Founded in 1853, University College is valued as the earliest example of Progressive Eclecticism in Canada, a movement that drew from contemporary architectural styles and combined them with an array of elements from other historical styles, particularly Gothic, Italianate, and Norman. Arguably the most important work of architects Frederic W. Cumberland and William G. Storm, the avant-garde design of the complex resulted from the eclectic combination and balanced asymmetry of various historic architectural features and programmatic forms in new ways, offering an architectural response to the High Victorian interest in both history and progress. Heavily influenced by the work of the Irish firm of Deane and Woodward, University College was notable for its sophisticated plan and program. It provided a comprehensive set of instructional, administrative and residential spaces that combined the features of a traditional residential college (residences, library, and halls) with modern facilities, such as a convocation hall, museum, laboratory, and classrooms.

Architecturally, the aesthetic of the original, 3-storey U-shaped building is predominantly Norman Romanesque Revival, representing an early use of this style in Toronto. Originally developed by the Normans in England and parts of France and Italy during the 11th and 12th centuries, Norman Romanesque architecture reappeared as a period revival style during the Victorian era. The style is characterized by massive proportions, thick masonry walls, sturdy pillars, large towers (often square in plan), round arches and decorative elements such as chevrons and other zigzag patterns, all of which are present in the design of University College. Typologically, the University College complex is also valued as an early example in Toronto of monumental public architecture with exemplary architectural detailing in stone, wood, iron and glass.

The 1964 Laidlaw Wing that enclosed the north perimeter of the quadrangle continues the Norman Romanesque Revival style, as interpreted through a Modernist lens. The blending of historic and contemporary styling is evident in the former library wing's cloister-like arcade fronting onto the quadrangle and the ornamented round-arched windows defining the second-floor reading room contrasted by a modern, minimalist approach to the overall stone cladding, which is smooth in finish rather than the rough-hewn character typical of the historic style.

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firms being locally-based companies. Following the fire of 1890, the quality of craftsmanship was largely maintained in the faithful reconstruction of its east wing and portions of the centre block.

Historical and Associative Value

As the first constituent college of the University of Toronto and established following the secularization of King's College, University College is associated with the rise of non-denominational institutions of higher education supported by Reformist governments during the mid-19th century. It is also associated with the establishment of a model of federated colleges at the University of Toronto, which was widely emulated in the Commonwealth during that time.

Since its founding, University College is also valued for its direct association with numerous significant Canadians, including among its alumni: Prime Ministers William Lyon Mackenzie King and Arthur Meighan; Supreme Court justices Bora Laskin and Rosalie Abella; and leading members of the arts community, including Michael Ondaatje and Farley Mowat.

Having established a model in Canada for non-sectarian education as early as 1853, University College has built upon its foundational principles to continue a legacy of inclusivity that yields information about its student body and social justice issues over time. Among these accolades are the 1854 founding of the country's first student government, the University College Literary and Athletic Society; by 1884, the admittance of women to study at the college with the first cohort of women graduates in 1885; the convention of the University of Toronto Homophile Association (UTHA) at University College in November 1969 to advocate for equality and freedom of gay men and lesbians, influencing the formation of like-minded groups on university campuses and in communities across the country; and, in 1998, establishing Canada's first program in sexual diversity studies.

The property is also valued for its association with several significant Toronto architects over time. University College was initially designed by Frederic W. Cumberland and William G. Storm, who both individually and as a partnership produced some of Toronto's most notable buildings, including St. James Cathedral (Cumberland, 1853), St. Andrew's Church (Storm, 1876), and Victoria College (Storm, 1892). Following the fire in 1890, University College was faithfully restored by David B. Dick, who also designed the adjacent University Library at 9 King's College Circle (1892). In the university's post-WWII era of expansion, the northern Laidlaw Wing at University College was completed by the firm of Mathers and Haldenby, sensitively enclosing the quadrangle which was itself extensively remodeled by renowned landscape architect Michael Hough in the same year to unify the constituent wings of the complex through a series of landscaped terraces. In the 1970s, a substantial restoration of the property was undertaken by Eric Arthur, who was then Professor Emeritus of Architecture at the University and a leading voice in the nascent heritage preservation movement in Toronto.

The property is valued for its direct association with the multigenerational Toronto-based business of the McCausland family, designers and fabricators of stained glass. Established by Joseph McCausland in 1856 in partnership with William Bullock, and jointly led by Joseph's

son Robert from 1881, the firm is credited with the earliest and most numerous examples of Canadian stained glass and the longest record for glasswork in North America. As Robert McCausland Limited, the firm has been recognized as a National Historic Event since 1991. At University College, the surviving 1858 window featuring symbols and colours of University College, the stained glass installed throughout the building as part of the post-fire reconstruction, and the 1909 tripartite stained-glass windows on the east wall of the library by Robert McCausland, represent part of the extensive legacy of stained glass produced by the McCausland family and their employees for buildings throughout the country since the mid-nineteenth century.

University College is further valued for its direct association with Maw & Co., one of Britain's most iconic tile manufacturers, whose encaustic tiles in polychromatic, geometric patterns, adorn the entrance hall and atrium floors. Established in 1850 in Worcester, England, the firm grew to become the largest tile factory in the world by the end of the 19th century, producing over 20 million tiles per year. Favoured by architect Frederick W. Cumberland, two different patterns of encaustic floor tiles for his contemporary projects at both Osgoode Hall and University College were ordered together and laid by the same worker from Maw & Co's English factory during the same trip to Toronto in 1859.

Finally, the property is valued for its direct association with the Toronto-based Jacques & Hay Furniture Manufacturers firm, who dominated the cabinetmaking trade in British North America between 1835 and 1885. At its height, Jacques & Hay was the largest and best recognized furniture manufacturer in Canada. Founded by craftsmen-turned-entrepreneurs, John Jacques and Robert Hay, the company's growth and success were the result of the industrialization of manufacturing in Canada. The company's products ranged from inexpensive everyday furniture for the average Canadian to custom-made pieces for the province's elite. In collaboration with architects Cumberland and Storm, Jacques & Hay helped produce some of Canada's most distinctive interiors including at Osgoode Hall, St. James Cathedral and University College.

Contextual Value

Contextually, University College is valued for its role in defining the collegiate character and landscape of King's College Circle. The subject property further supports this character as the earliest site of teaching, research, and student community at the University of Toronto. Overall, the prominent location, distinctive architectural style, and monumentality clearly establish University College as the physical and symbolic centre of the larger institutional setting of the St. George Campus.

As the first institutional structure of the University of Toronto, University College initiated the development of the St. George Campus and is visually and historically linked to its surroundings situated at the head of King's College Circle where it established a built-form relationship to that landscape that future university structures would both follow and defer to. The property also provides the earliest contribution to the gallery of significant architectural styles represented on King's College Circle, which range from the predominantly Norman Romanesque Revival at University College through Neo-Classicism and Beaux-Arts, to

Modernism and which, together, represent the historical and institutional development of the University of Toronto.

The subject property provides a significant visual presence on the St. George Campus and terminates the northern view along King's College Road. Given its prominent location and remarkable architectural detailing, the building is one of the most recognized structures in Toronto. Additionally, University College is frequently identified as both a local and national landmark in early written accounts and illustrations of Toronto. As such, University College is valued as a physical and cultural landmark on the St. George Campus, within the city of Toronto, and beyond.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the cultural heritage value of the subject property as being an early example of Progressive Eclecticism with predominantly Norman Romanesque Revival styling and outstanding artistic merit and craftsmanship:

Exterior:

- The pavilion form of the complex enclosing a quadrangle through its original U-shaped floor plan and subsequent addition of a north wing in 1964
- The enclosed quadrangle with terraced landscaping that unifies the constituent wings of the complex
- The balanced asymmetry of the complex, and the varied elevations and irregular massing that correspond to the distinct programmatic elements of the original composition, reflecting the self-contained nature of collegiate architecture in the mid-19th century
- The plan and program of the centre block, which contains the grouping of the most prominent spaces, notably the main entrance hall, and the original museum and library spaces
- A hierarchy of multiple points of entry, including a prominent entrance tower and elaborately carved tympanum and portico to mark the principal entrance on the south elevation, a cloister-like secondary entrance on the south elevation with stone colonnaded walkway known as the chemistry department entrance and located directly east of the Croft Chapter House, and a prominent secondary entrance on the east elevation
- The use of Norman Romanesque forms and features (including the Croft Chapter House roundhouse, and the splayed main entrance portico on the south elevation) and the Modernist interpretation of Norman Romanesque at the 1964 Laidlaw (north) Wing, which have all been synthesized into a unified composition
- The stone and brick construction, and the rough surface texture and rugged treatment of the masonry on the south, west, and east elevations that is characteristic of the Romanesque Revival style
- The sculptural ornament and patterning on the building exterior, which includes Norman Romanesque motifs, grotesques, and Canadian flora and fauna, and their integration within the wall surfaces

- The tiers of deep-set, round-headed door and window openings, in a range of sizes, many grouped in pairs or triplets, and ornamented with colonnettes and carved elements
- The polychromatic slate roof, punctuated by chimneys, towers, and turrets, and crowned with iron cresting
- The wooden cloister fronting the quadrangle along the east elevation of the west wing and the brick and masonry colonnade on the south elevation of the 1964 Laidlaw Wing

Interior:

- The expression of the historic pedagogical and ceremonial functions of University College as exemplified by the principal interior spaces, including the first-floor entrance hall and atrium, the East Hall, the West Hall, the Junior Students' Common Room, and the circular volume of the Croft Chapter House
- The material palette of the interior, which includes buff brick, stone, and unpainted woodwork, and the introduction of colour through the use of stained-glass windows and encaustic floor tiles
- The grand, stone double staircase within the main (south) entrance hall
- The carved stone fireplace surrounds
- The embellished masonry components and stone carvings incorporating grotesques, Canadian flora and fauna, and other decorative elements
- The decorative ironwork used for both structural and ornamental purposes
- The stained-glass windows, executed in a variety of designs and patterns
- The millwork and wood carving, including:
 - The ornamental treatment of the exposed wooden structural members of the interior and the decorative wood carvings and millwork arranged in a hierarchy of species and ornamentation to denote primary and secondary common spaces
 - The wooden spiral staircase in the southeast tower of the east wing
 - The carved newel post depicting a dragon at the ground floor of the east wing stairwell

Historical and Associative Value

Exterior:

Attributes that contribute to the cultural heritage value of University College as being directly associated with the establishment of non-denominational educational institutions in Canada and the broader Commonwealth:

- The Historic Sites and Monuments Board of Canada plaque designating University College as a National Historic Site (1968), which is located directly west of the main entrance on the south elevation
- The sculptural heraldry, including the carved stone University College and University of Toronto coats-of-arms located above the main (south) entrance, the college coat-of-arms above the reading room entrance on the south elevation of the centre block and above the main (east) entrance to the 1964 Laidlaw Wing

Interior:

Attributes that contribute to the cultural heritage value of the subject property as being demonstrative of the work of Maw and Co. and Robert McCausland Ltd:

- The multi-coloured, intricately patterned encaustic tile floor in the centre block entrance and atrium by tile manufacturer, Maw and Co.
- The stained-glass windows by stained-glass artists, Joseph and Robert McCausland:
 - The stained-glass window in the west stairwell, which was produced by Joseph McCausland in 1858 and is the only stained-glass window to have survived the 1890 fire
 - The memorial stained-glass window on the east elevation of the east hall, produced by Robert McCausland in 1909

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the subject property as defining, supporting and maintaining the character of the King's College Circle; as being visually and historically linked to its surroundings; and, as being a landmark:

- The central location of the University College complex within the St. George Campus, situated on a prominent and elevated site at the top (north end) of King's College Circle
- The placement and orientation of University College relative to the other architecturally significant heritage buildings surrounding King's College Circle, which together create a gallery of architectural styles representing the institutional growth and ongoing evolution of the University of Toronto
- The axial view of University College from King's College Road at College Street, the principal gateway to the St. George Campus



Looking north from the south end of King's College Circle across the front campus lawn to University College prominently located at its north end (Heritage Planning, 2025)



The south elevation of University College, fronting onto the front campus and showing the Croft Chapter House at far left (Heritage Planning, 2025)

**SUPPORTING DOCUMENTATION
UNIVERSITY COLLEGE
15 KING'S COLLEGE CIRCLE**

ATTACHMENT 3

**University College: 15 King's College Circle
Supporting Materials for Part IV Designation Report**

Prepared by ERA Architects (GS / SH/ HC/ BN)

September 4, 2025

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Property Location and Description

The Property is municipally known as 15 King's College Circle and is located on the north side of King's College Circle immediately to the west of Hart House Circle.

The Property contains the University of Toronto's University College building, a 3-storey structure arranged around an internal courtyard. The building contains classrooms, lecture halls and office spaces. The Property is bounded by the open space of the front campus to the south and the back campus to the north, the 3-storey Sir Daniel Wilson student residence to the west and the 3-storey Hart House to the east.

The surrounding context includes a mixture of building types associated with institutional uses within the St. George Campus of the University of Toronto.

The Property was listed on the City of Toronto Heritage Register on June 20, 1973, with the following description:

"University College: 1856; Cumberland and Storm; restored after fire 1890, D.B. Dick; alterations 1922, Oxley and Bishop - identified for convenience purposes as 15 King's College Circle -adopted by City Council on June 20, 1973."

Policy Context

Provincial Plans and Policies

As a post-secondary institution in Ontario, the University of Toronto is exempt from certain Planning Act provisions. However, the Ontario Heritage Act ("OHA") remains fully applicable and, as such, the following assessment conforms to the OHA.

Under the OHA, municipal governments are required to keep a current register of properties that are of cultural heritage value or interest. Registers are official lists of all properties that have been designated either individually or within a heritage conservation district. Since 2005, municipalities also have the authority to list properties of potential cultural heritage value or interest on their register that have not been designated.

Under Part IV of the OHA, municipalities may pass by-laws to designate individual properties that are of cultural heritage value. Property designated under Part IV must be added to the register with a statement explaining the cultural heritage value or interest of the property and a description of the property's heritage attributes. Designation provides a means of ensuring that alterations to properties are carried out in a manner that sustains or enhances cultural heritage value. It also provides for demolition control.

The criteria employed for determining a property's cultural heritage value or interest are defined under Ontario Regulation 9/06 ("O.Reg. 9/06"). These criteria, grouped according to categories of design/physical value, historical/associative value, and contextual value, are a framework established to assist municipalities with the process of evaluating properties as candidates for protection under the OHA. According to provincial guidelines, the better a

property's characteristics under the criteria, the greater its cultural heritage value or interest, and the stronger the argument for its long-term protection under the OHA. O.Reg. 9/06 requires that, in order to be designated, a property must meet two or more of these criteria.

Bill 23 (More Homes Built Faster Act) & Bill 200 (Homeowner Protection Act)

Through Bill 23 (More Homes Built Faster Act, 2022) and Bill 200 (Homeowner Protection Act, 2024), the Province of Ontario amended the OHA. These amendments have implications for non-designated ("Listed Properties"), such as the Property containing University College, that are included on the City's Heritage Register. Listed Properties may now only remain on the Register for two years. Properties that were listed prior to January 1, 2023, must be either designated or removed from the Register by January 1, 2027. Once removed, Council may not relist a property for five years. Further, Council is prohibited from designating a property that is subject to specified Planning Act applications once the Clerk has provided notice that the City has received a complete application.

Draft Statement of Significance

Description of Property

University College is the University of Toronto's oldest college complex. Situated at the head of King's College Circle, on an elevated site, it serves as the physical and symbolic centre of the St. George Campus.

The complex was designed through a partnership between Frederic W. Cumberland and William G. Storm and was constructed between 1856 and 1859 in the Norman Romanesque Revival style. In its original form, University College consisted of three conjoined wings in a U-shaped layout comprising a pavilion massing: a centre block with museum and library, a west wing with student accommodations and dining hall, and an east wing with classroom and assembly spaces. Modelled in part on medieval colleges and monasteries, the complex consists of distinct programmatic elements expressed through a balanced asymmetry of massing and architectural features. The complex was originally designed with a formally landscaped quadrangle and cloister at its centre.

A fire severely damaged the interior of the east wing and centre block in 1890, destroying both the college library and museum. Much of the original masonry detailing and woodwork was recreated in its subsequent reconstruction, which was overseen by architect David B. Dick and completed in 1892. The Laidlaw Wing (Mathers & Haldenby) was added in 1961, enclosing the northern side of the quadrangle, which was redesigned in 1964 by landscape architect Michael Hough to create a series of landscaped terraces unifying the constituent wings of the structure. After its designation as a National Historic Site in 1968, interior modifications were undertaken in the early 1970s. Designed in part by Eric Arthur, professor emeritus of architecture at the University, these modifications addressed structural, mechanical, egress, and programmatic organization within the building.

The complex underwent a significant restoration in 2018 led by Kohn Shnier Architects and ERA Architects. The restoration improved universal accessibility through the introduction of interior ramps and an exterior elevator shaft located in the quadrangle. The library, destroyed in the fire of 1890, was reinstated in its original location, with the layout of its stacks and mezzanine directly referencing the original design.

Statement of Cultural Heritage Value

University College has considerable design, associative, and contextual significance. Founded in 1853, University College is the earliest example of Picturesque Eclecticism in Canada and a rare example internationally. Arguably the most important work of Frederic W. Cumberland and William G. Storm, the complex's avant-garde design resulted from the combination of historic forms in new ways, offering an architectural response to the High Victorian interest in history and progress.

Heavily influenced by the work of the Irish firm of Deane and Woodward, University College was notable for its sophisticated plan and program. It provided a comprehensive set of administrative, instructional, and residential spaces that combined the features of a traditional residential college (residences, library, and halls) with modern facilities, such as a convocation hall, museum, laboratory, and classrooms.

University College features outstanding craftsmanship and materials on both the exterior and interior of the complex. Built at a time when Toronto had a population of fewer than 40,000 people and little in the way of major infrastructure or amenities, the monumental scale, craftsmanship, and architectural complexity of University College was remarkable. The building's elaborate stone carvings were executed by skilled German craftsmen, while its interior featured encaustic tiles by the Shropshire firm of Maw and Co., stained glass windows by Joseph McCausland, and woodwork by Jacques and Hay. Following the fire of 1890, the quality of craftsmanship was largely maintained in the reconstruction of its east wing and portions of the centre block.

University College was the first constituent college of the University of Toronto and was established following the secularization of King's College. The College is associated with the rise of non-denominational institutions of higher education supported by Reformist governments during the mid-19th century. It is also associated with the establishment of a model of federated colleges at the University of Toronto, which was widely emulated in the Commonwealth during this time.

Since its founding, University College has been associated with significant Canadians including Prime Ministers William Lyon Mackenzie King and Arthur Meighan; Supreme Court justices Bora Laskin and Rosalie Abella; and leading members of the arts community, including Michael Ondaatje and Farley Mowat. It was also a model of inclusivity, establishing Canada's first program in sexual diversity studies in 1998.

University College is the centerpiece of the St. George Campus, and it is a well-known cultural landmark in Toronto and beyond. Its construction established a pattern of development around King's College Circle and within the central section of the St. George Campus that has been largely sustained to the present.

Heritage Attributes

Exterior Form, Massing, and Layout:

- The pavilion form of the complex enclosing a quadrangle through its original U-shaped floor plan and subsequent addition of a north wing in 1961
- The enclosed quadrangle with terraced landscaping that unifies the constituent wings of the complex
- The balanced asymmetry of the complex, and the varied elevations and irregular massing that correspond to the distinct programmatic elements of the original composition, reflecting the self-contained nature of collegiate architecture in the mid-19th century

- The grouping of the most prominent spaces of the complex, notably the main entrance hall, and the original museum and library spaces, within the centre block
- A hierarchy of multiple points of entry, including a prominent entrance tower and elaborately carved portico to mark the principal entrance on the south elevation, and a prominent secondary entrance on the east elevation

•
Exterior Principal Features:

- The use of Norman Romanesque forms and features (such as the roundhouse and the entrance portico on the south elevation) and those from other eras, which have been synthesized into a unified composition
- The tiers of deep-set, round-headed door and window openings, in a range of sizes, many grouped in pairs or in threes, and ornamented with colonettes and carved elements
- The stained-glass windows, executed in a variety of complexity and patterns on all elevations
- The polychromatic slate roof, punctuated by chimneys, towers, and turrets, and crowned with iron cresting
- The wooden cloister along the east elevation of the west wing and the brick and masonry colonnade on the south elevation of the 1961 Laidlaw wing

Exterior Materials:

- The building's stone and brick construction, and the rough surface texture and rugged treatment of the masonry that is characteristic of the Romanesque Revival style; and,
- The sculptural ornament and patterning on the building exterior, which includes Norman Romanesque motifs, grotesques, and Canadian flora and fauna, and their integration within the wall surfaces.

Siting within the Campus:

- The central location of the University College complex within the St. George Campus, on a prominent and elevated site at the top of King's College Circle
- The relationships between University College and the other architecturally significant buildings surrounding King's College Circle, which together create a gallery of architectural styles representing the institutional growth and ongoing evolution of the University of Toronto
- The axial view of University College from King's College Road, the principal gateway to the St. George Campus

Interior:

- The expression of the historic pedagogical and ceremonial functions of the University College complex as exemplified by the principal interior spaces, including the first-floor entrance atrium and rotunda, the East Hall, the West Hall, the Junior Student's Common Room, and the circular volume of the Croft Chapter House.

Interior Materials:

- The material palette of the interior, which includes buff brick, stone, and unpainted woodwork, and the introduction of colour through the use of stained-glass windows and encaustic floor tiles
- The embellished masonry components and stone carvings incorporating grotesques, Canadian flora and fauna, and other decorative elements
- The ornamental treatment of the exposed wooden structural members of the interior and the decorative wood carvings and millwork arranged in a hierarchy of species and ornamentation to denote primary and secondary common spaces
- The decorative ironwork used for both structural and ornamental purposes
- The stained-glass window in the west stairwell, which was produced by Joseph McCausland in 1858 and is the only stained-glass window to have survived the 1890 fire
- The stained-glass rose window on the east elevation of the west hall dating from 1959
- The memorial stained-glass window on the east elevation of the east hall, produced by Robert McCausland in 1909
- The wooden spiral staircase in the southeast tower of the east wing
- The carved newel post depicting a dragon at the ground floor of the east wing stairwell

Evaluation Against O.Reg. 9/06

The Property has been evaluated against O.Reg. 9/06, "Criteria For Determining Cultural Heritage Value or Interest" under the OHA, to determine its potential for designation under Part IV of the OHA. The evaluation found that the Property meets multiple criteria across design/physical, historical/associative, and contextual value, as summarized in the tables on the following pages.

Criteria Relating to Design or Physical Value

| CRITERION | Y/N | COMMENTS |
|---|-----|---|
| 1) The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method. | Y | The Property has design value as an early representation of the Norman Romanesque Revival style and as the earliest example of Picturesque Eclecticism in Canada, expressing historical and programmatic forms through a variety of architectural styles. The Property also has design value as an early example in Toronto of monumental public architecture with exemplary architectural detailing. |
| 2) The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit. | Y | The Property has design and physical value through the extensive and skillful integration of sculptural expression throughout the complex in the form of highly detailed stone and wood carvings often depicting grotesques or flora and fauna native to Canada. |
| 3) The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement. | N | Although notable for the skillful execution of its design details, University College was constructed using methods common at the time, if not yet prevalent in Toronto. The Property is therefore not considered to demonstrate a high degree of technical or scientific achievement. |

Criteria Relating to Historical or Associative Value

| CRITERION | Y/N | COMMENTS |
|---|-----|--|
| 4) The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community. | Y | University College was the first constituent college of the University of Toronto and was established following the secularization of King's College. The College is associated with the rise of non-denominational institutions of higher education supported by Reformist governments during the mid-19th century. Since its founding, University College has been associated with numerous significant Canadians, including Prime Ministers William Lyon Mackenzie King and Arthur Meighan; Supreme Court justices Bora Laskin and Rosalie Abella; and leading members of the arts community, including Michael Ondaatje and Farley Mowat. |
| 5) The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture. | N | While all buildings on the University of Toronto St. George Campus have the potential to provide valuable insights into the institutional and community history of the University, research does not indicate that the Property holds significant individual value in its potential to yield an understanding of a community or culture. |
| 6) The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community. | Y | The Property has value through its association with several noteworthy Toronto architects. University College was originally designed by Frederick W. Cumberland and William G. Storm, who both individually and as a partnership produced some of Toronto's most notable buildings, including St. James Cathedral (Cumberland, 1853), St. Andrew's Church (Storm, 1876), and Victoria College (Storm, 1892). Following the fire in 1890, University College was restored by David B. Dick, who also designed the adjacent university library (1892). A northern wing was designed by Mathers and Haldenby, sensitively enclosing the quadrangle in 1961. While the quadrangle itself was extensively remodeled by Michael Hough (1964) to unify the constituent wings of the complex through a series of landscaped terraces. A substantial restoration of the property was undertaken by Eric Arthur in the 1970s, who was then professor emeritus of architecture at the University and a leading voice in the nascent heritage preservation movement in Toronto. |

Criteria Relating to Contextual Value

| CRITERION | Y/N | COMMENTS |
|---|-----|--|
| 7) The property has contextual value because it is important in defining, maintaining or supporting the character of an area. | Y | The Property has contextual value in defining the head of King's College Circle. From this location, University College's distinguished architecture defines the collegiate character of the landscape and serves as the physical and symbolic centre of the St. George Campus. The Property further supports this character as the earliest site of teaching, research, and student community at the University of Toronto. Overall, the prominent location, distinctive architectural style, and monumentality clearly establish University College as a defining component of the larger institutional setting of the St. George Campus. |
| 8) The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings. | Y | As the first institutional structure of the University of Toronto, University College initiated the development of the St. George Campus and established a built-form relationship to King's College Circle that future University structures would both follow and defer to. Property also provides the earliest contribution to the gallery of significant architectural styles represented on King's College Circle, which span from Norman Romanesque Revival (University College) through neo-classicism and beaux-arts, to mid-century modernism, and which represent the historical and institutional development of the University of Toronto. |
| 9) The property has contextual value because it is a landmark. | Y | Situated prominently at the head of King's College Circle, the Property provides a significant visual presence on the St. George Campus and terminates the northern view along King's College Road. Given its prominent location and architectural detailing, the building is one of the most recognized structures in Toronto. Additionally, University College is frequently identified as a both a local and national landmark in early written accounts and illustrations of Toronto. As such the Property constitutes a landmark on the St. George Campus, within the city of Toronto, and beyond. |

Historical Background Information

Site Context

The land occupied by the St. George Campus is the byproduct of the original 1828 land assembly for King's College. Totalling 150 acres, it comprised the northern portions of Park Lots # 11, 12 & 13 with allowances for road access to Yonge Street in the east and Queen Street in the south. These university-owned roads would later become College Street and University Avenue. Following the dissolution of King's College, the University intended to build on the land occupied by the defunct college, but the Province, having expropriated the land in 1853 for the site of a new legislature, refused to return the property, thereby pushing the site of University College westward.

At the time University College was constructed, the surrounding area was largely rural. Although the boundaries of the City of Toronto extended north to Bloor Street, there was only sparse development on the land adjacent to the University of Toronto. The absence of surrounding development, a marked contrast with present conditions, was accompanied by a varied topography. Although the land directly to the south, west and north was flat, access to University College from the east and south was influenced by Taddle Creek and its ravine. Allowance for the creek created a treed, meandering approach to University College that complemented the bucolic nature of the site. The creek was dammed in 1859, shortly after the completion of University College, to create a small pond known as McCaul's Pond. Sewage and industrial waste discharged upstream by residents of the Village of Yorkville polluted the pond, leading to its removal in 1879. Taddle Creek was buried soon afterwards, redirected into the sewer system in 1884.

As the university expanded in the late nineteenth century, growth was directed to the south of University College, framing what would later become King's College Road. The array of buildings constructed to the southeast and southwest of University College created a monumental axis that framed University College, emphasizing the centrality of the college within the history of the university.

As the university expanded in the early twentieth century, development largely concentrated east of St. George Street. However, a significant increase in enrollment beginning in the 1950's prompted the campus's westward expansion toward Spadina Avenue. Discussion around campus expansion began as early as 1948, when the Board of Governors established a Planning Committee. James Murray, an urban planner and member of the committee, created a guiding principle that it should take no longer than 10 minutes to walk from one part of the campus to another (the length of time between lectures). With Hart House as the central reference point, this time frame meant that Spadina Avenue would form the new western perimeter for the campus. By the early 1950s, a slow migration of university facilities west of St. George Street had already started, confirming the logic of further westward growth.

Site History

Early Years

University College was the first academic building constructed in what would later be known as the St. George Campus. The school was foundational, both in the formation of the University of Toronto and as an innovative architectural exercise. It traces its history to King's College, established by Royal Charter in 1827, and the effort to create a non-denominational educational body within Ontario. A changing political climate in the mid-nineteenth century created sufficient pressure to sever the relationship between King's College and the Church of England, dissolving the College in favour of a new non-denominational instructional body. The University Act (1853), the second iteration of the Act, established University College, transferring to it the teaching functions and resources of King's College but removing any religious test for admission. The creation of Canada's first college entirely free from Church control was divisive, placing influential reformers such as Edward Blake, later a Liberal Premier of Ontario, federal cabinet minister and President of University College, against Bishop John Strachan, a conservative opponent, who denounced the new college as a godless institution. The consistent advocacy of Blake and those associated with him were critical in the early years of University College, helping to protect the young institution from those that were opposed to its open and non-denominational character.

To house the new institution, the university had intended to build on the land occupied by King's College in the eastern portion of Queen's Park. The province, however, chose to retain the land for future government use, pushing the site for University College westward. Serving as the nucleus of the future St. George Campus, construction began in 1856 and was completed in 1859. For the design of the new building, architect Frederic William Cumberland employed the most modern thinking about university education and college design. The plan of the college was an amalgam of elements typical of Oxford - gatehouse, residences, library and hall - while the convocation hall, museum, laboratory, President's House and classrooms were typical of newer Irish colleges of the time. Like the programming, the architectural language of the building was a synthesis of different styles. Known as Progressive Eclecticism, it drew from contemporary movements such as Second Empire and combined them with an array of Norman, Gothic and Italianate elements. This new movement challenged the traditional linkages between architecture and building type, combining previously disparate historical forms in novel ways.

As part of the bifurcation of mandates between University College and the University of Toronto, faculty was required to administer the teaching functions of the new body. One of the most prominent and impactful additions to the faculty of the new school was Daniel Wilson (1816-1892). Wilson's appointment as Professor of English History and Literature in 1853 was an indication of the shift away from the classics toward a new emphasis on literature and history, a shift signaled by his involvement in the founding of the University College Literary and Scientific Society (later renamed the University College Literary and Athletic Society). A staunch advocate for secular, public higher education, Wilson served as President of University College and later as the first President of the Federated University of Toronto between 1890-1892 (until Wycliffe College joined in 1889, University College was the only constituent college of the University of Toronto).

Progress, Loss and Reconstruction

The 1880s and early 1890s saw substantial change for University College, a period marked by social progress and significant loss. The former, the beginning of a slow but larger trend toward greater inclusivity in academia, saw the admission of women into University College (the first university in Canada to admit a woman was Mount Allison in 1872). Following an Order-in-Council from the Provincial Government in 1884, women were permitted to attend lectures at University College, with the first five women graduating with the class of 1885.

Prior to this, women were permitted to write examinations but were barred from attending lectures on what were perceived as moral and pedagogical grounds. Even with the change, however, life at University College remained restrictive. Women were not allowed to stand by bulletin boards, use the reading rooms or library catalogues and weren't allowed to join clubs without the President's permission. Despite these initial obstacles, attendance steadily grew from 12 women in 1885 to 196 by 1895.

In 1890, a fire swept through University College, destroying the interior of the east wing and gutting the library and museum. The destruction of a substantial portion of the building was a traumatic event in the history of the college, necessitating a massive reconstruction effort and altering the composition of the building. The two-year reconstruction project was overseen by architect David Brash Dick who, in large measure, replicated much of the original design elements including the woodwork and stonework. The principal spaces were reintroduced, but with their original fittings and uses omitted. Reflecting growth pressures, various functions, such as the library and convocation hall, were dispersed to other structures on campus, diluting the programmatic cohesiveness and complexity of University College. The rebuilt east wing replaced convocation hall with lecture rooms and offices while the library and museum, formerly in the south wing, were replaced by large examination rooms. The large amount of coloured glass present in the original building was omitted in the reconstruction as were the boiler house and men's lavatory, both introduced into the quadrangle after the building was completed in 1859. The reorganization of internal spaces also reflected changes necessitated by the admission of women in the 1884. Reading rooms in the east wing were designated 'Ladies Rooms', the former public reading room became the women's reading room while the student's reading room became the 'women's retiring room'. Completed in 1892, the reconstruction project was the last major alteration to University College until the completion of the Mathers and Haldenby designed Laidlaw Library in 1961.

Further modifications accompanied the restoration and modernization work completed by Eric Arthur and Wilson, Newton, Roberts Architects in the early 1970s.

History of Innovation

University College and those associated with it have been drivers of innovation, factors instrumental in its identification as a National Historic Site in 1968. Its nondenominational nature and experimental architecture were remarkable for their time, as were a number of its alumni and faculty. Professor Daniel Wilson, an early proponent of the study of anthropology, is credited with introducing the term 'prehistoric', while Professor Henry Holmes Croft, for whom Croft Chapter House is named, operated the building as the first purpose-built chemistry laboratory in Canada. Two graduates of University College in the 1890s, William Lyon Mackenzie King and Arthur Meighen, would go on to become Prime Minister of Canada while four - Edward Blake, George Henry, Bill Davis and Bob Rae - would become Premier of Ontario, and one, Vincent Massey, would become Governor General.

University College produced two Supreme Court Justices, Bora Laskin and Rosalie Abella, and a number of influential members of the Canadian arts community, including Michael Ondaatje, Farley Mowat, Barbara Frum and David Cronenberg. Graduate student Charles Best would discover insulin with Frederick Banting and David Black would discover Peking Man, contributing significantly to the field of anthropology. University College was also the site of the inaugural meeting of the University of Toronto Homophile Association (UTHA), an advocacy group for the advancement of gay rights. The first of its kind at a Canadian university, it helped change how sexuality and gender were written about and taught, leading eventually to the establishment of the Mark S. Bonham Centre for Sexual Diversity Studies in 1998, Canada's first program in sexual diversity studies.

Design

In awarding the commission for the building, the University of Toronto opted to forgo a design competition, instead granting the commission to William Frederic Cumberland. Appointed by the University Senate as University Architect in 1856, Cumberland was well-connected to members of the administration and was seen as a logical choice for the work. In preparation for the project, the Senate sent Cumberland to Europe to study precedents for the new building. During this trip, Cumberland surveyed new construction at Oxford including the Deane & Woodward designed University Museum. Inspired by the work of architect John Ruskin, the structure displayed the hallmarks of his approach including balanced design, a strong profile and Italian Gothic ornament. Cumberland took inspiration from this work, sampling elements of the Museum's general plan and composition in his preliminary work on University College.

Known as Progressive Eclecticism, the architectural approach taken for University College was a reaction to the archaeological mimicry of the 1840s and its perceived lack of vitality. This new form of architecture broke down traditional boundaries of style and the correlation between styles and building types while spurring interest in the materiality of buildings and the novel applications of those materials. The design of University College, Canada's first example of Progressive Eclecticism, reflected the key tenets of this design approach: a strong interest in surface texture and sculptural ornament, structural polychromy, a unified picturesque massing, intricate detailing and a rejection of classical symmetry. The abundant use of stone and wood was complemented by the installation of coloured tile in key spaces as well as the extensive

150 College St (University College - 15 King's College Circle) - Notice of Intention to Designate Page 35

use of coloured glass. In the original design for University College, the building was U-shaped and open on its north end. The east wing housed convocation hall, the south wing housed the museum and the library while the west wing contained residences, dining halls, classrooms and public reading rooms. The chemistry building (now Croft Chapter House) was set apart from the primary massing of the building, jutting out as a circular extension from the southwestern corner of the building. For each of the wings, Cumberland and Storm provided a focal point: the commanding, asymmetric entrance to the south, the convocation wall on the east and the dining hall on the west side. The reconstruction of University College by David Dick was largely faithful to the original design with significant changes to exterior elevations only made to reflect changes in internal use, such as the removal of Convocation Hall. The material palette remained consistent with an abundance of cut stone and carved wood while the picturesque roofline, punctuated by towers and chimneys, mansard roofs and cresting, remained similarly intact.

University College assumed its current configuration following the completion of the Laidlaw Library in 1961 and the enclosure of the quadrangle. Despite the extensive reconstruction following the fire and the subsequent internal reconfiguration, the legibility of University College as an early Canadian example of Progressive Eclecticism remains very much intact.

Architects

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.

Cumberland and Storm

Frederic William Cumberland (1820-1881) joined with William George Storm (1826-1892) to form the architectural firm of Cumberland and Storm in 1852. Born in London, Frederic Cumberland trained as an architect at King's College School and would later work as a Civil Engineer for the British Admiralty. After emigrating to Canada in 1847, he worked as a surveyor and engineer for the united counties of York and Peel. Cumberland, both in partnership with fellow architect Thomas Ridout and later William George Storm, contributed significantly to the architectural character of nineteenth century Toronto and was instrumental in introducing High Victorian Eclecticism to Canada.

Projects with Ridout:

- Toronto Normal School (1852)
- Consumers' Gas Building (1852)
- Adelaide Street Court House (1852)
- Toronto Street Post Office (1853) and St.
- James Cathedral (1850-1853)

Cumberland's professional life extended beyond architectural practice to include work as the chief engineer, then managing director of the Canadian Northern Railway and as a Conservative member of provincial parliament, and later federal parliament for the riding of Algoma. The partnership with Storm lasted until 1866-1867 at which point Cumberland fully shifted his attention to railway management.

Born in the United Kingdom, William Storm emigrated to Upper Canada with his family in the early nineteenth century. Apprenticing under the architect William Thomas and later Frederic Cumberland, Storm was responsible for several large projects in Toronto including an office building for the Northern Railway (1862), the tower to St. James Cathedral (1865) and the Great Western Train Station (1866). Storm was also a founding member of both the Royal Canadian Academy of the Arts and the Ontario Association of Architects.

Projects with Cumberland:

- Toronto Magnetic and Meteorological Observatory (1853-1857)
- University College (1856-1859)
- The campus of Upper Canada College (1854-57)
- Chapel of St. James-the-Lesser (1860-1861)
- Centre block of Osgoode Hall (1856-1861)

David Brash Dick

David Brash Dick (1846-1925) was born in Edinburgh and studied architecture at that city's School of Design. He received training in the offices of the Scottish architectural firms of W.L. Moffatt and Peddie and Kinneair. After emigrating to the United States, Dick participated in the rebuilding campaign following the Chicago Fire in 1871, then settled in Toronto in 1873. During his time in Toronto, Dick supervised the construction of St. Andrew's Presbyterian Church after the termination of Storm as project architect and held the post of University Architect for the University of Toronto, leading the design for the reconstruction of University College. Other projects for the University included the design for the Biology Building (1887-90), his first major commission on campus, Wycliffe College (1890-1891), the new University Library (1891-1892), the Gymnasium (1892) and the new Chemistry Building (1892).

Mathers & Haldenby

The firm of Mathers & Haldenby was created in 1921 through the partnership of Alvan S. Mathers (1895-1965) and Eric Wilson Haldenby (1893-1971). Both graduates of the architecture school at the University of Toronto, the firm was known for their variations on the stripped classicism common in the interwar period and for their conservative approach to modernism. Major works by the firm include the Canada Permanent Building (in conjunction with other firms, 1931), Upper Canada College (1932), The Globe & Mail Building (1937-1938), and the head office for the Bank of Nova Scotia (1949-1951). The firm also had a long-standing relationship with the University of Toronto, producing a number of projects including the School of Hygiene (1925-1926), the Botany Building and Greenhouse (1930-1931), the

University Women's Club (1949), the University of Toronto Bookstore (1949-1950) and Sir Daniel Wilson Residence (1953).

Eric Arthur & Wilson, Newton, Roberts Architects

Eric Arthur (1898-1982) was born in Dundedin, New Zealand and studied at the School of Architecture at the University of Liverpool. Accepting a teaching position at the University of Toronto in 1923, Arthur quickly established himself as an advocate for both modernism and the preservation movement. Instrumental in launching an international design competition for Toronto's New City Hall, Arthur also worked to ensure the retention and restoration of St. Lawrence Hall. Beginning in the 1960s, he directed his energies to writing, publishing books on a wide array of topics related to architectural history including the seminal book *Toronto, No Mean City* in 1964.

History and Integrity of Principal Spaces

The following is an overview of each of the principal spaces within the University College complex, outlining their original design, historic use, and evolution in function and architectural integrity.

Croft Chapter House

Located at the southwest corner of University College, the Croft Chapter House (originally known as the Chemistry Building) was the first component of the project to be completed in 1857. Concern that budget constraints would prevent its construction, architects Cumberland & Storm directed that the structure be constructed first in order to serve as a site office and to ensure that it would be built to their specifications. Inspiration came from Deane & Woodward's design for a large laboratory at the University Museum at Oxford, a work itself inspired by the 14th-century abbot's kitchen at Glastonbury Abbey. The circular plan permitted the enclosure of the maximum amount of space at a minimum of cost while the series of windows, arranged in groups of three along the perimeter of the building and ringing a small conical extension to the roof, provided both an abundance of light and a means for ventilation. The structure's physical separation from University College was a safety measure intended to insulate the bulk of the building from fire risk. Although intended to protect the larger structure from fire spreading from the laboratories, this separation instead protected the Chemistry Building during the 1890 fire that destroyed a significant portion of University College.

Within the building, the large, vaulted space contained a "Student's Laboratory" for demonstrations as well as a laboratory for experimental research. Befitting the use of the space as a laboratory, the design approach stressed functionality and efficiency over elaborate ornamentation. Plain in appearance relative to the rest of University College, the defining feature of the space, the strongly expressed ribs on the ceiling, are a visible expression of the building's wooden superstructure. Adjoining the principal room was space for chemical storage, a "students' room" and lecture theatre, while a janitor's apartment was carved into the space above. The area between the laboratory and the ancillary spaces contained office space for Professor Henry Croft, for whom the building was posthumously named in 1905. The first

alterations to the building began in 1880 under the direction of architect David B. Dick. The Chemistry Laboratory became the Physics Laboratory, and the original lecture theatre was remodeled to suit the needs of the new faculty. Further alterations saw the removal of the students' room, chemical storeroom, part of the corridor that connected these spaces and the janitor's apartment above to create a single space for use as a Physical Apparatus Room. The expanse of the principal room was also interrupted by the insertion of an attic storey, while alterations to the exterior saw the addition of dormers to light the new second floor. Renamed Croft Chapter House in 1905, the building briefly housed the University Senate before a partial restoration of the building in 1924 removed the attic space and converted the Senate chamber into the Senior Common Room. Renovations in the 1970s saw further alterations to Croft with the removal and replacement of the original flooring, the substitution of plaster for dry-wall and the installation of a prominent chandelier and acoustic panels between the wooden ribs on the ceiling. Asbestos panels were also arranged on the ceiling of the cupola while new wainscoting was installed along the perimeter of the room. The wooden ribs, windows, doors and door frames remained intact.

Adjacent to Croft, the space currently used as an annex to the event space was originally two separate rooms. Housing the aforementioned chemical storeroom and students' room, the spaces were joined during the first phase of alterations in 1880. The unified space has served a variety of functions to suit the evolving usages of Croft, including a Physical Apparatus Room and a "Retired Professors" Room following modifications in the 1970s. A series of material alterations also accompanied this renovation including new flooring and drop ceilings, as well as new radiators, lighting, and acoustic panels. In 2018, the space was substantially renovated by Kohn Shnier Architects and ERA Architects, with work including replacement of the perimeter wainscoting, restoration of the millwork and exposed structural ribs, and extensive electrical and mechanical upgrades.

Library (West Hall) & Museum (East Hall)

University College was originally constructed to house a library and museum on the second floor of the centre block. The two spaces mirrored each other in composition, both containing a large principal room encircled by a gallery space above. The ceilings were elaborately detailed while the windows contained coloured glass, an aesthetic preference advocated by neo-medievalists. Designed by William George Storm, the wooden shelving units in the library were arranged into a series of alcoves on both levels and contained enough space for 35,000 books when the library opened. The library also featured a prominently positioned statue of William Wykeham, founder of New College (Oxford), while a reading room with a large fireplace could be reached in the south-east corner of the second floor. Douglas Richardson in his book, *A Not Unsightly Building: University College and its History*, described the library as a space "with billets and nail-head ornament, cable moldings and barley-sugar colonettes everywhere, the effect lay somewhere between Venetian Gothic architecture and a Romanesque manuscript illumination translated into wood ..." (Richardson, 1990: 30). Although organized similarly, the interior treatment of the museum differed from the library. Whereas the library had a boarded ceiling, the museum had a brightly coloured plaster ceiling and a rose window in the west wall. Together with a similar window on the south side of the quad, these were the only examples of window tracery found in the original building. Where the two spaces were similar was in the

attention to detail. As with the library, the architects fitted both levels with display cases designed to be harmonious with the larger design of the building. Focused on natural sciences, the museum was modelled after the one in Queen's College in Ireland with direction that it be sectarian and professional. Its first curator was Rev. William Hincks (1794-1871), a Unitarian theologian, Professor of Mathematics and Philosophy. In addition to the primary museum, a small Geologic Museum was located on the third floor of the building.

As with much of the eastern portion of University College, the library was destroyed by the fire in 1890. The museum, also gutted by the fire, was the point at which the fire was finally contained with its thick western wall acting as a fire break. When the plans for reconstruction were drawn up by architect David B. Dick, neither a library nor a museum was included. Increased enrollment and competition for space led to their removal from the reconstructed building. Rebuilt as the spaces had been laid out in the original plans but without the detailing or coloured glass, the former library and museum spaces were instead used as examination rooms for the burgeoning student population, while the public reading room was designated a "Ladies' Reading Room" following the admission of women to University College in the 1880s.

As with Croft Chapter House, a series of interventions in the 1970s added a new layer of built form to the East and West Halls. To address structural issues that had led to the collapse of the West Hall floor, a new steel and concrete substructure was laid beneath both halls to accommodate new floors. At the same time, new chandeliers and flush-mount fluorescent lighting were installed as were raised platforms in both halls. New radiators and associated enclosures were also installed. Metal screens were affixed to the frames of operable windows in both halls, and stucco was applied to the east wall of the West Hall while acoustic panels were added in the East Hall. A mezzanine and two spiral staircases flanking the entrance were also constructed in the East Hall during this time.

The 2018 restoration of these spaces reinstated the original library programming into the East Hall, including a perimeter mezzanine with stacks. The West Hall also saw the removal of the 1970s era mezzanine and the volume returned to an open study hall configuration with interior finishes and detailing restored.

Quadrangle

Upon the completion of University College in 1859, the green space at its centre was not an enclosed quad but rather a "u" shaped space open on its north end facing the back campus. The cloisters that traced its perimeter were not true cloisters but rather enclosed hallways with windows facing the quad, a reflection of the harsh Canadian climate. As originally constructed, the only true cloisters were found on the west elevation which, true to form, remained open to the weather.

The courtyard assumed its current configuration in 1964 with the demolition of the boiler house and lavatory and the construction of the Mathers and Haldenby designed Laidlaw Library. With the completion of the new library wing along the northern perimeter of the courtyard, a plan was prepared by landscape architect Michael Hough to address the newly enclosed space. With each elevation distinct from one another, Hough used a series of plantings and walkways

to unify the disparate elements of the quad. To accomplish this, the design operated on two levels, with the upper level featuring a paved walkway supported by retaining walls and planted with flowering shrubs, and the lower level offering a softer, less programmed space. The walkway, present on all but the east side of the quad, broadened to become a terrace on the north side of the quad, extending the colonnade of the Laidlaw Library into the courtyard. Stepping down from the elevated walkway, a large lawn occupied the centre of the courtyard, providing a more casual space in contrast to the stone-clad, linear spaces above.

The raised terraces and benches also afforded a new vantage point in which to appreciate the complex composition of University College. As with the southern and eastern approaches to the building, the view from the quadrangle is revealing of the balanced asymmetry of vertical elements indicative of progressive eclecticism.

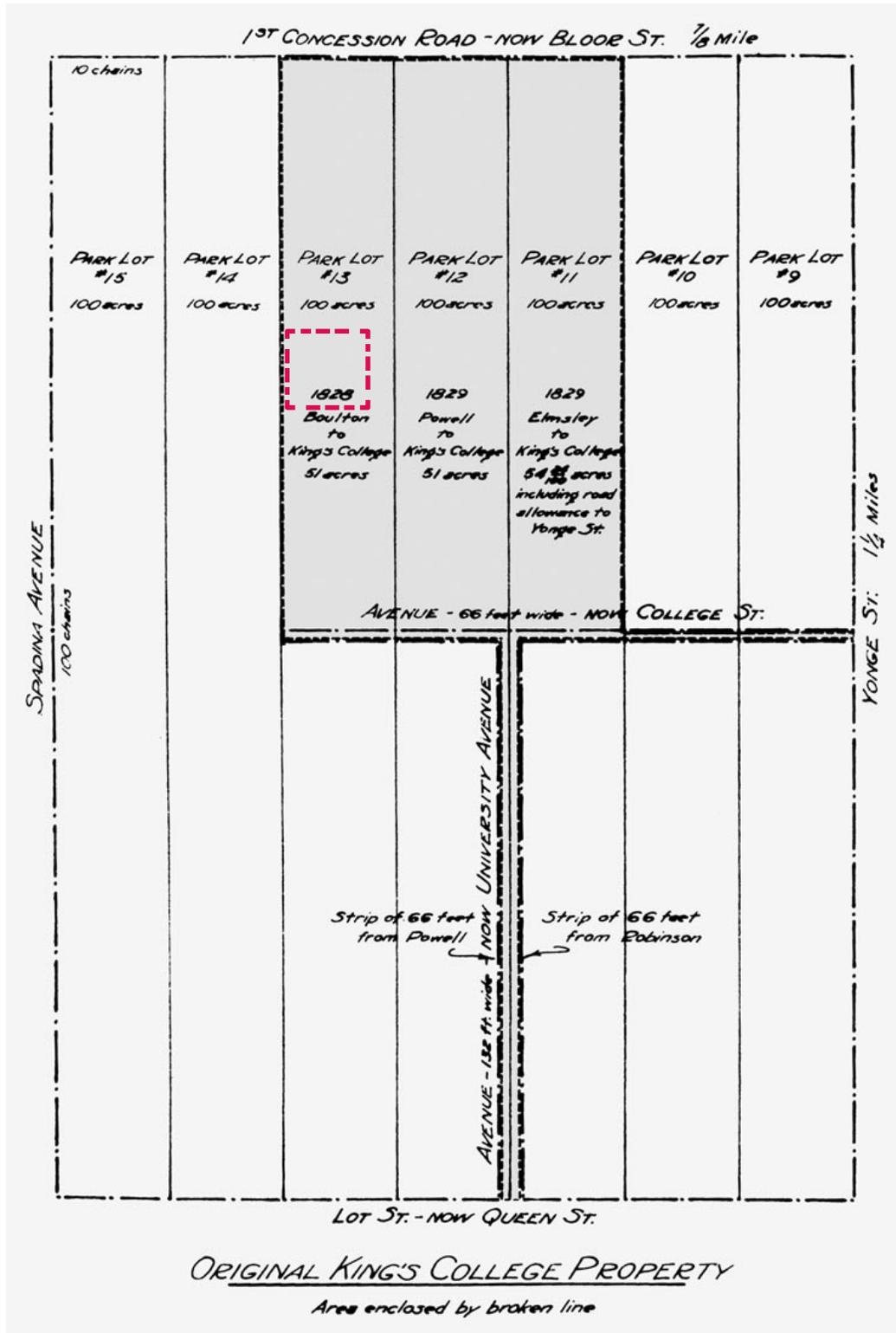
The new quad was not only a modern interpretation of an archetypal university landscape, it created a clear separation from the informal playing fields at the back of campus from the more formal and ceremonial entry to the university from King's College Circle. It was also one of a number of landscape projects undertaken by Michael Hough in the 1960s, including Philosophers' Walk (1962), the entry plazas at the Ramsay Wright Zoological Laboratories (1965), the master plan of the St. George Campus (1965, with John Andrews and Donovan Pinker) and the master plan and site design of Scarborough College (1964, with John Andrews). Today, the courtyard remains largely intact. Although the planting pattern has been altered and minor material substitutions made to the stone walkways, the quiet, reflective character of Hough's design remains legible.

List of Sources

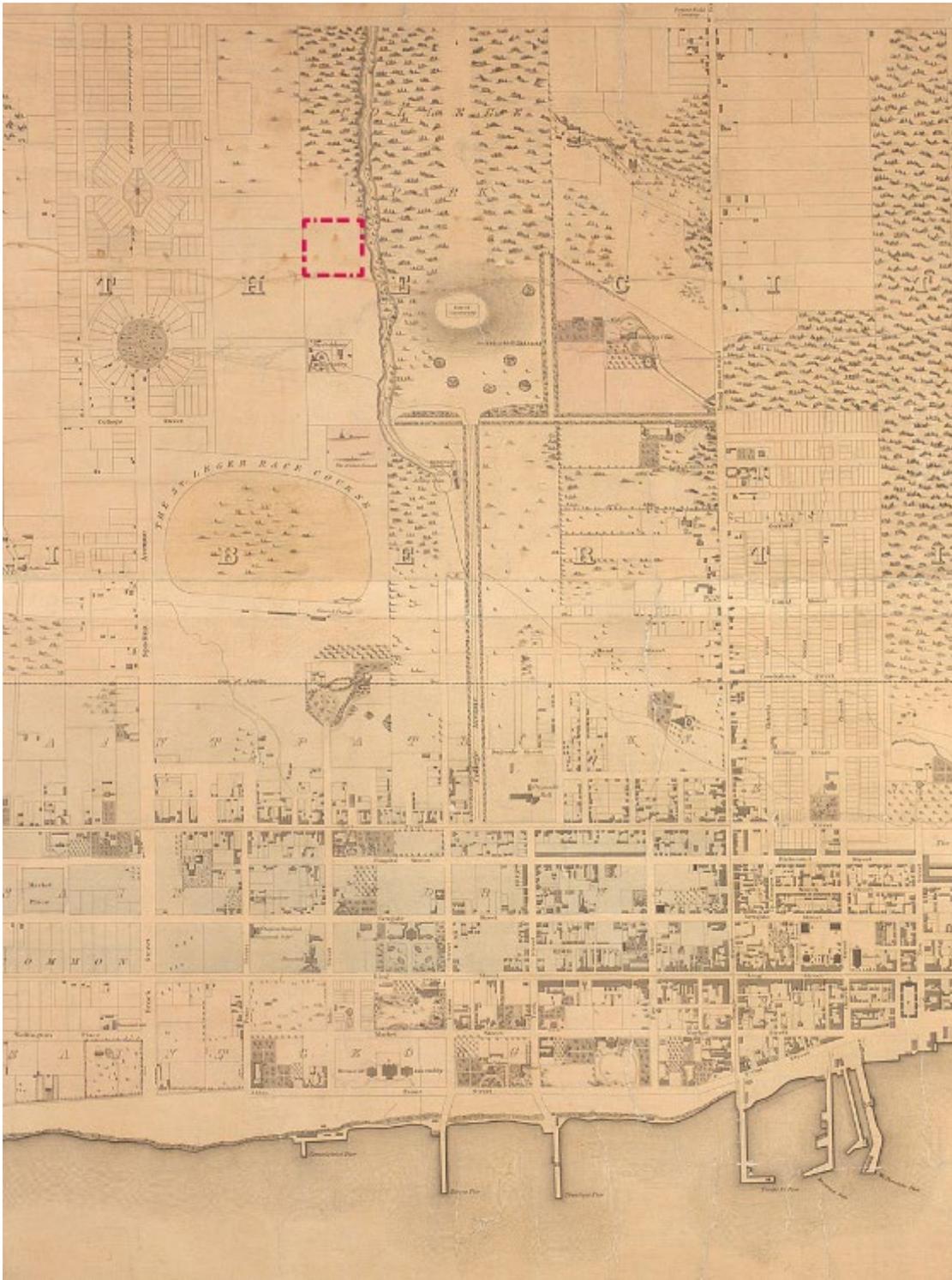
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Appendix 1

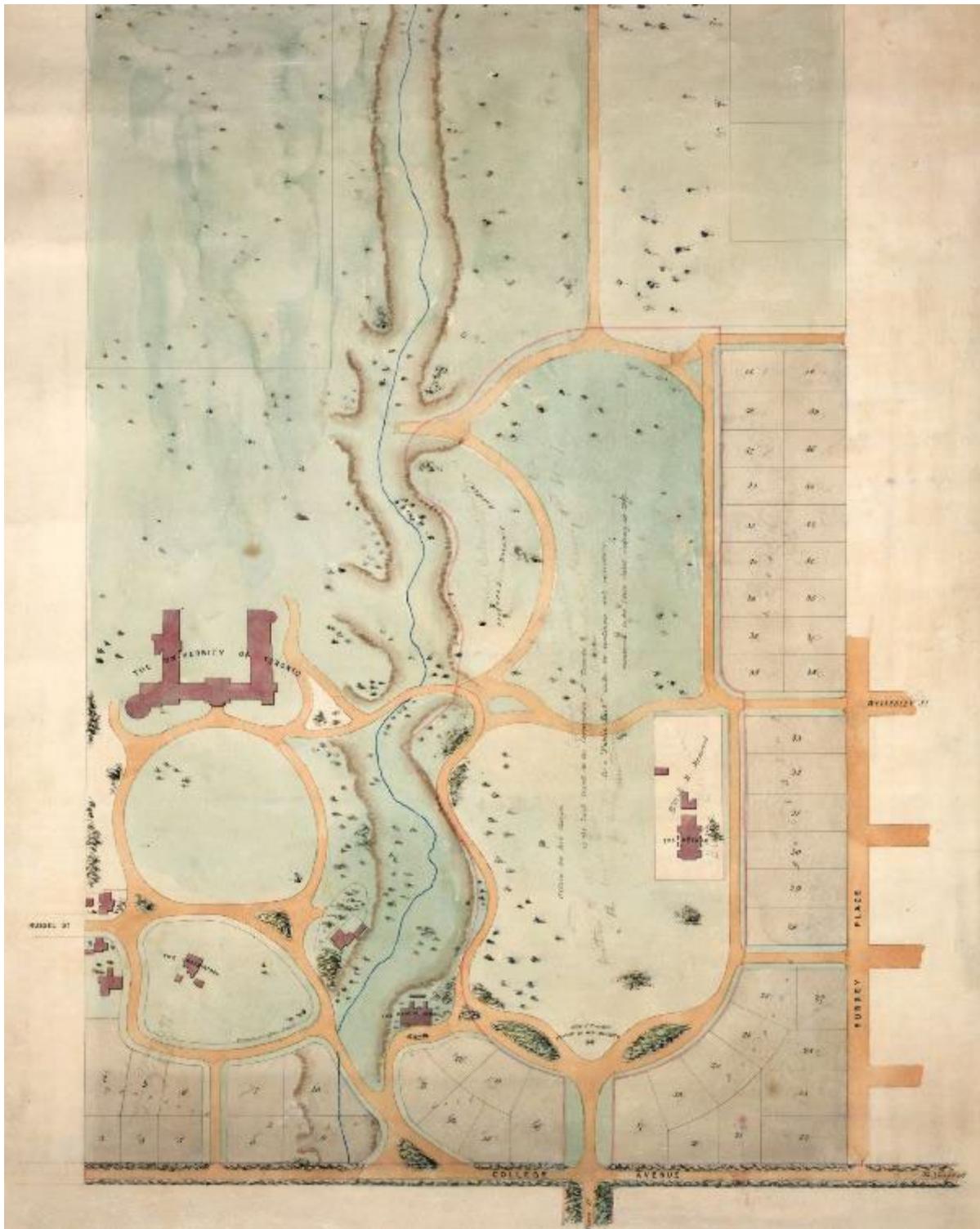
Select Historical Visual Resources



1. 1828 land assembly for King's College showing the approximate location of University College (dashed red line) (Source: University of Toronto Archives).



2. 1842 Cane Topographical Plan of the City and Liberties of Toronto, showing the approximate location of University College (dashed red line) (Source: Toronto Public Library).



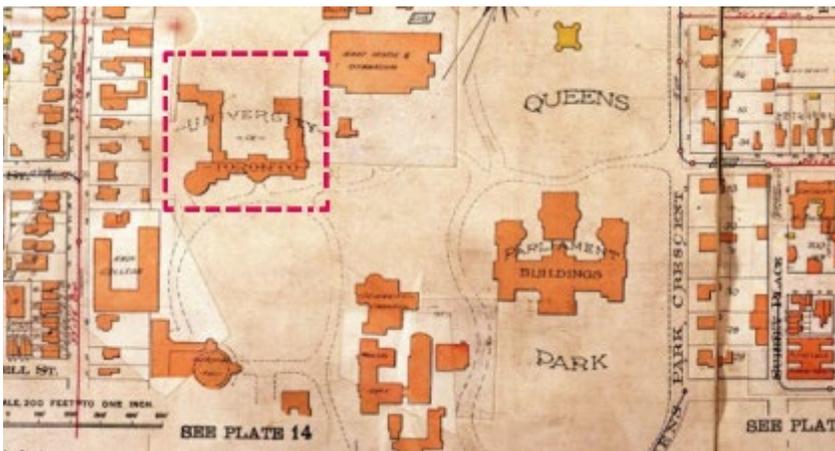
3. 1850 map of Queen's Park and the University of Toronto. Note Taddle Creek to the east of University College (centre left) (Source: University of Toronto Archives).



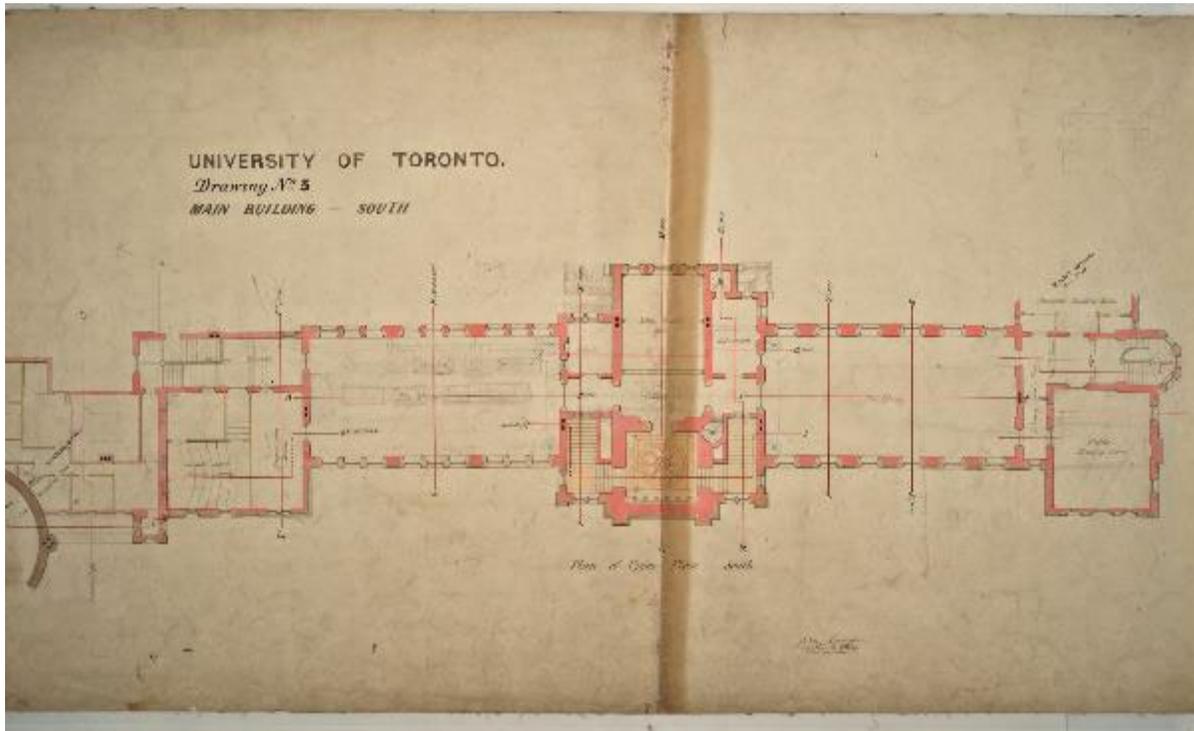
4. 1858 WS Bouton map showing the approximate location of University College (dashed red line). Note the absence of surrounding development (Source: Toronto Public Library, annotated by ERA Architects).



5. 1903 Goad's Fire Insurance Map showing the location of University College (dashed red line). Note the sparse development adjacent to University College (Source: City of Toronto Archives, annotated by ERA Architects).



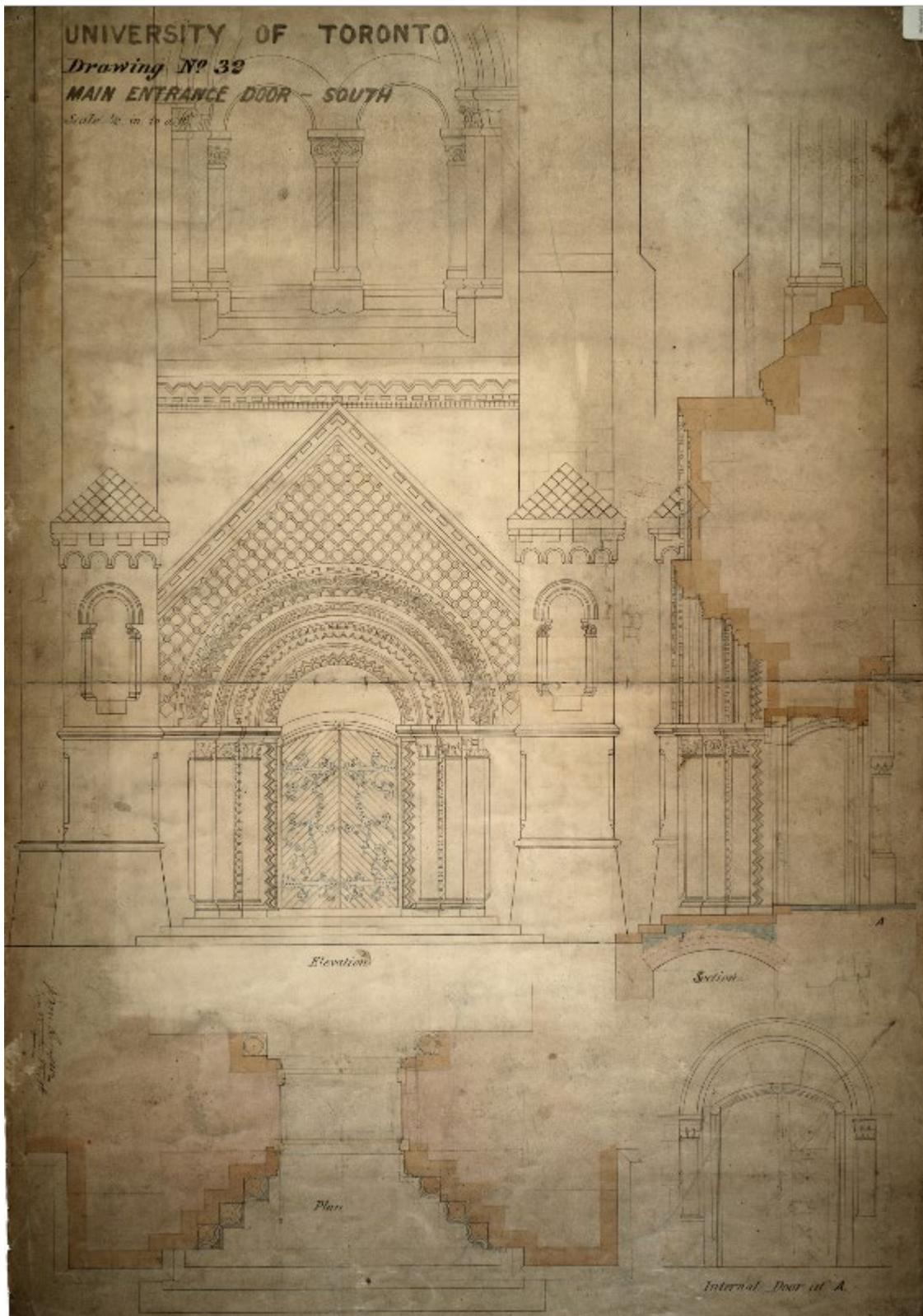
6. 1924 Goad's Fire Insurance Map showing the location of University College (dashed red line). Note the new campus development to the southeast and southwest (Source: City of Toronto Archives, annotated by ERA Architects).



7. Plan of Upper Floor, Main Building, showing the East and West Halls as well as the arrangement of the central tower circulation spaces, 1856 (Source: University of Toronto Archives).



8. Drawing of the east elevation of the west wing showing the cloister and dining hall (right), 1856 (Source: University of Toronto Archives).



9. Detail drawing of the elaborate main entrance on the south elevation, 1856 (Source: University of Toronto Archives).



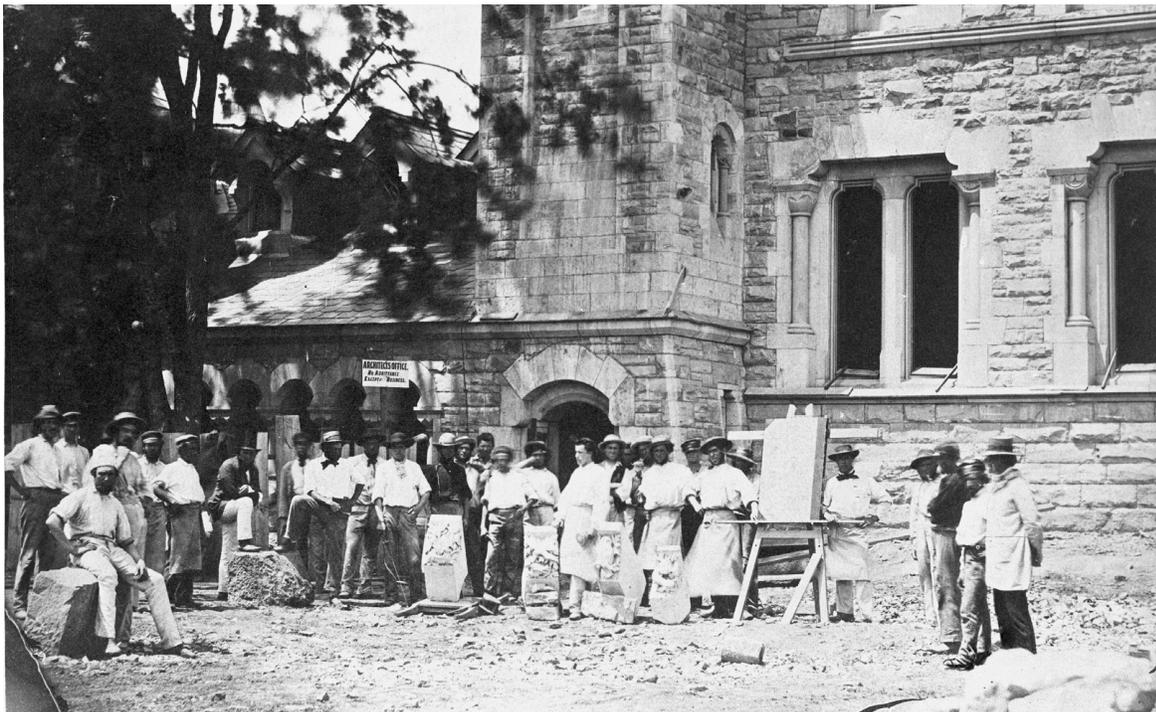
10. North elevation of the centre block (south wing), showing the balanced asymmetry of the programmatic expression, 1856 (Source: University of Toronto Archives).



11. East elevation of the east wing showing the “Senate Entrance” to the south of Convocation Hall (right), 1856 (Source: University of Toronto Archives).



12. The University College complex under construction (c. 1857), with the recently-completed chemistry laboratory (left) (Source: University of Toronto Archives).



13. Photograph of the masons shown in front of the chemistry laboratory and partially-complete West Hall, 1857 (Source: University of Toronto Archives).



14. University College pictured in 1875, “before the fire” (Source: University of Toronto Archives).



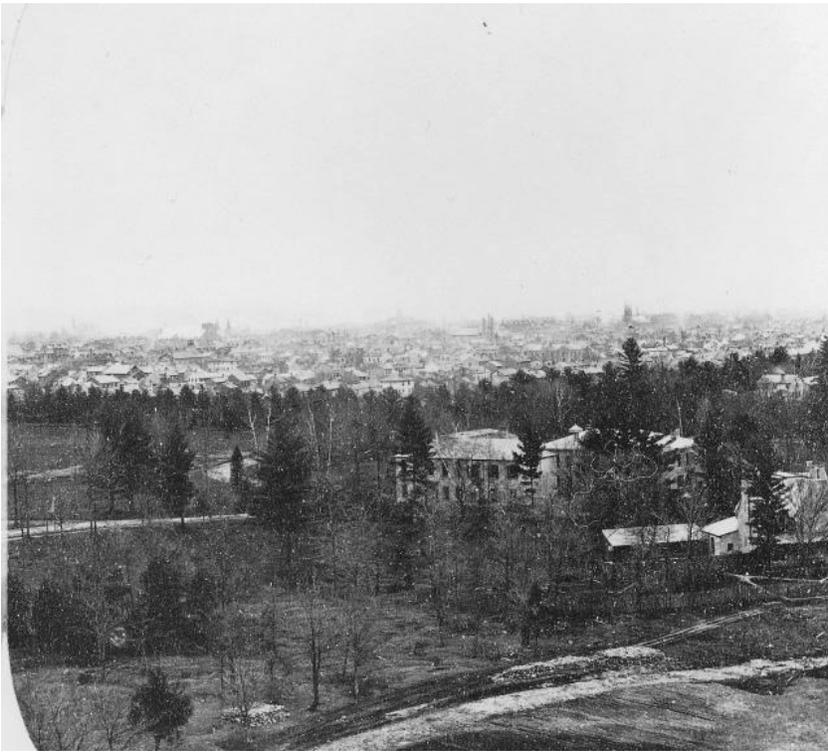
15. Lucius O’Brien’s 1876 watercolour of University College showing the building sited amongst the picturesque landscape of Taddle Creek. View is looking southwest toward University College (Source: University of Toronto Archives).



16. Looking northeast towards St. Michael's College from the roof of University College. Photographed by William Notman, 1859 (Source: University of Toronto Archives).



17. Looking east towards King's College from the roof of University College. Photographed by William Notman, 1859 (Source: University of Toronto Archives).



18. Looking east towards the former Medical Building from the roof of University College. Photographed by William Notman, 1859 (Source: University of Toronto Archives).



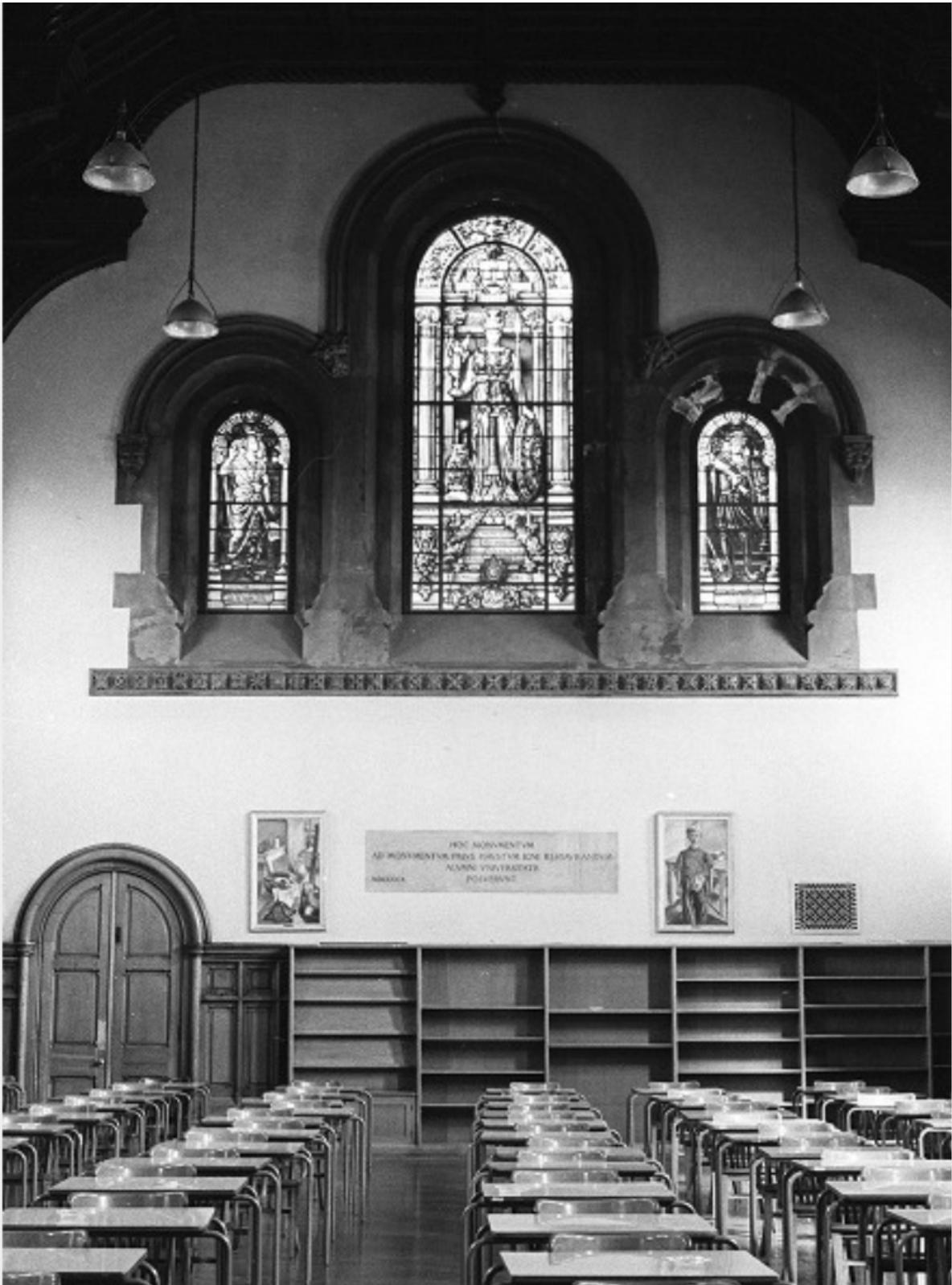
19. Looking south towards the Magnetic Observatory from the roof of University College. Photographed by William Notman, 1859. Note the rural nature of the surrounding landscape (Source: University of Toronto Archives).



20. Interior of the Library (East Hall) as originally designed, pre-1890. The post-fire construction of University College would see the deletion of the library (Source: University of Toronto Archives).



21. View of the east wing of University College following the fire in 1890. The interior of East Hall, containing the library space, was entirely destroyed (Source: University of Toronto Archives).



22. Interior of the East Hall photographed c. 1930. Following the fire, the library was not reinstated, and the volume was used as an examination hall (Source: University of Toronto Archives).



23. Interior of the museum in the West Hall as originally fitted, pre-1890 (Source: University of Toronto Archives).



24. Interior of the West Hall immediately after the fire. The remnants of the display cases and mezzanine level are discernible amongst the ruins (Source: University of Toronto Archives).



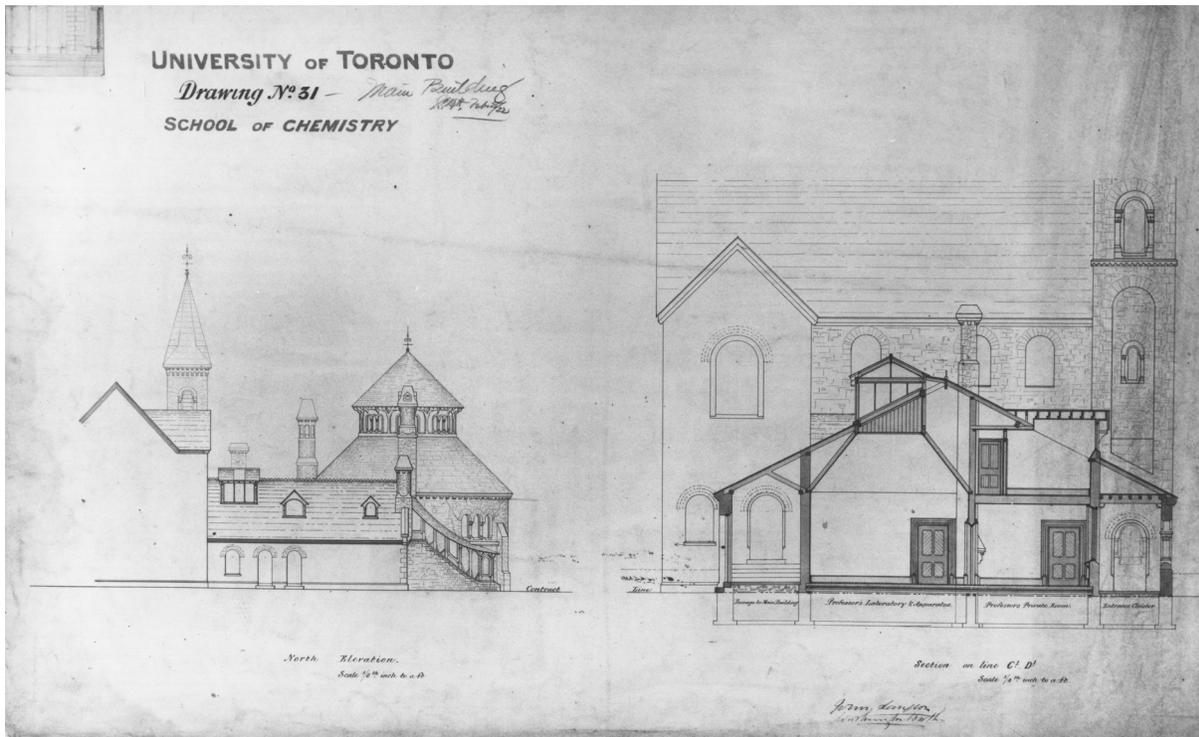
25. Interior of the Museum (West Hall) as seen immediately after the 1890 fire (Source: University of Toronto Archives).



26. Illustration of the interior of the Convocation Hall at the northern end of the east wing, 1856. The space was not reinstated following the 1890 fire (Source: University of Toronto Archives).



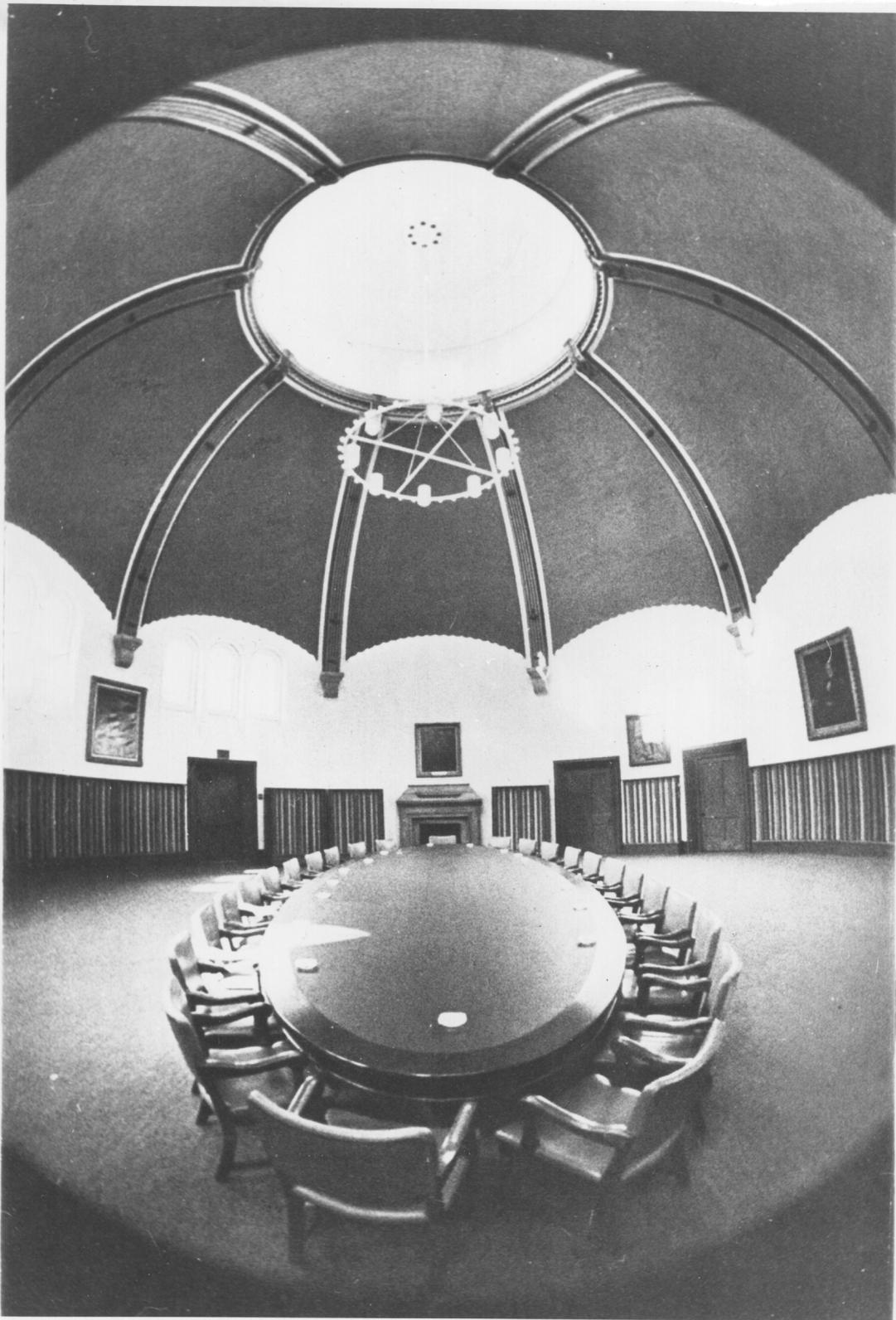
27. Interior of Convocation Hall immediately after the 1890 fire. View is looking southeast toward the tower containing the Senate Entrance (Source: University of Toronto Archives).



28. Architectural drawings of Croft Chapter House, 1850s (Source: University of Toronto Archives).



29. Interior of the Croft Chapter House as it appeared prior to the 1970s renovation (Source: University of Toronto Archives).



30. Interior of Croft Chapter House following the renovations undertaken in the 1970s. The wainscoting, chandelier and acoustic panels were among the modifications made to the building (Source: University of Toronto Archives).



31. A view toward the back campus from University College before the enclosure of the quadrangle, pre-1961 (Source: University of Toronto Archives).



32. Looking south toward University College from the back campus, before the enclosure of the quadrangle, c. 1920 (Source: University of Toronto Archives).



33. Cloisters running along the perimeter of the quadrangle, 1911 (Source: University of Toronto Archives).



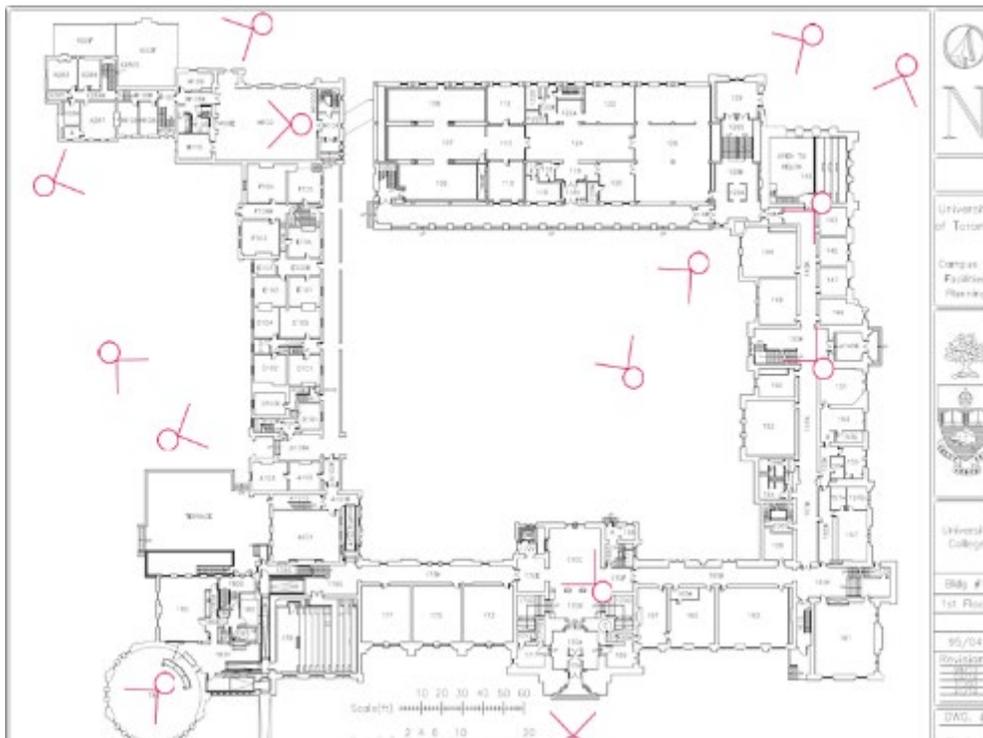
34. Southern elevation of Laidlaw Library with the raised terraces of Michael Hough's landscape plan visible, 1964 (Source: University of Toronto Archives).

Appendix 2 Select Contemporary Visual Resources

Existing Floor Plans & Photograph Location Keys



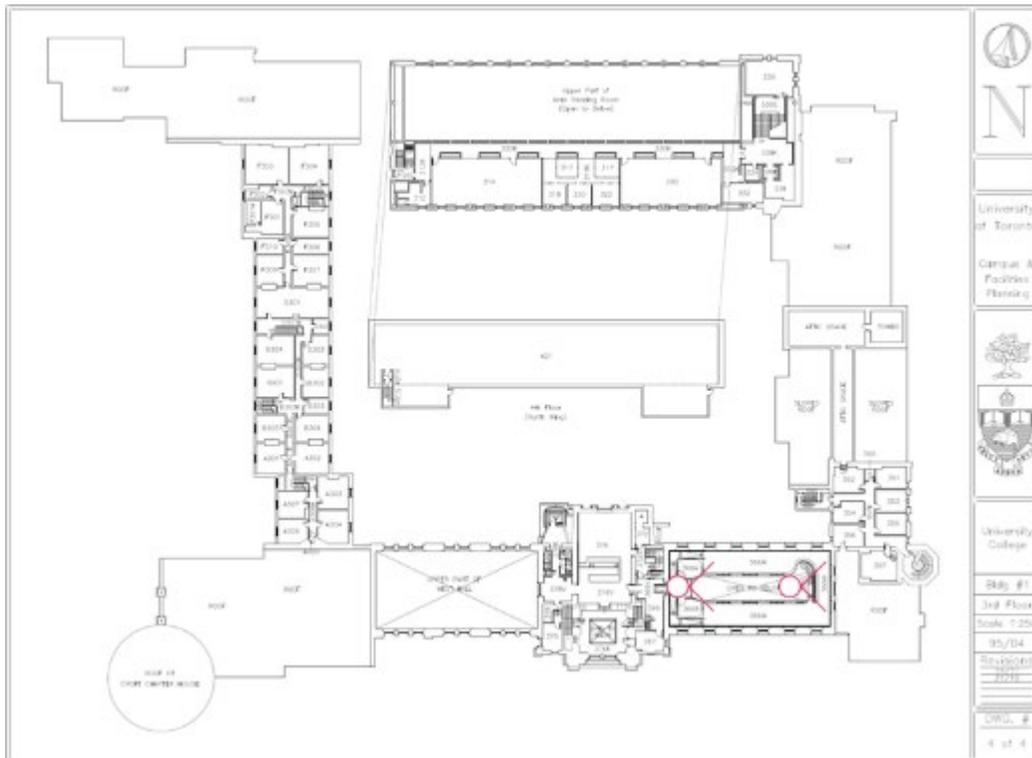
Basement



First Floor



Second Floor



Third Floor



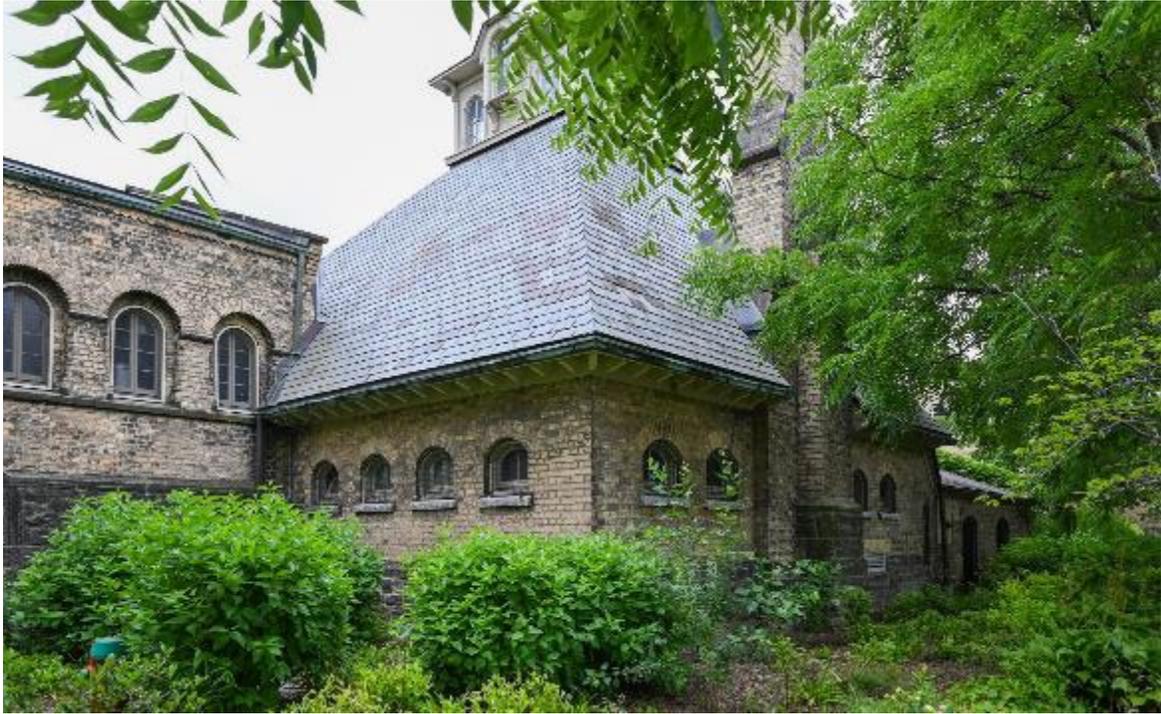
1. South elevation (Source: ERA Architects, 2025).



2. East elevation, looking southwest (Source: ERA Architects, 2025).



3. East (left) and north (right) elevations of the Laidlaw wing, looking southwest (Source: ERA Architects, 2025).



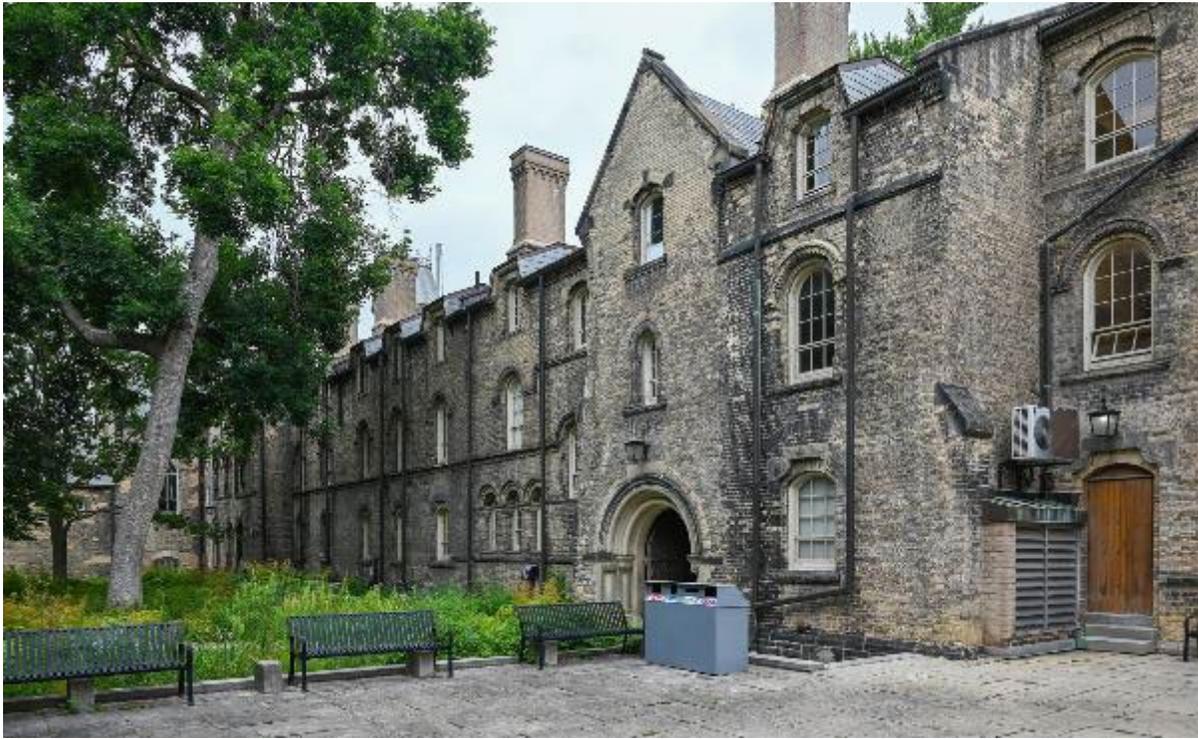
4. East (left) and north (right) elevations of the former kitchen, looking southwest (Source: ERA Architects, 2025).



5. South elevation of Bissell House (centre) and west elevation of the west wing (right), looking northeast (Source: ERA Architects, 2025).



6. West elevation of the west wing, showing the covered passageway connecting to the quadrangle, looking southeast (Source: ERA Architects, 2025).



7. West elevation of the west wing, looking northeast (Source: ERA Architects, 2025).



8. South and east elevations of the Croft Chapter House, looking northwest (Source: ERA Architects, 2025).



9. Looking southwest across the quadrangle toward the cloister along the east elevation of the west wing (Source: ERA Architects, 2025).



10. South elevation of the Laidlaw wing, looking northwest (Source: ERA Architects, 2025).



11. Interior of the Croft Chapter House, looking south (Source: ERA Architects, 2025).



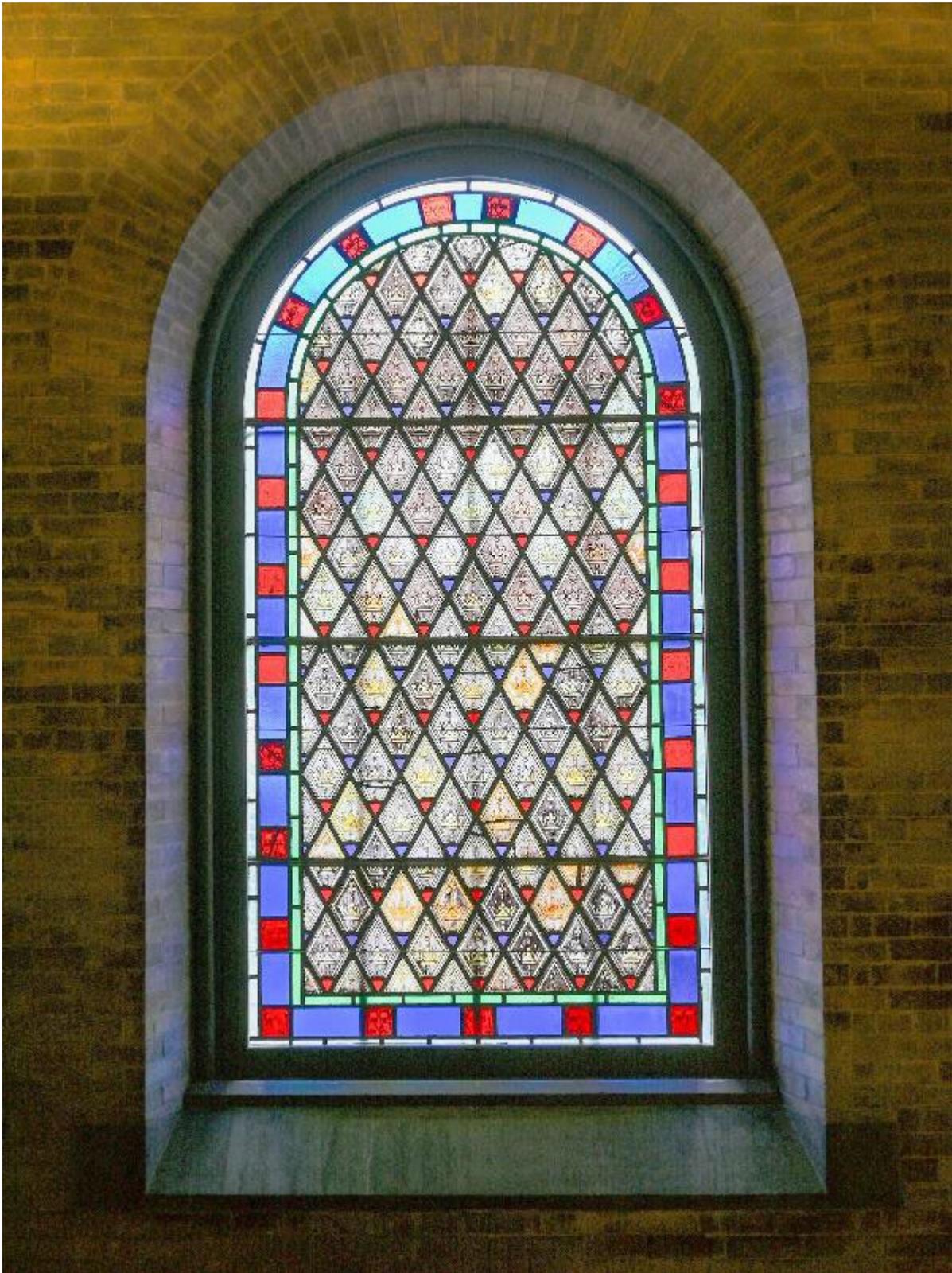
12. Interior of the West Hall, looking west (Source: ERA Architects, 2025).



13. Interior of the East Hall, looking west (Source: ERA Architects, 2025).



14. Stained-glass windows on the east elevation of the East Hall (Source: ERA Architects, 2025).



15. Stained-glass window on the west elevation of the west stairwell, at the second floor. The stained-glass window is the only one to have survived the fire in 1890 (Source: ERA Architects, 2025).



16. Atrium, or rotunda, at the first floor, looking northwest (Source: ERA Architects, 2025).



17. East stairwell at the Senate Entrance in the east wing, looking northwest (Source: ERA Architects, 2025).



18. Representative first floor corridor, looking southwest (Source: ERA Architects, 2025).



19. Representative basement corridor, looking northwest (Source: ERA Architects, 2025).



20. Junior Common Room, formerly the dining hall, looking west (Source: ERA Architects, 2025).