



HERITAGE IMPACT ASSESSMENT

for

Wynford Green

1150 Eglinton Avenue East / 844 Don Mills Road

Toronto

prepared for:

Wynford Green LP

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EXECUTIVE SUMMARY

Goldsmith Borgal & Company Ltd. Architects (GBCA) was retained by Wynford Green Limited Partnership as part of an official plan amendment, and a zoning bylaw amendment to assess the impact on heritage resources arising from a large-scale development.

This HIA follows a previous report issued on October 21, 2016. The updated report will establish a framework for describing the building retention strategies for heritage buildings located at 1150 Eglinton Avenue East, and 844 Don Mills and is based upon comments by City Staff and a Design Review Panel feedback that has led to a comprehensive redesign of the project.

The site includes the lands located on the Celestica campus, bounded by Don Mills Road to the east, Eglinton Avenue to the south and a rail line at the northwest and the lands to the south of Eglinton Avenue East containing a loop road access to the main site. The site area is 60.35 acres (24.424 ha) and is proposed to be a large-scale master-planned mixed use development including commercial, office, residential, recreational and cultural uses. City Staff have proposed the designation of both 1150 Eglinton Avenue East and 844 Don Mills Road under Part IV of the Ontario Heritage Act; however, neither is presently designated.

1150 Eglinton Avenue East, also known as the IBM Headquarters and designed by John B. Parkin Associates. The proposed development will retain approximately half the elevation, and the landmark status of the building will be conserved by retaining facades facing Eglinton Avenue. In this report, the building will be referred as the “Parkin” building.

844 Don Mills Road, known as the IBM Plant designed by Clare G. MacLean, is listed in the City’s Heritage Register. The two entrance portals of the building are proposed to be retained and relocated so that they integrate within the proposed development as commemorative features integrated into the base of two new buildings. In this report, this building will be referred to as the “MacLean” building.

The site is situated at the intersection of several mid-20th century planned

neighbourhoods (Flemingdon Park and Thorncliffe Park to the south and Don Mills to the north). The biggest expansion period occurred in the late 1950’s with the extension of Eglinton Avenue through to Don Mills Road which transformed the area into a major intersection. The proposed development continues the enduring pattern of the intersection as a prominent employment zone through the provision of a planned employment and housing community.

The Wynford Green development will be set into a portion of Toronto which will experience notable changes in the foreseeable future with the current construction of the Eglinton light rail transit (LRT) and its designation as a Mobility Hub. From a heritage perspective, portions of both existing buildings will be removed. Mitigation strategies have been proposed and are explored in this HIA. The proposal conserves the cultural heritage values, attributes and overall character of the property by both retention of components of the site and commemoration.

The Parkin building is recognized as a unique example of John B. Parkin’s work. It possesses a landmark quality due to its integration with the ravine and visibility from Eglinton Ave. The revised proposal retains the brick masonry wall fronting Eglinton Avenue, in addition to the landscape and original plantings that lead up the hill to the building. This significant retention will maintain the view of the building and its relationship to the landscape.

The MacLean building is listed in the Heritage Register and is valued for its architectural and contextual attributes. The entrance portals (also referred to as entrance ‘blocks’) are identified as significant elements. They will be integrated with the proposed development in a manner that will commemorate the original building while allowing for intensification and city building objectives. Mitigative strategies and alternative solutions are discussed in this HIA.

Heritage attributes on the site such as the lawns, landscaping, and integration with adjacent parks will be retained in the development.

This HIA has been prepared in accordance with HIA Terms of Reference (October 2014) as required by the City of Toronto and evaluates the impact of the proposed development on existing heritage resources based on information that is known at the time of this report.

1. INTRODUCTION

1.1 Property Description

This Heritage Impact Assessment considers the existing properties on the Wynford Green development site (herein referred to as “the site”) at the northwest corner of Don Mills Road and Eglinton Avenue East (in yellow on the map at right). The buildings on the property are:

- 1** 1150 Eglinton Avenue East (Parkin building)
former IBM Headquarters
nominated for inclusion in the City’s Heritage Register
- 2** 844 Don Mills Road (MacLean building,)
former IBM Plant
listed under the City’s Heritage Register
- 3** Loop access road at 1155 Eglinton Avenue East.

Both 1150 Eglinton Avenue East and 844 Don Mills Road have been proposed by City Staff for designation under Part IV of the Ontario Heritage Act.

The development site is about 300 metres north of the Ontario Science Centre (OSC), a Listed property in the Heritage Register and is located at the southwest corner of Don Mills Road and Eglinton Avenue. In our view, due to this distance and its location south of the development, no impacts will occur on the OSC.

Proposed Development Statistics:

Site Area: 60.35 acres
Proposed Usage: Employment, Commercial, Residential, Cultural

1.2 Present Owner and Contact Information

1204362 Ontario Inc.
844 Don Mills Road
Toronto, Ontario M3C 1V7
416-448-2477

1.3 Location Plan



Snapshot of the Heritage Register’s Interactive Map (as of July 2016) which identifies heritage buildings in, and adjacent to, the development site (highlighted in yellow).



Image above is a copy of a legal site survey plan as prepared by J.D. Barnes (with shading added by GBCA). Note the site includes the properties to the north of Eglinton Avenue East (1150 Eglinton and 844 Don Mills) as well as the parcel to the south which contains the loop access road (1155 Eglinton Avenue East)

1. BACKGROUND INFORMATION

In May 2014, E.R.A. Architects prepared a Master Plan Heritage Impact Assessment, which was submitted as part of an Official Plan Amendment application for the site. An extract of the May 2014 HIA describing the Historical Overview and the Summary of Built and Natural Heritage Resources is included in Appendix I of this current HIA.

GBCA has reviewed heritage statements and attributes, as prepared by E.R.A. Architects (in May 2014) and Heritage Preservation Services (September 2016) and has provided comments in this HIA. These are based on our evaluation under Ontario Regulation 9/06 as well as our opinion related to a balanced approach considering the opportunities offered by the site on the proposed development and the proposed conservation of two properties on the site.

The E.R.A. Heritage Impact Assessment accompanied a Conceptual Master Plan prepared by Urban Strategies. This Conceptual Master Plan was prepared solely for the purposes of an Official Plan Amendment and was not a detailed development proposal. The E.R.A. Heritage Impact Assessment included draft Statements of Significance and a list of heritage attributes for both properties on the subject site (see Appendix I). The attributes incorporate a general description related to the building rather than an enumeration of specific heritage attributes. We agree with the listing prepared by E.R.A. which identifies and evaluates specific attributes. A preliminary Master Plan for the Wynford Green site was submitted in October 2016.

The property, which incorporates three separate parcels, was sold to a development consortium in 2015.

In consideration of the comments made by City Staff in March and June 2017 with respect to the Wynford Green Master Plan, additional strategies have been incorporated into subsequent design phases. This revised HIA evaluates a new development proposal that incorporates new strategies for retaining significant portions of the existing buildings.

Action By:	Date:	Comment:
Toronto Preservation Board	September 7, 2016	<i>Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act: 844 Don Mills Road and 1150 Eglinton Avenue East . (Adopted on September 28, 2016)</i>
North York Community Council (Agenda item NY17.30)	October 13, 2016	<i>Referred the matter (concerning the Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act) to the Chief Planner and Executive Director, City Planning Division to allow any recommendations with respect to cultural heritage to be made in tandem with recommendations on the comprehensive development framework and the final report on the planning application for the lands.</i>
Diamond Corp	October 21 2016	<i>Initial Development application package submitted, including HIA.</i>
Toronto Design Review Panel	March 02 2017	<p><i>Overall Comments:</i></p> <ul style="list-style-type: none"> • <i>Consider a site design and strategy that retains heritage buildings.</i> • <i>Approach that does not treat the site as a greenfield or a brownfield, but one that recognizes the existence of the heritage buildings and seeks to integrate them</i> • <i>High-tech office heritage on the site was noted to be of significance.</i> <p><i>Comments for 1150:</i></p> <ul style="list-style-type: none"> • <i>Noted to have a smaller footprint such that most of it could be potentially preserved. Building could be retained and complementary uses sought.</i> • <i>Consider what uses and functions could be accommodated into the building (ie, community centre, or residential uses)</i> <p><i>Comments for 844:</i></p> <ul style="list-style-type: none"> • <i>Challenging because of large site coverage, but there may be opportunities to better integrate it on the site.</i> • <i>Reconsider the approach to relocating the portals with more effective ways to address the building and speak to the history of the building in relation to the site.</i> • <i>Retain more of the building to include the wings, and central portion so it does not look like it is pasted onto the façade of another building.</i>

City Staff List of revisions based on first Submission:	June 09 2017	<ol style="list-style-type: none"> 1. Architectural set (including site plan) should provide as much information as possible so that HPS staff can fully understand how the preservation of the IBM Building is being accommodated (including any proposed new development adjacent to the building) and the strategy related to conservation of elements to be retained from 844 Don Mills Road in relation to the updated Heritage Impact Assessment. 2. Identify potential uses in buildings. 3. Plans illustrating the tower relationships to the heritage buildings and what is happening along the edges of this interface (podium) 4. Plans illustrating how the heritage buildings, and towers sit within the landscaping. 5. Positioning of towers and how they work with heritage buildings <ul style="list-style-type: none"> • Drawings which clearly indicate the existing building foot print(s) • Drawings which show the portions of the building(s) that are being retained/preserved • A composite drawing of the above that delineates what is preserved versus removed (i.e. in combination)
Diamond Corp	August 2017 October 2017	<p>Revised Master Plan Submission</p> <p>Revised HIA completed</p>
Toronto Design Review Panel	October 12, 2017	<p><u>Overall Comments:</u></p> <ul style="list-style-type: none"> • An enormous improvements from the last time the project was presented. The Panel felt that the project was successful in several ways, but they were particularly interested in the treatment of the heritage buildings and natural features on the site • Push design further to achieve seamless integration between living, working, site history and natural setting for a cohesive community and unique Wynford Green "place of choice" identity. • Resolve confusion of building types along Eglinton frontage. • Infuse an interconnected necklace of small outdoor amenity nodes throughout the development. <p><u>Comments for 844:</u></p> <ul style="list-style-type: none"> • Panel unanimously commended the design team on their strategy for the Parkin building and the way they incorporated the heritage into the new architecture. • The proposed conversion of the Parkin building was quite poetic, saying that the design had created "an archaeological condition" on the south facade through the way the building and history were being "terraced up" to become the base of the next physical and cultural layer for the site. • By retaining more of the north side of the building the design team could introduce a covered walkway or arcade oriented towards the proposed park, noting it could become another way to enter and frame the park. <p><u>Comments for 1150:</u></p> <ul style="list-style-type: none"> • "portals within portals" idea with regards to the MacLean Building was remarked on for being very well handled
Steven Bell, Program Manager, Heritage Preservation Services	December 14, 2017	<p>Heritage Staff's review of the updated Heritage Impact Assessment, submitted for feedback on November 24, 2017 (by Diamond Corp) for the proposed Wynford Green Development. Numerous comments were made, mostly at a high level.</p>
Diamond Corp	January 19, 2018 February, 2018	<p>Revised HIA completed</p> <p>Revised Master Plan Submission</p>

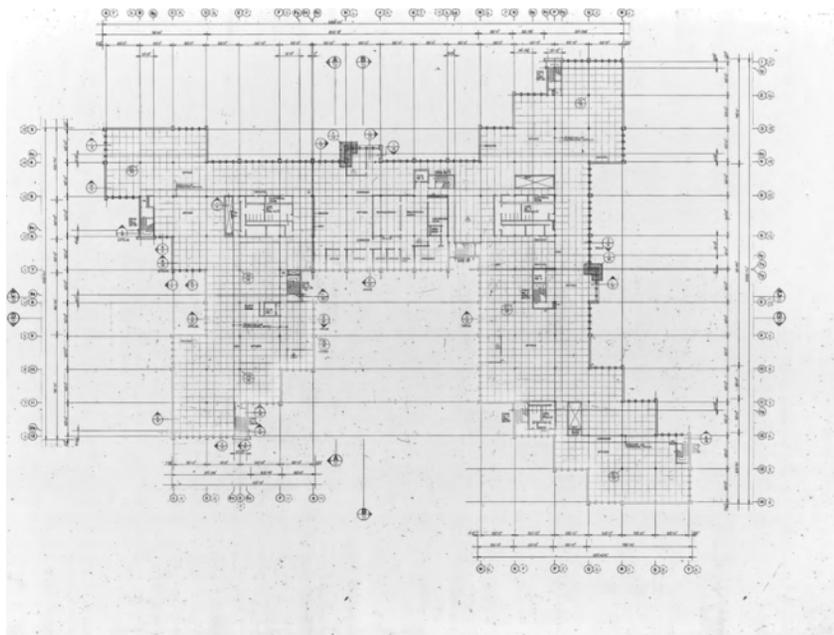
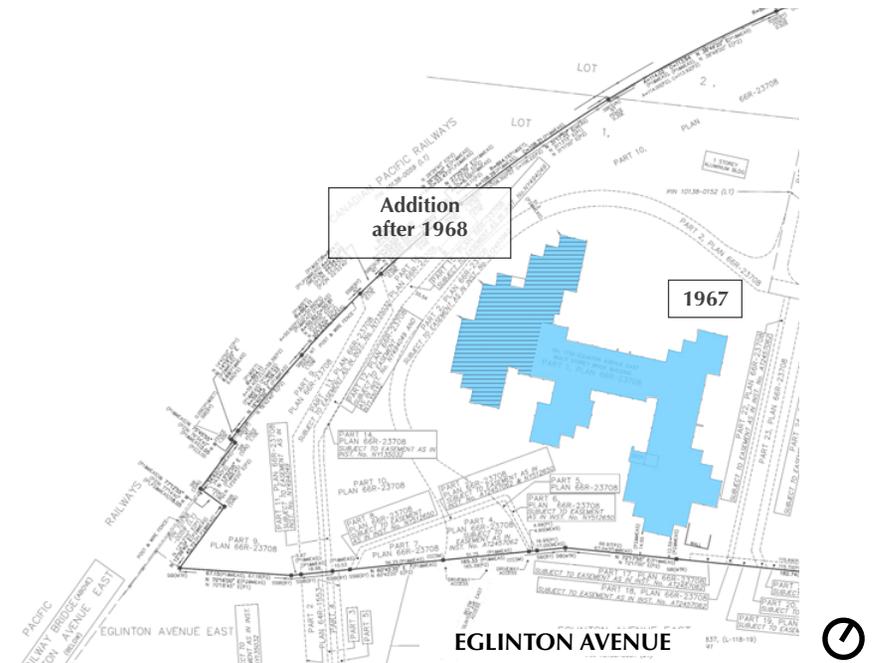
	Comments on updated Heritage Impact Assessment dated November 24, 2017:	Addressed On:
1150 Eglinton:	<i>Include a section in the document that articulates and adequately explains how the heritage values and attributes cited in the City's Statement of Significance (in the Appendix) has guided decision making related to changes and alterations to both heritage buildings within the context of the development site.</i>	<i>Pg. 14</i>
	Expand on the rationale and justification for locating the towers on top of the heritage building (treating it as base) versus an alternate approach where the towers might be significantly set back from the front elevation given the expansive size of the site, i.e. towers appearing more like a backdrop.	<i>Pg. 34-36</i>
	Provide additional information on how the exterior walls will be retained in situ	<i>Pg. 33</i>
	How will the new landscape design for the courtyard areas on the south elevation take cues from the modernist approach that defines the character of the landscape that exists today?	<i>Pg.34</i>
	Provide an illustration that deals with how the interface between the tower and 'base' building (heritage) with increased setbacks are to be resolved (per discussion of November 30th, 2017). Also, identify the contemplated approach to materiality juxtaposed on the heritage building.	<i>Pg. 34-37</i>
	It would be more accurate to identify that the development contemplated for the heritage building is primarily residential focused versus one that is truly mixed use; and therefore, whole building conservation may be challenged by the type of retrofit entailing residential use. Conversely, it would seem reasonable to assume that with a broader, more fulsome development program contemplating other uses, that more of the heritage building could be retained.	<i>Pg.33,36</i>
	What architectural and design guidance is being provided to direct how the proposed new additions and/or expansions will evolve and unfold from the heritage building? The strategy and approach needs to be flushed out more to address height, massing, form, interface, stylistics, materials, articulation and details relative to the architectural expression of 1150 Eglinton Ave. in terms of compatible design, i.e. take further cues from the existing north facade configuration.	<i>Pg. 33-38</i>
	Diagram needs to be updated to reflect discussions on increased setbacks	<i>Pg. 37</i>
	From a staff perspective we would prefer to see 1150 Eglinton Ave conserved to read as 'one' building in plan and elevation view versus two distinct parts linked together by the proposed screen wall. Notwithstanding, we acknowledge the arguments being made for desired permeability around and through the building to access the landscaped areas on the south side but question how much is actually warranted.	<i>Pg. 34-37</i>
844 Don Mills:	What guidance is being provided to direct the architectural expression of the base building that will incorporate the Portals? Are there any deliberate design moves that will bring coherence to the overall elevation which do not create tension (tectonic) between the new building and heritage building? Also, the small portal may need to be given more thought about how it reads compared to the building behind.	<i>Pg. 42-43</i>
	Recommend that elevations behind the Portals read as subtle as possible in order to create a quiet backdrop that provides a sense of dimensional and visual contrast. Also, the concrete channel frame shown in the renderings at the sides and top of podium should be significantly trimmed back and thinned out to allow for improved legibility against the Portals.	<i>Pg. 43</i>
	What opportunities exist to incorporate the striking glass block detailing in this part of the development (reference pg 17) found on the comers of the Maclean building? We request that this be investigated.	<i>Pg. 43</i>
	Chart - 3rd row/right column. Language is not entirely clear, last sentence requires reworking, also remove reference to Portals flanking as entryway to Wynford Drive, i.e. this is no longer being pursued as a solution given that these will now be located on private Street 'B' facing towards Don Mills Road.	<i>Pg. 34</i>
	In reviewing the plans, it would be appropriate to identify that the block structure and network of streets for the entirety of the development challenges whole building conservation for 844 Don Mills Road (Maclean building) fundamentally speaking, which as a consequence, results in partial retention and commemoration of parts of the building, i.e. the Portals.	<i>Pg. 15</i>
	1150 Eglinton - recognizing the retrofit of the building to residential uses, please indicate or confirm on the plans if there is any new fenestration proposed within south elevation walls and/or other elevations that are being conserved.	<i>Pg. 38</i>
	What is the strategy for conservation of the existing windows? What changes are foreseen given the residential use?	<i>Pg. 33-38</i>
	What other changes are contemplated along the frontage that would potentially alter how the building presents itself to Eglinton Avenue today?	<i>Pg. 33-34</i>
	What is the design philosophy that will direct the look and feel of the courtyards and other landscape areas? How will this build on the modernist aesthetic?	<i>Pg. 33</i>
	How does the underground parking work in terms of its relationship to the heritage building?. Given the expansive nature of the property, can the parking be shifted off the footprint of the heritage building or minimized in any way (i.e. to the north)?	<i>Pg. 34</i>

3. ASSESSMENT OF VALUE

3.1 1150 Eglinton Avenue East - Parkin building

This building dates from 1967 (with later additions added to the western portion) and was designed by John B. Parkin and Associates to house the offices of IBM's Canadian headquarters.

For the purposes of this report, GBCA evaluated the property following the criteria under Ontario Regulation 9/06 to determine cultural value or interest and concluded that the property meets the criteria and possesses cultural heritage value.



Extent of 1150 Eglinton Ave in 1966. Western wing was added circa-1970.



Bird's eye view looking north towards 1150 Eglinton Avenue East.

Draft Statement of Significance

The former IBM Headquarters at 1150 Eglinton Avenue East meets the criteria for determining cultural heritage value or interest.

It possesses design/physical value as a representative example of the modernist style applied to a high-tech office building on a large site, representative of other high-tech facilities of the era.

It possesses historical value as it is closely linked with IBM's headquarters and its role as a major employer in the area at the time of conception. The building is associated with the work of John B. Parkin and Associates, a firm responsible for many projects in the Don Mills area. This building is a unique example of their work as it uses masonry, which departs from their typical material palette.

The property possesses contextual value: the building siting atop an elevated landscape makes it highly visible from Eglinton Avenue. This visibility on the elevated landscape and ravine system makes clear the relationship between landscape and building and for this reason, the property is identified as a landmark.

* A 'Mat-Building' refers to the conceptual framework for a type of building with a flexible floor plan. Originally introduced by Alison Smithson, the term suggests an open-plan strategy that was employed in the 1960's.

Value (quoted from Ontario Reg. 9/06)	Assessment for 1150 Eglinton Avenue East (Parkin Building)
1. The property has design value or physical value because it,	
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,	Meets the criteria. The building is a representative example of the modernist style applied to a "high tech" facility campus for office use. The building, designed as a mat-building*, is a good example of how the style was effective for office use, and is indicative of the time in which the building originated. The design was recognized in 1970 with a nomination for a Massey Medal for Architecture.
ii. displays a high degree of craftsmanship or artistic merit, or	Does not meet the criteria. The building was constructed of brick with modernist details on all facades. The craftsmanship is modest and limited to normal construction techniques of the time it was built.
iii. demonstrates a high degree of technical or scientific achievement.	Does not meet the criteria. The building does not showcase any technical/scientific achievement.
2. The property has historical value or associative value because it,	
1. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	Meets the criteria. The building was originally designed for the offices of IBM's Canadian headquarters starting in 1967 and exemplifies the employment potential of this area when developed in that period.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	Meets the criteria. The building is linked to IBM which was once a major employer in the area and is an example of light industrial enterprise adjacent to the Don Mills planned neighbourhood.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	Meets the criteria. The building is a unique example of the work of John B. Parkin and Associates as the style departs from the typical design work of the firm. John B. Parkin was a significant firm of its time and recognized as the largest and most prolific architectural practice in Canada.
3. The property has contextual value because it,	
i. is important in defining, maintaining or supporting the character of an area,	Meets the criteria. The Parkin building is part of the evolution of the site and supports the understanding of the continuous growth of IBM at Don Mills. The site's relationship with the ravine and the building is clear and is well linked to the greater ravine system and the Don Mills planning context.
ii. is physically, functionally, visually or historically linked to its surroundings	
iii. is a landmark. O. Reg. 9/06, s. 1 (2).	Meets the criteria. The building's location and siting on the elevated landscape makes the property visually prominent when viewed from Eglinton Avenue.

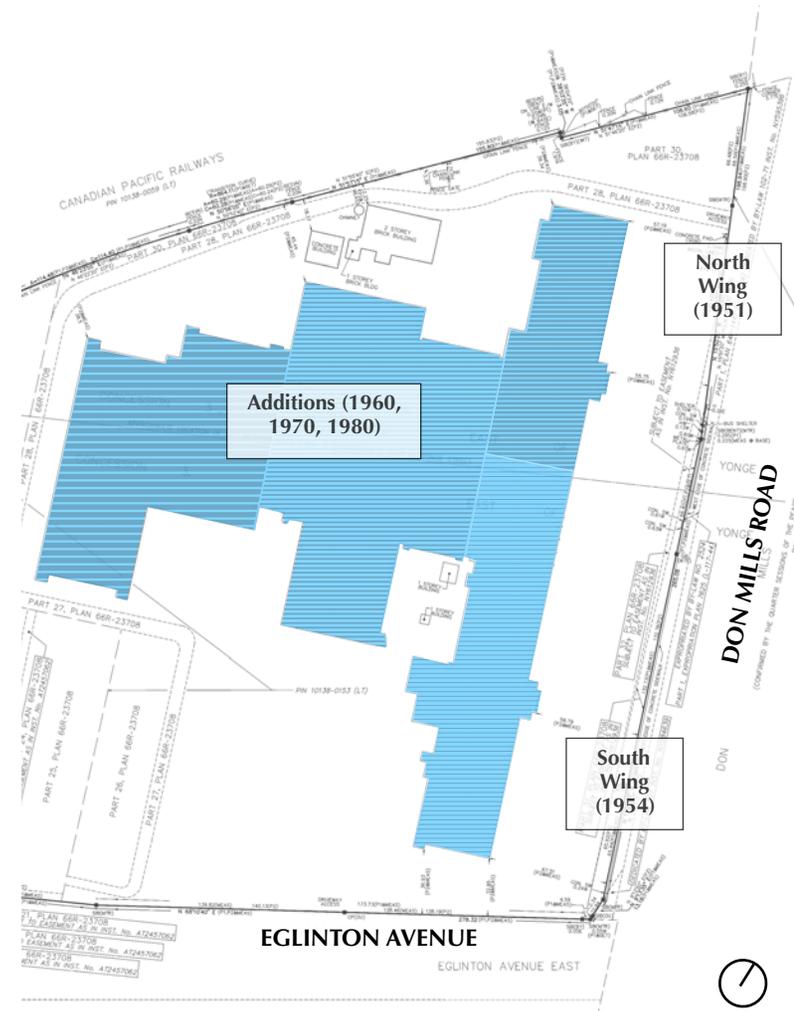
3.2 844 Don Mills Road - MacLean building

This building on the property is comprised primarily of 3 parts: the north wing (dating from 1951), the south wing (dating from 1954) and a series of rear additions which were constructed starting in 1970. The north and south wings, both fronting Don Mills Road, are the portions which, to this day, hold the best representation of the original design intention (particularly the building envelope) as the rear buildings have been highly modified and all interiors have been extensively renovated. The building portions fronting Don Mills (which includes the original 1951 north wing and the added 1954 south wing), as well as the forecourt will be the subject of this assessment.

The property is listed in the City's Heritage Property Inventory. A Statement of Significance, including a list of heritage attributes were prepared by E.R.A. Architects in May 2014 and afterwards by Heritage Preservation Services in September 2016. GBCA reviewed these items, in line with previous evaluations, and agrees that the building meets the criteria and possesses cultural heritage value.



Bird's eye view looking north from the south wing of 844 Don Mills Road. The main entrance portal of the north wing is visible in this image.



Annotated survey depicting multiple phases of building on site and subsequent additions to 844 Don Mills Road.

Draft Statement of Significance

The property, which includes the former IBM Plant and Offices at 844 Don Mills Road meets the criteria for determining cultural heritage value or interest.

It possesses design/physical value as an example of early modernist industrial architecture with distinctive features of Art Deco and streamlined Beaux-Arts, which are focused on the portions fronting Don Mills Road. The two central entrance portals are good examples of the classical language of Beaux-Arts with modesty in their design and materials, a modernist attribute. The building's large scale was a mark of its time as a response to the topography and the requirements for large interior spaces.

It possesses historical value as it is linked with IBM, and its role as a major employer in the area for many years. The building is also the most known work of Toronto architect Clare G. MacLean. The original building was constructed immediately prior to the establishment of the Don Mills planned neighbourhood in the early 1950's. The 1954 expansion is a result of IBM's early successes and, with its original 1951 portion, evidence of "sound planning and the character of industry" of the Don Mills community.

The property possesses some contextual value as it is situated within the industrial zone of the planned Don Mills neighbourhood. Its setting parallel to Don Mills Road and with a significant setback acknowledges the rural character of the Don Mills original area.

Value (quoted from Ontario Reg. 9/06)	Assessment for 844 Don Mills Road (MacLean Building)
1. The property has design value or physical value because it,	
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,	Meets the criteria. The building is an example of modernist industrial architecture, exhibiting references to late Art Deco and streamlined Beaux-Arts in its design and materiality, most notably on the two central entrance portals.
ii. displays a high degree of craftsmanship or artistic merit	Meets the criteria. The two central portals are constructed of limestone cladding with vertical fenestration that provide a balanced contrast with the horizontal mass of the industrial wings.
iii. demonstrates a high degree of technical or scientific achievement.	Does not meet the criteria. The building does not showcase any technical/ scientific achievement.
2. The property has historical value or associative value because it,	
1. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	Meets the criteria. The building was originally designed for the plant and offices of IBM's Canadian headquarters at a time of the Don Mills neighbourhood establishment in the 1950s
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	Meets the criteria. The building is linked to IBM's plant operations and is an example of light industrial enterprise adjacent to the Don Mills planned neighbourhood.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	Meets the criteria. The building is an example of the work of Clare G. MacLean for which 844 Don Mills Road is his best known work.
3. The property has contextual value because it,	
i. is important in defining, maintaining or supporting the character of an area,	Meets the criteria. The property is part of the industrial zone of the Don Mills planned neighbourhood to which it is linked. The building's setting and features acknowledge the topography of the site and complemented the rural character of the area in which it is sited.
ii. is physically, functionally, visually or historically linked to its surroundings	
iii. is a landmark. O. Reg. 9/06, s. 1 (2).	Does not meet the criteria. The building at its conception in the early 1950's would have been considered a landmark due to its location within an area with very limited buildings at the time and a landscaped forecourt focusing on the building. Today, the heights of existing built fabric in the vicinity, the existing trees on the west side of Don Mills and the significant setback from Don Mills occupied by a surface parking lot, have gradually diminished the property's status as a landmark. It would not be considered a reference point in the area (considering the above) and, in our opinion, should no longer be considered a landmark.

3.3 Cultural Heritage Value in the context of development

Based on previous evaluations (see Appendix I and II) and our assessment, the properties possess cultural heritage value, each displaying different attributes in which the heritage value is expressed. A part of this value is in what the properties represent in terms of the planning initiatives in the Don Mills area as well as the provision for light-industrial employment opportunities in the outskirts of a planned community.

Since 1951 the properties have housed the facilities for IBM, a multinational technology company, rooted in the collective memory of those who have been under IBM's employ at the Don Mills location. Celestica was created in the 1990's as a subsidiary of IBM in response to changing market and economic realities. As the site has strongly been associated with IBM and Celestica, which have employed many Torontonians at this location, the employment usage of this site is a current attribute.

Building on earlier reports and statements prepared by E.R.A. Architects and Heritage Preservation Services, physical heritage attributes have been identified for each of the heritage buildings on the property (those attributes are included in Appendix I and II - for clarity and ease of reading, they have been placed in tables in the following pages).

Significant heritage attributes are also present in the intangible qualities of the subject property's evolution, including continual usage as an employment area and, in relation to context, support of the planned community (Don Mills). In order to understand these attributes, the three parcels of land constituting the property and their associated features and buildings should be viewed within their context as they are situated within the former industrial zone of Don Mills when it was developed in the 1950's. At that time, the subject site was rich in development potential as it was created contemporaneously with nearby planned communities, later to become innovative in their planning principles. One of these is the Don Mills neighbourhood. The subject site, reserved for industrial uses adjacent to the later planned community of Don Mills, would fit well within a rural / suburban residential character. Only light and clean industry was allowed.

From this perspective, the original planned development potential of the site - in anticipation of the arrival of planned neighbourhoods in the vicinity facilitated by the extension of Eglinton Avenue to cross with Don Mills - is a significant attribute linked to the property's heritage value. Although development of a site is intrinsically part of any site's heritage attributes, in this instance it is key in supporting the original cultural value of Don Mills as a whole. The current planning context within and surrounding the subject property are an extension to the current time of a planning and development evolution that began in the 1950's.

Part of the culture around the development of Don Mills was focused on the use of the automobile and low density development. The forecourt of the original buildings at 844 Don Mills had a 45 metre setback to address the residential and rural character of Don Mills. Part of this forecourt was originally landscaped to allow the building to take on a campus/institutional character as an inducement to potential employees to express its social presence in the community. The forecourt was paved in the 1970's to accommodate additional parking spaces in order to make this open space useful for employee access. Today's changes in policies support the use of mass transit and intensification which policies are included in the Provincial Policy Statement and policies for improvement of the public transportation system. These have changed the perception of the site and the appropriateness of the original concept when viewed against current requirements.



Don Mills Road looking north from Eglinton Road, in 1956. (Toronto Public Library)

The cultural heritage values of planned communities and employment creation are retained in the proposed development. Evaluating and resetting the definition of the useable built-form of the subject properties and their position in the landscape is a reasonable approach (and a favoured one) for ensuring continuous growth and intensification while conserving significant heritage properties.

Considering the property’s built areas and amount of open space, we have determined, that **re-use of the entirety of the resources and the retention of all heritage attributes of the property does not best implement all of the policies applicable to the site.** Using the principle of “balance” as found in the Places to Grow Act and in the pre-ambule to Section 3 of the Toronto Official Plan, it is in our view appropriate to conserve the cultural heritage value of the site by implementing the following mitigation strategies:

- (1) partial building retentions,
- (2) continuous employment usage (for instance, by such firms as Celestica) of the site,
- (3) supporting the property’s evolution with on-going and continuous planned development - which is key in understanding the contextual value of Don Mills and
- (4) commemoration of the property (including individual parcels) as well as their significant built heritage resources, which is a suitable strategy that will mitigate the loss of portions of the buildings.

In the charts below and on the following page, we show a comparison between the heritage attributes identified by E.R.A. Architects and City staff. It is our opinion that the evaluation as prepared by E.R.A. Architects is more appropriate.

Heritage Attributes Identified for 1150 Eglinton Avenue East (Parkin Building)	
Identified by E.R.A. Architects (May 2014)	Identified by Heritage Preservation Services (September 2016)
<ul style="list-style-type: none"> •Masonry details related to expansive masonry walls, mullion, header and sill details •Narrow and regular fenestration with spandrel panels as visual break in masonry wall •Form as a mat-building with broad open plan, undulating in plan and section in relation to site and program •Visual relationship of building elements to one another, including building winds, terraced building levels, and building corners due to “planometric” configuration •Siting of the building and its location within a designed and natural landscape •Building as object viewed from various elevations and vantage points and •Terracing of buildings form within the landscape 	<ul style="list-style-type: none"> •The placement, set back and orientation of the building, as it is located on the north side of Eglinton Avenue. •The setting of the building on a hill top, surrounded by trees and shrubs, with a series of open courtyards with grass lawns extending around the complex •The arrival sequence to the north entrance with the driveway approaching on axis with the north entrance then circling around the north court with a central circular landscaped planted area •The massing and composition of the building with a series of five flat-roofed wings of one to four stories on a stepped plan extending from the central north- facing entrance core •The elevations combine solid brick planes alternating with wall sections composed of a rhythmic sequence of narrow brick piers of 25' bays, extending from a half to four storey height, flanking black anodized window frames with glazed sections and spandrel panels •The materials which are orange-brown toned brick of a smooth finish, black anodized door frames, window frames and spandrel panels, concrete stair cases with brick balustrades and dark metal coping at the eaves and sills and window glazing of solar bronze-tinted glass •The north and east entrances feature recessed glazed entrances alternating doors with glazed panels

Heritage Attributes Identified for 844 Don Mills Road (MacLean Building)	
Identified by E.R.A. Architects (May 2014)	Identified by Heritage Preservation Services (September 2016)
<ul style="list-style-type: none"> • Symmetrical design of building with vertical, projected, central entrance blocks and expansive horizontally expressed wings • Forecourt condition along Don Mills Road • Consistent roofline datum on both south and north wings through integration of landscape and natural topography • Heavy masonry of late beaux-arts / moderne styling • Historic clock and signage prominently displayed on the central block (no longer in place) • Horizontal articulation of fenestration of industrial wings with square glass block windows that wrap around the returns of the building • Details including cut stone sills, aluminum coping and steel sash windows, buff brick of the horizontal wings • Secondary entry portals with canopies 	<ul style="list-style-type: none"> • The placement, set back and orientation of the original 1951-54 building, as it is located on the west side of Don Mills Road facing the road across an open space • The landscaping comprising the long strip of grass, shrubs and trees, in front of the building which steps forward at the two entry blocks, retaining the curved edges of the original 1950s design and the line of trees on the east edge of the property along Don Mills Road. • The massing and composition of the building with a long flat-roofed block emerging from the site to rise in height from one storey to two with several projections: the two upper storeys behind the two entry pavilions on the east elevation, the exit stairs on the south and west elevations and the loading bays on the west elevation • The massing and composition of the two entry pavilions with a taller central pavilion (two storeys at the north, three stories at the south) flanked on either side by two blocks a storey lower than the central block, as well as the broad steps and their low balustrades leading up to the entrances • The massing and composition of the loading bays behind the 1954 extension, with two taller narrow bays with clerestorey lighting along their upper south and north walls with high narrow entrances, framing a lower middle bay with smaller openings and clerestorey lighting above, and flanked to the south by a lower loading bay with two broad openings • The north, south, east and west elevations of the 1951 and 1954 building • The materials comprising the limestone cladding on the entry pavilions and the base of the main building, the stone window sills, the buff brick cladding on the main plant building, stair cases pavilions and upper office blocks, and the glass block • On the north and south pavilions, entries with glazed double doors flanked by two sidelights • The four minor entrances with their stairs on the east elevation • The window fenestration of the entry pavilions comprising the curtain wall windows with stone panels and raised mullions on the centre block and the sets of three long, narrow windows with four panes in the side blocks • The ribbon windows of the main building with their black frames and upper transoms of glass block • The glazing and pattern of glazing bars on the projecting stair cases • The glass block details with the glass block corner elements and the clear glass blocks at the junction with vents • The stair handrails composed of four flat bands of metal at the exits on the east and west elevations on the north wing <p><i>Please note all additions after 1954 are not included in the heritage attributes</i></p>

3.4 Evaluation of Heritage Attributes Conservation:

The preparation of a Heritage Impact Assessment (HIA) addresses the requirement for evaluation and demonstration by providing direction on the means of conserving the heritage attributes and cultural heritage features both on and adjacent to the subject property.

In concert with Heritage Preservation Services, impacts to heritage properties have been addressed through discussions spanning over a year. Proposed alterations are addressed in detail, and technical matters will be addressed in a forthcoming Conservation Plan, which will be produced as a condition of subdivision approval.

844 Don Mills:

The heritage attributes for 844 Don Mills are primarily engaged with its form, mass and scale as well as the frontage along Don Mills Road. Without removing some of these features, there is no reasonable opportunity to present a new development scenario that meets criteria for transit oriented neighbourhood design. The MacLean Building no longer serves the mediating role it once did as the centre of a collection of post-war suburban office buildings at the intersection at Don Mills and Eglinton. Moreover, the new street grid introduces a finer-grain block structure, and deviates from the post-war suburban street morphology that previously supported the large footprint building.

While significant portions of the building will be removed, mitigation measures that are consistent with the *Standards and Guidelines* will be applied. The new design will interpret heritage attributes and provide appropriate references to the original scale of the buildings. Significant elements such as the two front entry portals will be reinstated with appropriate references to the original scale of the buildings and their three-dimensional form, as viewed from the public realm. The portals are proposed to be retained and relocated along Private Street 'B' (Main Street). This will be done in a manner that acknowledges the previous use of the building, while also repurposing them to function in the new environment.

1150 Eglinton Avenue:

Significant heritage attributes of 1150 Eglinton Avenue will be retained in situ. The proposed strategy for this building involves the conservation of significant heritage attributes, and is consistent with the *Standards and Guidelines*. Heritage attributes identify mainly architectural features on the landmark façade of the building and portions of the Eglinton Avenue frontage, all of which will be retained in situ. Minor alterations will occur as a result of the conversion from office to residential use. Such alterations will be detailed in the Conservation Plan and refined in the Site Plan Control process.

The existing form, scale and mass of the building has been considered in the careful integration of the new additions: setbacks, reveals, compatible materiality and the reinstatement of a similar floor-to-floor height behind the retained building face will give appropriate references to the original scale of the buildings and their three-dimensional form as viewed from the public realm.

Significant elements along Eglinton Avenue including the landscaped rise, loop access, facade and courtyard spaces will be retained in the proposed development. These interventions will target a new phase of innovation and technology uses in the area, as well as the conservation of built and cultural heritage introduced by the original suburban office developments.

3.5 Cultural Heritage Value of the Celestica campus

The subject site and its buildings are located on a site of modest heritage significance due to diversity of scale, building types and periods. The location at an intersection of major thoroughfares, the northern border following the railway, proximity to Toronto's ravine system, as well as adjacency to a planned community from the 1950s are elements that create the heritage context of the property.

Part of the significance is the third parcel which contains the private driveway on Eglinton Avenue East originally designed to access 1150 Eglinton Avenue East. It was constructed in 1966 -1967 and is configured as a full movement interchange (a 3-way Trumpet Interchange).

The driveway extends north from Eglinton Avenue East around the hillside to a private entrance at the rear of the complex. The driveway design enhances motorists' experience of the ravine setting upon entering and leaving the site as well as that of passers-by. It is a fundamental element of the design of the site and buildings and an example of the importance that corporations put on ease of car access to corporate facilities from the 1960's to the 1980's. It is noteworthy that the 1980's IBM Headquarters in Markham, Ontario also provides for grade separated site access from the adjacent arterial street system but does not meet the same design standard. Interestingly, the former IBM (now Celestica) private interchange is one of, if not the only, example of a private interchange remaining in the City of Toronto.

This heritage feature of the site will be retained with the current proposed development.

Value (quoted from Ontario Reg. 9/06)	Assessment for Celestica campus
1. The property has design value or physical value because it,	
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,	Partially meets the criteria. The site is typical of North American corporate campus design similar to many other properties of the period. While not rare, unique, or an early example of the type, it is representative.
ii. displays a high degree of craftsmanship or artistic merit	Does not meet the criteria. While some of the buildings used good quality materials and design, the overall property employed good quality but not exceptional craftsmanship.
iii. demonstrates a high degree of technical or scientific achievement.	Does not meet the criteria. The site was a place of high technical achievement, but this is not demonstrated in the built form and design of the property itself.
2. The property has historical value or associative value because it,	
1. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	Meets the criteria. The Celestica campus is associated with the Don Mills planned neighbourhood as the southern zone dedicated for light industrial uses. It is also directly associated with IBM and for more than 60 years, was a major employer in the area.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	Does Not Meet the criteria. The overall property yields no information, beyond its specific heritage attributes, that would contribute to an understanding of the local community or culture.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	Does not meet the criteria. While a portion of the site at 1150 Eglinton demonstrates the work of Parkin architects, the design of the building is not typical of their work and cannot be considered evidence of their primary design theories. Other site features are equally unrepresentative.
3. The property has contextual value because it,	
i. is important in defining, maintaining or supporting the character of an area,	Meets the criteria. The property is part of the industrial zone of the Don Mills planned neighbourhood to which it is linked.
ii. is physically, functionally, visually or historically linked to its surroundings	
iii. is a landmark. O. Reg. 9/06, s. 1 (2).	Partially Meets the criteria. Only the south expanse of the ridge below 1150 Eglinton can be considered a landmark. Much of the remainder of the property is lacking in definition and visibility.

4. CONDITION REVIEW

A preliminary visual building condition assessment was conducted on the exterior facades of both buildings on the 11th of March 2016. No scaffolding was present, so the assessment was performed from the ground.

At the time of the visit, the buildings were found to be in good condition with modest signs of deterioration in some areas, mostly superficial. This condition review was updated on February 03 2017.



Detail of brickwork under parapet flashing showing signs of cracked mortar and efflorescence.



Detail of a lintel over a window opening at the south elevation. Notice the recessed mortar joints at the intersection of both walls, on the left.

4.1 1150 Eglinton Avenue East - Parkin building

The building is currently vacant and has been so for over 10 years. It has been available for lease since that time, and used periodically as a film location.

The building is primarily composed of red/orange extruded brick in a common bond with, glass and metal spandrels. Below window openings there is a consistent soldier course. The building components were generally in good condition. The following items of concern were noted:

- Efflorescence was noted in some locations. This efflorescence only has an impact on the building's aesthetic appearance: the building envelope function is not compromised.
- Mortar joints in some areas were found to be cracked and deteriorated. This is typically associated with water run-off from flashings or copings.
- Stepped cracking in mortar joints were found at the south side wall near the east entrance stair.
- Coping stones at the east and north entrances were found to be displaced.
- Minor spalling and variation in brick colour was evident on the south elevation.
- Several sloping window sills of stainless steel have been replaced, and the overall condition is inconsistent - with several displaying more wear than others.



Partial view of the Don Mills frontage (east elevation) of 844 Don Mills Road showing the horizontal windows that add a visual break to the buff brick elevation.



Partial View of the Eglinton frontage (south elevation) of 1150 Eglinton Avenue East, as seen from the southermost facade of the complex.



Replaced brick show white replacement pointing on north elevation below window sill.



Efflorescence visible on the south elevation, particularly under window sills.



Replaced and discoloured masonry visible below the window on the south Elevation.



Control joints seen on the north east elevation, where the two volumes intersect for a loading bay.

4.2 844 Don Mills Road - MacLean building

The building is currently occupied by Celestica. It is primarily composed of buff brick with glass masonry blocks and limestone (for the entrance portals fronting Don Mills Road). The visual condition assessment focused mainly on the original building massing (1951-1954 building that fronts Don Mills Road).

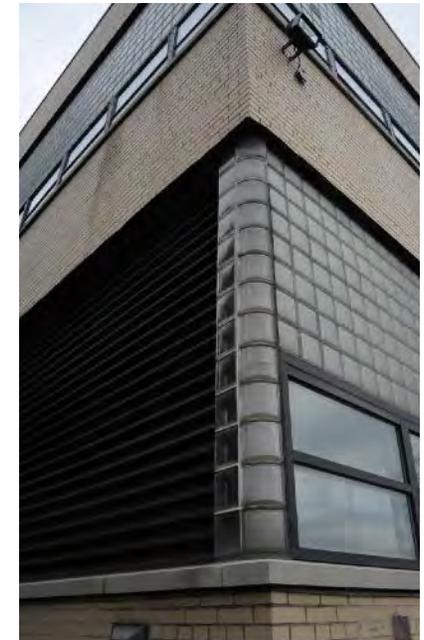
The building is a three-storey masonry structure with limestone portal entrances. The structure is covered by a flat roof. The buff brickwork has cement mortar in common bond, with continuous metal framed window openings and glass block that runs across each elevation.

Previous repairs to the exterior envelope were observed and have been noted by GBCA.

- Cracked glass blocks and windows were found in select locations
- Concrete foundation displays carbon staining and soiling, particularly at grade level. Cracks are also evident.
- There is step cracking near the portal openings. These cracks may be caused by differential movement of the building elevations. Some local fracturing of the brick has occurred, although generally speaking masonry is in good condition.
- Doors and canopies are in good condition, with minor rust staining from metal penetrations. Concrete stairs are heavily stained by rust.



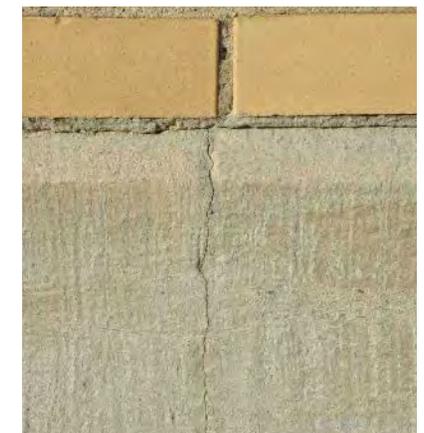
View of the east elevation. The concrete stairs are heavily stained by rust.



View of glass block on the north east corner. One block is shown to be cracked.



Staining, spray paint, and penetrations to the masonry units are visible on the east elevation.



Crack evident in cementitious parging location the east foundation wall.

844 Don Mills Road - MacLean building (portal entrances)

- Deterioration was noted at both entrance portals at the ground level. This deterioration is due to the use of deicing salt in the winter and is shown through erosion, efflorescence, cracks and broken slabs particularly at grade level near the front entrances.
- A slightly displaced stone was noticed at the northern entrance portal fronting Don Mills. This displacement is likely the result of rust jacking from a rusted metal element behind the stone facade, suggesting ingress of moisture through the limestone.
- Vent penetrations have left stains on the limestone
- Limestone is porous and readily absorbs water and is prone to weathering because calcium carbonate (a mineral found in limestone) readily reacts with rainwater. It is probable that the steel frame behind the limestone slabs has experienced corrosion.



View (looking south) of the northern entrance portal fronting Don Mills Road. A recessed joint and displaced stone was noted near the parapet (arrow). Note the staining evident on the limestone wing, as a result of the metallic venting and exhaust.



Organic deposits are evident along the base of the plinth on the elevations of the secondary wings of the entrance portals.



View (looking south) of the southern entrance portal fronting Don Mills Road. Discolouration and patch work from previous penetrations is visible on the highest point.



Salt and rust staining is evident on the wings of the limestone portal entrances



Deterioration evident at the base of the south portal. Likely cause is de-icing salt and moisture.



Previous patch work covering penetrations for the original IBM clock are evident.



Erosion evident at grade level of the north portal. Likely caused by ingress of moisture and de-icing salt due to the porous nature of limestone.

5. HERITAGE POLICY & GUIDELINES REVIEW

5.1 Planning Policy Context

The revitalization of the site will implement Provincial priorities for intensification, particularly around transit infrastructure, as articulated in the Growth Plan for the Greater Golden Horseshoe and the Provincial Policy Statement. It capitalizes on public investment in the Eglinton Crosstown LRT with new investment in jobs, housing and public recreation facilities. The revitalization plan reflects and supports the City of Toronto's priorities for the Don Mills Focus Area as set out in the Eglinton Connects study, including introduction of a fine grain of streets and development blocks essential for improved mobility and urbanization in the area.

In accordance with City of Toronto requirements and Terms of Reference for a Heritage Impact Assessment (October 2014) and standard practice, we have consulted several documents for the purpose of guiding the preparation of this current report. These references include:

- Provincial Policy Statement for the Regulation of Development and Use of Land (Ontario Ministry of Municipal Affairs and Housing)
- Growth Plan for the Greater Golden Horseshoe, 2017 (Ontario Ministry of Municipal Affairs)
- Ontario Heritage Act (Ontario Ministry of Tourism, Culture and Sport)
- Ontario Regulation 9/06, Criteria For Determining Cultural Heritage Value or Interest (Ontario Ministry of Tourism, Culture and Sport)
- Standards and Guidelines for the Conservation of Historic Places in Canada (Parks Canada)
- Official Plan (City of Toronto)
- Celestica Master Plan Heritage Impact Assessment, May 2014 (E.R.A. Architects)
- Heritage Property Research and Evaluation Report, prepared by Heritage Preservation Services, September 2016 (City Toronto)

The assessment of applicable policies, when viewed as a whole in a balanced manner, is discussed in this Section and throughout the HIA.

Ontario Planning Act, R.S.O. 1990, Chapter P.13

The Ontario Planning Act deals, in Part I - PROVINCIAL ADMINISTRATION, (under the title "Provincial Interest"), with heritage matters and states

"The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under the Act, shall have regard to, among other matters, matters of provincial interest such as, ...

2. (d) the conservation of features of significant, cultural, historical, archaeological or scientific interest:"

The development has regard to the conservation of features of significant, cultural, historical, archaeological or scientific interest by the retention and commemoration of significant heritage attributes.

This regard includes the retention and relocation of key components of the attributes of the property. In particular, the two entrance portals of the MacLean building will be relocated to commemorate the original building and property. The Parkin building's south portions will be retained with adaptation for community use. The landscape between the Parkin building and Eglinton Road will remain as an open space and the loop road will be retained in its park-like setting.

It is our opinion that the proposed development has had regard to the conservation of the cultural heritage value of the property by both retention of components of the buildings and site and a process of commemoration.

Ontario Heritage Act (OHA)

The Ontario Heritage Act (R.S.O. 1990 as amended) is specific and prescriptive in terms of development that may have an impact on heritage resources. Whereas the PPS directs municipalities to take steps to protect resources in a general manner, the OHA is specific in terms of the measures that may be taken by municipalities to inventory and/or designate heritage properties and to ensure the protection of properties considered to be of Provincial interest.

As it pertains to alterations and demolitions of properties designated under Part IV of the OHA, the Act states that:

33. (1) "No owner of property designated under section 29 shall alter the property or permit the alteration of the property if the alteration is likely to affect the property's heritage attributes, as set out in the description of the property's heritage attributes that was required to be served and registered under subsection 29 (6) or (14), as the case may be, unless the owner applies to the council of the municipality in which the property is situate and receives consent in writing to the alteration."

34. (1) "No owner of property designated under section 29 shall demolish or remove a building or structure on the property or permit the demolition or removal of a building or structure on the property unless the owner applies to the council of the municipality in which the property is situate and receives consent in writing to the demolition or removal."

Heritage attributes (as defined by the OHA)

in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest.

Cultural Heritage Value is determined after applying the criteria under Ontario Regulation 9/06 of this Act and evaluates the property based on its architectural/design value, its historical/associative value and its contextual value. This evaluation results in a draft statement of significance of the property and a list of heritage attributes (character-defining elements) and together they form the cultural heritage value of the property.

There are no properties designated under the OHA that are either on, or adjacent to, the development site. Two buildings on parcels of the overall property have been proposed by City staff for designation under Part IV of the OHA. For the purposes of this HIA, an evaluation (O.Reg 9/06) was performed to determine the Cultural Heritage Value of the overall property.

Ontario Provincial Policy Statement (PPS) - 2014

The Ontario Provincial Policy Statement "is intended to be read in its entirety and the relevant policies are to be applied to each situation" (PPS Part III). The statement consists of Provincial policy direction related to land use planning and development. Policy direction related to heritage sites and cultural assets is provided in Section 2.6 entitled "Cultural Heritage and Archaeology".

Article 2.6.1, states that "Significant built heritage resources and significant cultural heritage landscapes shall be conserved". The PPS defines "significant" as it relates to cultural heritage as: "in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people." It is our opinion that this requirement is satisfied by the proposed development.

Definitions under the PPS are as follows:

Built heritage resources

means a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.

Conserved

means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

Cultural heritage value is not defined under the PPS or the Ontario Heritage Act. It is determined after applying the criteria under Ontario Regulation 9/06. See paragraph describing the Ontario Heritage Act policies.

The site is significant to the Don Mills community and is valued for its association with IBM and Celestica, evident by the two buildings on the subject properties. Cultural heritage value, represented by the attributes found in portions of the physical buildings and site, and the overall use and meaning of the site, will be conserved.

Furthermore, article 2.6.3 deals with development and site changes where there is an impact on built heritage resources, and states the following:

“Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.”

In this case, it is our opinion that there are no heritage properties adjacent to the proposed development property which would be negatively affected by the proposed development.

Heritage attributes (as defined by the PPS)

means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property).

The adjacent property at 844 Don Mills Road is currently listed in the City's Heritage Register. GBCA has reviewed statements of significance and heritage attributes as identified in previous reports (see Appendix I and II) and provided comments, based on our evaluation under Ontario Regulation 9/06 and the definitions under the PPS. They are included elsewhere in the report.

Growth Plan for the Greater Golden Horseshoe, 2006 (rev. 2017)

This document outlines the policies for the Province of Ontario in terms of the development of this specific region as they arise from the Places to Grow Act of 2005.

The introduction of the 2017 Growth Plan establishes that:

"As the GGH grows and changes, we must continue to value what makes this region unique to ensure the sustained prosperity of Ontario, its people, and future generations. While growth is an important part of vibrant, diversified urban and rural communities and economies, the magnitude of growth that is expected over the coming decades for the GGH presents several challenges"

Amongst these challenges it is noted that:

"urban sprawl can degrade the region's air quality; water resources; natural heritage resources, such as rivers, lakes, woodlands, and wetlands; and cultural heritage resources."

A major goal responding to this, is established in section 1.2.1 of the Guiding Principles, which suggest to:

"Prioritize intensification and higher densities to make efficient use of land and infrastructure and support transit viability."

With regard to Heritage Resources, Under section 4 "Protecting What Is Valuable" it is noted that:

" Accommodating growth can put pressure on these resources through development and site alteration. It is necessary to plan in a way that protects and maximizes the benefits of these resources that make our communities unique and attractive places to live."

Under Section 4.2.9, entitled "A Culture of Conservation", it states :

"Municipalities will develop and implement official plan policies and other strategies in support of the following conservation objectives:"

followed by paragraph d) which recommends:

"Integrated waste management, including.. promotion of building conservation and adaptive reuse, as well as the reuse and recycling of construction materials"

The impact of this above statements is the acceptance that intensification will occur and that strategies to encourage density, adaptive reuse of buildings/materials and the conservation of cultural heritage are to be considered.

This HIA has reviewed heritage considerations as they apply to this Plan in a balanced manner that acknowledges, and includes other applicable policies.

City of Toronto Official Plan (consolidated to 2015)

In accordance with the PPS and the OHA, the City of Toronto initiated a process of listing heritage sites across the municipality. The City's Official Plan includes a directive for that listing process in accordance with the PPS.

The wording in the Official Plan has been strengthened with the new Official Plan Amendment 199 (OPA 199). Its provisions are applicable to this current development and supports the application of heritage issues in a manner that balances those issues with other provisions of the Official Plan in accordance with the intent of the Provincial Policy Statement.

The development site contains one property listed under the City of Toronto's Heritage Register (844 Don Mills).The second property is not listed but is treated as a heritage resource as its nomination for listing indicates a desire by some for its conservation.

Under part 3.1.5 - Heritage Resources, the OP deals with the process of listing and designating heritage resources. It also states, under Policy (3.1.5 (4) that:

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

Specific Provisions of paragraph under Section 3.1.5 of the Toronto Official Plan are discussed as follows with respect to their relevance to the current proposed development:

- Policies 1 to 3 of Section 3.1.5 deal with the establishment of the process of listing or designating heritage properties by the municipality and the maintenance of a Heritage Register.

- Policy 4 of Section 3.1.5. states that *“Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and as adopted by Council.”*

The proposed development will conserve and maintain properties forming the overall development property as described in this current document. It is our opinion that, based on the required balance among various policies applicable to the site, the proposed development strategy will ensure that the property will be conserved and maintained by appropriate retention and commemoration.

- Policy 5 of Section 3.1.5 states that *“Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property’s cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts*

and mitigation strategies for the proposed alteration, development or public work.”

This current HIA satisfies, in our opinion, this policy and that the proposed alterations and development ensures that the integrity of the property’s cultural heritage value and attributes will be retained, both physically and by commemoration and does not have a negative impact on adjacent resources.

Policies 6 and 7 of Section 3.1.5 deal with adaptive re-use and alterations to properties on the Heritage Register. Policy 6 states: *“The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada.”* Policy 7 states: *“Prior to undertaking an approved alteration to a property on the Heritage Register, the property will be recorded and documented by the owner, to the satisfaction of the City.”*

An undertaking will be made in accordance with City approvals to fully record the property prior to development as is typical for approvals of this kind. It is our opinion that the adaptive re-use, which is encouraged, will be consistent with all other policies that may have an impact on the planning considerations for this property.

- Policies 8 and 9 of Section 3.1.5 deal with City owned properties on the Heritage Register.

As the current development does not involve any City-owned properties on the Heritage Register, these policies are not relevant to the present application.

- Policies 10 to 12 of Section 3.1.5 deal with management of heritage by the City and direct the City to do certain tasks towards the conservation of heritage properties and enforcement of policies.

As the current development does not involve the application in any of these tasks, these policies are not relevant to the present application.

- Policy 13 of Section 3.1.5 deals with development of protocols related to First Nations' sites by the City.

As this is the responsibility of the municipality, it is our opinion that this policy is not applicable to the current application.

- Policy 14 of Section 3.1.5 states: *"Potential and existing properties of cultural heritage value or interest, including cultural heritage landscapes and Heritage Conservation Districts, will be identified and included in area planning studies and plans with recommendations for further study, evaluation and conservation."*

We note that two buildings on the overall property have been so identified and included in applicable planning studies, including the Don Mills Crossing Study being undertaken by the City of Toronto. The proposed subject development is not included in a Heritage Conservation District.

- Policies 15 to 17 of Section 3.1.5 deal with the promotion of heritage including the development of neighbourhood initiatives and commemoration of lost heritage sites.

As this is the responsibility of the municipality, it is our opinion that these policies are not applicable to the current application.

- Policies 18 to 21 of Section 3.1.5 deal with various incentives that may be provided for the maintenance and conservation of heritage properties.

As this is the responsibility of the municipality, it is our opinion that these policies are not immediately applicable to the current application.

- Policy 22 of Section 3.1.5 states: *"A Heritage Impact Assessment will address all applicable heritage conservation policies of the Official*

Plan and the assessment will demonstrate conservation options and mitigation measures consistent with those policies. A Heritage Impact Assessment shall be considered when determining how a heritage property is to be conserved."

This current Heritage Impact Assessment has been prepared for the proposed development to satisfy the requirement.

- Policy 23 of Section 3.1.5 states: *"A Heritage Impact Assessment will evaluate the impact of a proposed alteration to a property on the Heritage Register, and/or to properties adjacent to a property on the Heritage Register, to the satisfaction of the City."*

It is our opinion that this current Heritage Impact Assessment meets the requirements of this policy.

- Policy 24 of Section 3.1.5 states: *"A Heritage Impact Assessment will be required for the proposed demolition of a property on the Heritage Register. Where demolition of a property adjacent to a property on the Heritage Register is proposed, the City may require a study on the implications of the demolition on the structural integrity of the property on the Heritage Register."*

It is our opinion that this current Heritage Impact Assessment meets the requirements of this policy.

- Policy 25 of Section 3.1.5 states: *"In addition to a Heritage Impact Assessment, the City may request a Heritage Property Conservation Plan to address in detail the conservation treatments for the subject heritage property. The City may also request a Heritage Interpretation Plan to promote a heritage property or area, to the public."*

In accordance with City policy and as directed by the City on approval conditions for an application, both a Conservation Plan and an Interpretation Plan will be prepared for this development property.

- Policy 26 of Section 3.1.5 states: *“New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.”*

It is our opinion that this policy is satisfied by the proposed development.

- Policy 27 of Section 3.1.5 states: *“Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of facades alone is discouraged.”*

The proposed conservation work will include both retention of buildings, structures and landscapes in whole or in part for both adaptive re-use and commemoration. The degree of retention, depending on each portion of the overall development, has been carefully evaluated and has regard to these issues. It is our opinion that the objectives of this policy have been achieved.

- Policy 28 of Section 3.1.5 states: *“The owner of a designated heritage property will be encouraged to enter into a Heritage Easement Agreement where the City considers additional protection beyond designation desirable due to the location, proposed alteration, and/or the nature of that property.”*

An easement agreement, based on the approved development, will be included as one of the undertakings agreed with the City.

- Policy 29 of Section 3.1.5 states: *“Heritage buildings and/or structures located on properties on the Heritage Register should be conserved on their original location. However, where it is supported by the cultural heritage values and attributes of a property on the Heritage Register a heritage building may be relocated within its property or development site where: . . .”*

Buildings and structures on the site will be retained in situ or moved within the site based on their proposed re-use or commemorative functions. It is our opinion that the intent of this policy has been respected.

- Policies 30 to 32 of Section 3.1.5 deal with Heritage Conservation Districts.

The proposed development is not situated in a Heritage Conservation District. Therefore, these policies are not relevant to the current development proposal.

- Policies 34 to 42 of Section 3.1.5 deal with archaeological resources.

These issues have been examined under a separate application document.

- Policies 43 of Section 3.1.5 deal with cultural heritage landscapes.

No cultural heritage landscape has been identified for the area surrounding the proposed development or the development property itself. This policy is therefore, in our opinion, not relevant to the proposed development.

- Policies 44, 45 and 46 of Section 3.1.5 deal with identified views to heritage properties.

No views to either 1150 Eglinton Avenue East or 844 Don Mills Road have been identified in the Official Plan and therefore, in our opinion, these policies are not relevant to the proposed development matter. Regardless, the key view of 1150 Eglinton Avenue East and the surrounding landscape has been respected and will be conserved.

Policies 47 to 52 of Section 3.1.5 deal with Heritage Places of Worship.

The proposed development site is not a heritage Place of Worship and, therefore, these policies are not relevant to the proposed development.

Standards and Guidelines for the Conservation of Historic Places in Canada

In 2008, Toronto City Council adopted the *Standards and Guidelines for the Conservation of Historic Places in Canada* (also known as the Standards and Guidelines) as the official document to guide planning, stewardship and conservation of heritage sites in the city. Conceived as a manual for use by various levels of government in the conservation of heritage sites, the document, after its release, has been adopted as a code of practice both municipally and provincially across Canada. The document is currently in its second edition.

Character-defining elements (heritage attributes) have been identified for the properties in earlier prepared reports (see Appendix I and II, or pages 11 and 12 of this HIA). While we note that removal with partial retention of both of the buildings is not generally considered to be in accordance with the Standards and Guidelines, in this case a series of other factors are in play including the conservation of intangible heritage values which relate to the planned community, the employment uses in a prime location, and potential retention of the existing on-site corporation as a major employer in the area. In this development, portions of the Parkin building fabric, particularly along the south facade, will be retained as well as the landmark quality of the property. Removal of portions of the Parkin building will be done in such a manner that a reasonable portion of its contribution to the heritage features of the site are retained (in accordance with Standard #1).

The building fabric of 844 Don Mills Road will be removed, but the two entrance portals will be retained and relocated. We recognize that this strategy is not preferred by the Standards and Guidelines, retaining (and enhancing) an employment usage (a character-defining element) will permit the conservation of the heritage value of the property. The reuse and restoration of the entrance portals as commemorative structures is appropriate.

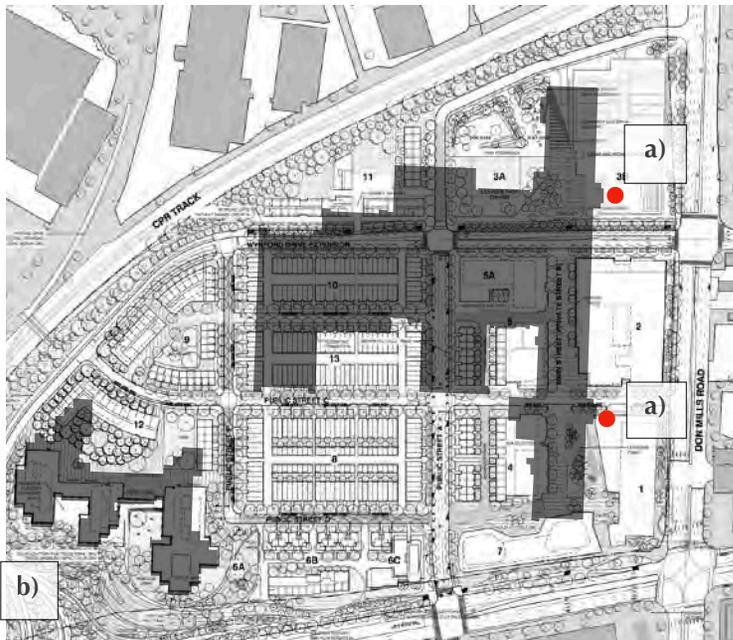
6. ASSESSMENT OF THE PROPOSED DEVELOPMENT

6.1 Assessment of Proposal

The development is proposed on a site area totalling 60.35 acres and comprises of a large-scale master plan and mixed use development including commercial, office, residential, cultural and recreational uses.

Named “Wynford Green,” this master planned community will create an entirely new urban neighbourhood consisting of office buildings, commercial space, residential towers and low-rise townhouses organized around a system of pedestrian connections, open spaces, and parks.

The new Celestica corporate headquarters is proposed to be located in the first completed office building of the development. Future phases of office development will target additional innovation and technology uses along Don Mills. Focused around the new Eglinton Crosstown LRT, Wynford Green is proposed to extend westward past Don Mills Road to have direct access to the Science Centre Station and Mobility Hub, providing connections to a network of local and regional public transportation. In the same manner, this extension of Wynford Drive will link Wynford Green to the cultural cluster composed of the Aga Khan Museum and the Ismaili Centre to the east.



Master Site Plan of the development, as prepared by TACT Architects. The two subject structures are highlighted in black. The loop access road is off the image at the bottom left centre. Letters correspond with the images at right, listing portions of the existing building that will be retained.



a) 844 Don Mills Northern entrance portal to be retained.



Southern entrance portal to be retained.



b) 1150 Eglinton Ave. Proposed retention of Brick Masonry wall (in Orange)

Broad strategies for conserving the built and cultural heritage of the site	
1. Retention of portions of the existing buildings:	<ul style="list-style-type: none"> a) <i>Retain the entrance portals of the 844 Don Mills Road</i> b) <i>Retain portions of 1150 Eglinton Avenue East and courtyard spaces</i> c) <i>Retain the loop access along Eglinton Avenue</i> d) <i>Retain the grassed and landscaped rise of land along Eglinton Avenue</i>
2. Revitalizing employment uses:	- <i>The new Celestica corporate headquarters is proposed to be located in the first completed office building of the development. Future phases of office development will target additional innovation and technology uses along Don Mills.</i>
3. Support the property's evolution with on-going planned development	- <i>The development will support reinvestment into the surrounding area, establishing a compatible transit oriented community, and allowing for environmental remediation measures on the site. The proposal achieves a balance between planning and heritage objectives, and also addresses employment and housing demands for this underutilized site.</i>
4. Commemoration of the property's history and existing buildings through actions such as:	<ul style="list-style-type: none"> - <i>Considerations will be made to re-use building materials for new landscaping/buildings, which could include:</i> - <i>Preparation of Interpretation Plans</i> - <i>Recreating 'traces' of the original footprint of 1150 Eglinton Avenue East</i> - <i>Massing articulation of new buildings along street B which draws on the architectural character of the original MacLean building at 844 Don Mills, and incorporates the original entrance portals.</i>



Proposed development looking north east towards the Parkin buildings. (HPA)



The south plaza looking towards the north-west of the site, from the planned public space near Eglinton Avenue and on Private street 'B'. Visible across the street from the public space is the relocated and rebuilt limestone entrance portal from 844 Don Mills.

6.2 Impacts on Heritage Resources at 1150 Eglinton Avenue East (Parkin building)

The Parkin building is located in an area which will be developed to encompass mainly residential uses. Significant portions of the existing building will be retained and integrated in an appropriate manner with the new development. The following sections describes impacts on the building, and mitigative strategies that have been introduced to respond to these impacts.

- **In-situ retention of masonry wall:** Overall, the proposed development will retain approximately 50% of the linear length of the elevation. The landmark status of the building will be conserved by retaining facades that face Eglinton Avenue. The original masonry walls have been laid in a continuous manner without control breaks. These have been proposed every 3-4 metres, allowing for the entire structure to move under loading, temperature related expansion/contraction. A preliminary shoring strategy prepared by Entuitive Corporation on November 17, 2017 has been included in Appendix IV.

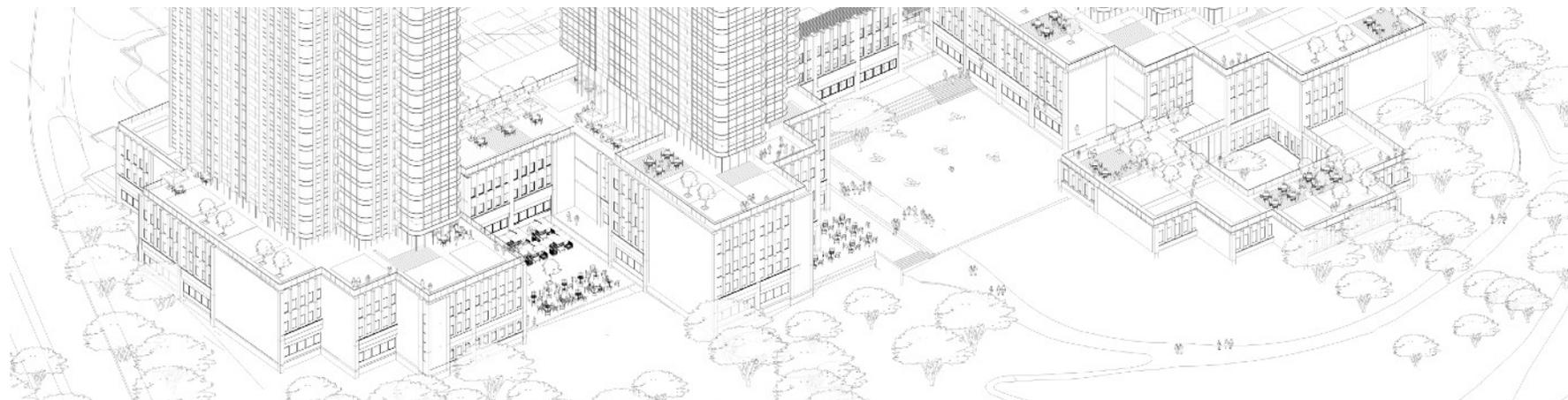
The original 1967 office complex exemplifies modern design principles with pronounced structural elements, brick mullions, metallic panels and tinted glass. Given the extensive depth of the floor-plates and the relatively narrow windows openings, natural light has a minimal reach in

this original building configuration. In order to provide ample light for the conversion to residential use, new configurations will be made as required; the exact size, scale and location to be determined at the Site Plan and Site Plan Control stage. New configurations will also take into account recessed balconies for residential units along the ground level, that will be placed behind the existing masonry walls. Updated code measure may present alterations for updated emergency exit, etc. The openings and other details including material treatment will be considered in a forthcoming Conservation Plan.

- **South Elevation:**

Courtyards: The proposed development retains the east courtyard, creating an atrium from the existing walls to connect to each tower. This will allow the building to continue being viewed as a consistent object from several vantage points, particularly from Eglinton Avenue East. This will involve retaining a porous stretch of ~40m of free-standing masonry. This operates as a pedestrian threshold between the south, and north portions of the building. Strategies for retaining this portion of the wall are explained in a letter prepared by Entuitive Corporation on January 25, 2018 in Appendix VI.

Landscape: The original building engages with the natural topography and features a variety of enclosed courtyard spaces, particularly along the



south elevation fronting Eglinton Avenue. The retention of existing masonry walls will conserve the building footprint and the courtyard features along the Eglinton Ave frontage. A landscape design has reimagined these features for residential use, emphasizing its current characteristics, while adding communal seating space, and terraces at the ground level. The complexity of the building's rectilinear geometry is softened by vegetation on the site. Modernist characteristics are employed in the configuration of the courtyard, which include plantings and trees within a simple space enclosed by the surrounding building fabric. As an office complex, the use of these courtyards and landscape were secondary to the function of the building. Subtle programming is introduced new uses to encourage vibrancy, a sense of community while also recognizing the original courtyard.

- North Elevation: Rather than prominently celebrating surface level parking lots to the north, the design team has placed parking underground. As a result, the landscape is recovered allowing for new housing typologies and open space to be added. The scale of the Parkin building combined with this topography and existing road networks limit where parking can be located, therefore, excavation will occur under portions of the heritage building.
- Tower locations: The towers have been placed on top of the heritage building with the goal of creating a balanced and sculptural composition from a distance. Portions of the Parkin Building will act as a three-storey 'plinth' from which three towers will rise. The original mat-building is designed with orthogonal geometry with a central volume connecting three separate parts of the building. A tower is placed on each of the three clusters that extend from the central volume. As an ensemble, the towers are configured so that height is centralized, and flanked on either side are shorter volumes. Composing the towers on the heritage building establishes visual symmetry, and allows the remainder of the site to be ceded to new uses including public space and housing. This arrangement is reinforced by setbacks that reveal the original building volume from the ground level.
- The three residential towers will be slightly rounded at the corners, establishing a visual contrast with the the existing building. The juxtaposition between both the materiality and geometry of the base and

tower will allow the new and old parts of the building to be clearly legible. At the same time, the tower locations, heights and setbacks allow for a compositional unity between two parts so it can be read as a unified object. In some instances, a vertical band of red brick is proposed to extend from this base on the tower mullions, acknowledging the connection between the forms. These details will be discussed in the Conservation Plan.

- Tower Stepbacks: A compatible relationship is established between the heritage landscape and Parkin building with the addition of new towers. The towers do not abut a street wall, and are sufficiently set-back so as to limit the visual impact on the pedestrian realm. Where the contemporary tower meets the heritage base there is sufficient differentiation in the massing and articulation, including a one storey setback below the tower volume. This conserves the landmark status of the original building and its relationship to the landscape along Eglinton Ave. At the eastern elevation, the towers are set back approximately 7.6m from the original building. This establishes a clear separation between the slope of the ravine and the new tower volume while also creating an intimate residential setting in the courtyards due to the relatively small scale at grade.



Towers feature rounded corners creating a distinct geometry from the heritage base. (HPA)



View of the proposed eastern courtyard. In the far background is the atrium wall. The retention of this stretch of ~40m of existing masonry walls will help to conserve the building footprint along the Eglinton Ave frontage. Retention strategies are discussed in Appendix VI. (HPA)

The building at 1150 Eglinton Ave. matches the characteristic of the 'Mat-Building' typology. It contains repeating programmatic units spread out over a uniform grid in order to establish an open plan with no absolute circulation. The alteration of these floor plates lend the design to an appropriate reuse corresponding with contemporary residential demands.

The landmark quality of the building will remain as nearly all of the masonry wall fronting Eglinton Avenue, and the landscape that it interfaces with will be conserved.

In consideration of the comments provided by City Staff in June 2017, strategies have been incorporated into a subsequent design to identify new uses of heritage buildings. Strategies to provide appropriate setbacks, and maintain views have been incorporated into the adaptive reuse of this site.

The retention of the existing building footprint, designed entirely for office usage, would be impractical to accommodate the residential opportunities offered by the site, the current planning context, and the vision to create a balanced and fine-grained community. Whole building retention would be challenged by such a residential retrofit. Therefore, the alteration of these floor plates will lead the design to a more appropriate reuse that will correspond with contemporary residential demands.

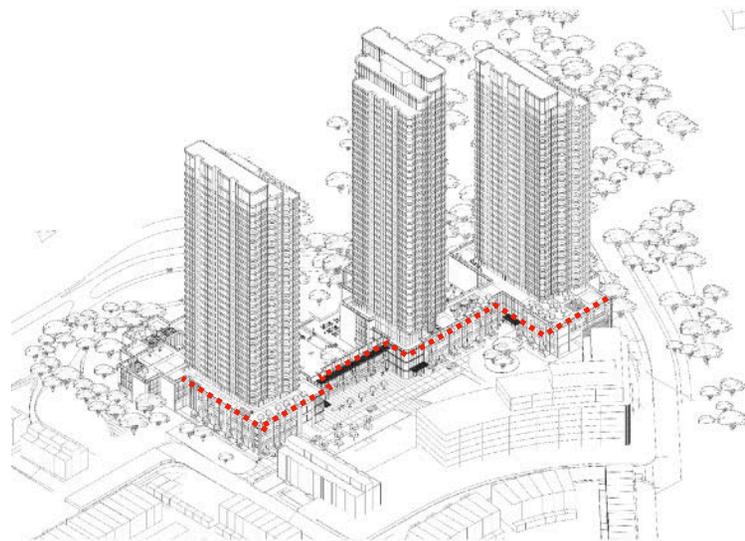
Significant portions of the north facade will be removed and replaced with a compatible design.



Proposed extent of retention (approximate - in yellow) of the Parkin building. The mitigation strategy involves the conservation of the south elevation. Aerial image annotated by GBCA Architects.

The bottom right isometric view illustrates the extent of the new fabric to be integrated in a sympathetic manner with the existing masonry building. The original 1967 office complex exemplifies modern design principles with pronounced structural elements, vertical brick mullions, metallic panels and tinted glass. The proposed addition to the north elevation will take cues from these elements without producing a facsimile. For instance, the vertical rhythm established by the original bay units will be reincorporated using contemporary materials, integrating new building requirements and a drop off area for the three tower volumes which will be surmounted onto the masonry base.

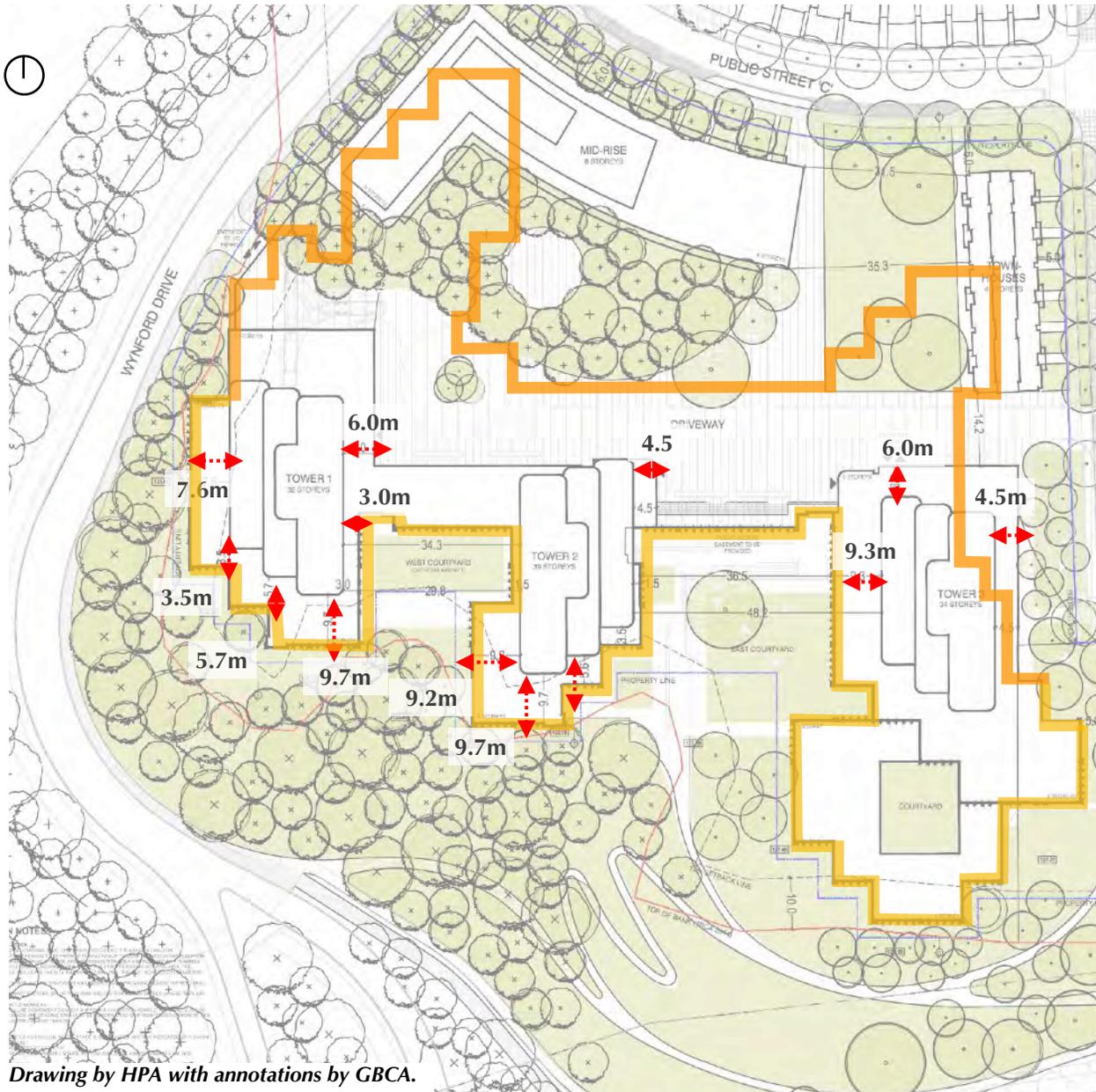
The rounded footprint of the towers volumes will help to differentiate the new construction from the heritage building. Setbacks have also been increased to establish the prominence of the tower atop each wing of the heritage building. The increased setbacks mitigate any perceived impacts of building to the property line. Furthermore, the location of the heritage building from Eglinton Avenue that supports the legibility of its three-dimensional form. These details will be further examined in the Conservation Plan.



The north elevation will be rebuilt with contemporary materials in a way that expresses the vertical rhythm and horizontal breaks established by the original Parkin building.



Isometric views: top (NE), shows the original facade retained along Eglinton Avenue. The bottom (SW) view shows replaced facade, and illustrated in the adjacent rendering (drawing by HPA, annotations by GBCA)



Extent of original wall to be removed/potential locations for commemorative 'traces' to be incorporated with landscape plan.

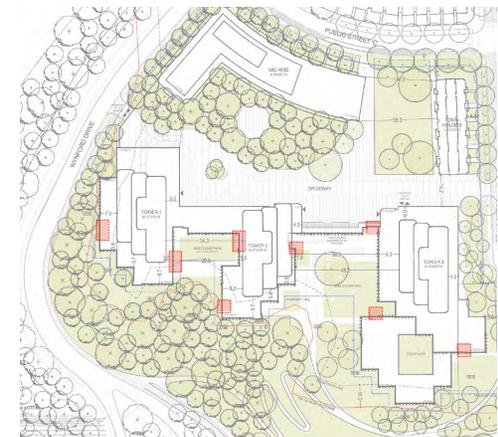
Extent of original wall to be retained.

	Existing	Retained	% Retained
Approx. Linear Length	1,108 m	551 m	49.7%

Total length original walls to be retained.

	Existing	Retained	% Retained
Approx. Linear Length	495 m	495 m	100%

Total length of walls to be retained along the prominent Eglinton Avenue view corridor.



Areas for minor alterations for fenestration/openings required are shown in red; size, scale and exact location to be determined through Conservation Plan and Site Plan Approval process. In orange, alterations to the ground level fenestration are anticipated. Openings will be required due to the change of use in the building. Drawing by HPA with annotations by GBCA.

The Wynford Green proposal strikes an appropriate balance between various planning and heritage objectives in a manner that conserves the existing character of the site and allows for the site's evolution into the 21st century. The proposal conserves the cultural heritage values, attributes and overall character of the property.

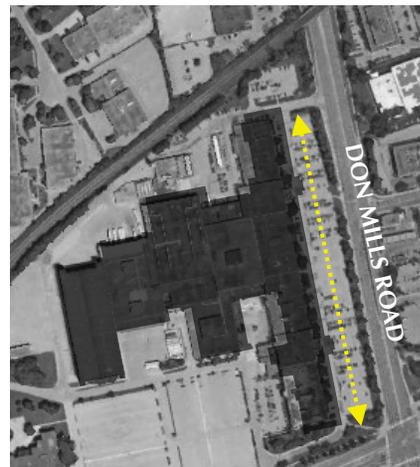
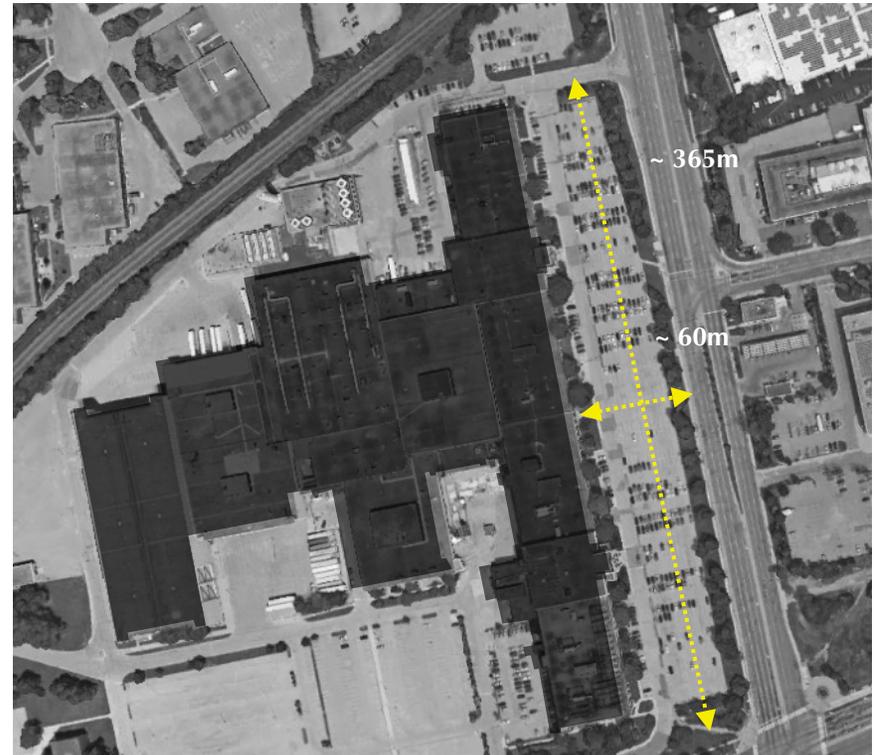
Possible Effect (quoted from the Ontario Heritage Toolkit)	Assessment for 1150 Eglinton Avenue (Parkin building)
Destruction of any, or part of any, significant heritage attributes or features / Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance	Substantial portions of the original headquarters complex are proposed to be removed. While this will reduce the overall scale, mass and composition found on the property, the landmark quality of the property will be conserved by the retention of the southern facade, including sections at the east and west courtyard walls that will feature an interior link that will retain a freestanding masonry wall. The portions to be removed represent alterations to the existing building fabric, and are located principally on the northern side of the building, not facing Eglinton Avenue.
Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden	Shadow impacts have been prepared for this development and are available in Appendix V. Shadows cast by the new development will have no impact on any heritage resources on the site or in the vicinity.
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship	The entire northern facade of the Parkin building is proposed to be retained on the property. As a reference to and commemoration of the Parkin building, all elevations facing Eglinton Ave will be re-purposed and maintained in situ. This is in recognition of the footprint of the original building that sits atop the ravine allowing for the realization of balanced objectives of intensification, site planning and parkland/ courtyard creation to proceed as an integrated development.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	There are no significant views that will be obstructed by the proposed development. Views of the natural features at the western portion of the site will not be affected by the development. Original landscape features, portions of the Parkin Building, and the ridge line as viewed along Eglinton Ave. will remain.
A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property's cultural heritage value	The subject site is currently designated as a Regeneration Area by the Toronto Official Plan. The purpose of the rezoning application is to allow for the inclusion of residential and recreational usage, in addition to new employment use. The proposed changes will conserve the original cultural heritage value of the property.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archaeological resources	There will be no significant land disturbances as a result of this development that will affect heritage resources.

6.2 844 Don Mills Road (MacLean building)

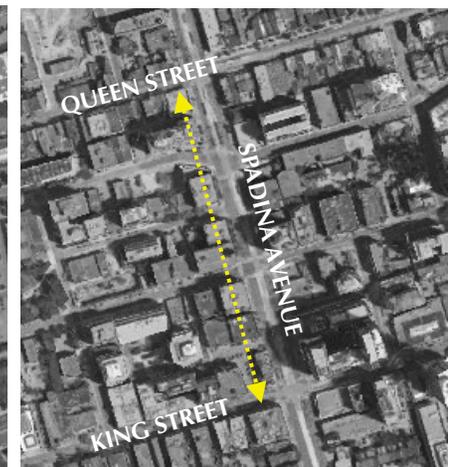
The impressions of the building designed by MacLean, as seen from Don Mills Road are, firstly, the substantial setback from the road (reflective of suburban planning principles in the 1950's) and secondly, the considerable length of the building, which spans roughly 365 metres - or roughly the distance between King Street and Queen Street in the downtown core. This existing setback challenges opportunities to create meaningful connections with the street for commercial vitality and pedestrian use of the space. Similarly, the uninterrupted mass facing Don Mills Road inhibits efforts to build a community at a human scale. These existing conditions, which reflected aspirations and conditions favourable for their time with a limited built environment in the context, conflict with current planning and design principles to limit the use of the automobile and encourage pedestrian friendly environments.

The MacLean building, in its current location, is setback more than 60 meters from Don Mills Road. The space between the building and the road is currently occupied by a surface parking lot of roughly the same size in area as the main building footprint.

In the current context the building setback isolates the heritage resource from its surroundings. This isolation, augmented with the industrial scale of the building, challenges any attempt to effectively engage the heritage resource with a newly planned development that aims to, among many of its key objectives, create sustainable communities, establish a street-wall, encouraging walkability and a diversity in modes of transportation extending beyond vehicular dependence.



Don Mills / Eglinton intersection



King / Spadina intersection

6.3 Retention Strategies for 844 Don Mills:

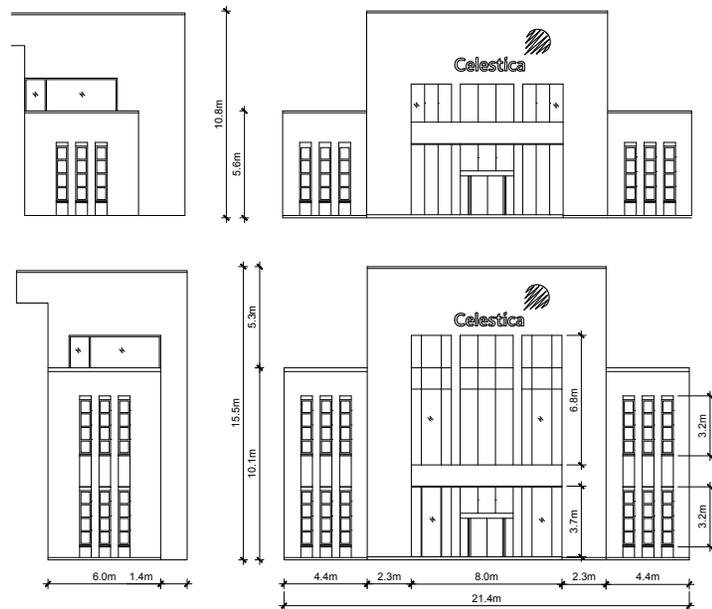
The two entrance portals of the MacLean Building are proposed to be retained and relocated along Private Street 'B' (Main Street). This will be done in a manner that acknowledges the previous use of the building, while also repurposing them to function in the new environment. The difference in height due to their response to the original slope of the site will continue to be evident once relocated.

The existing façade is comprised of solid Buff Indiana Stone piers on either side of the existing entrance doors and the remainder is a combination of 4-1/2" thick face stones and 8-1/4" bond stones.

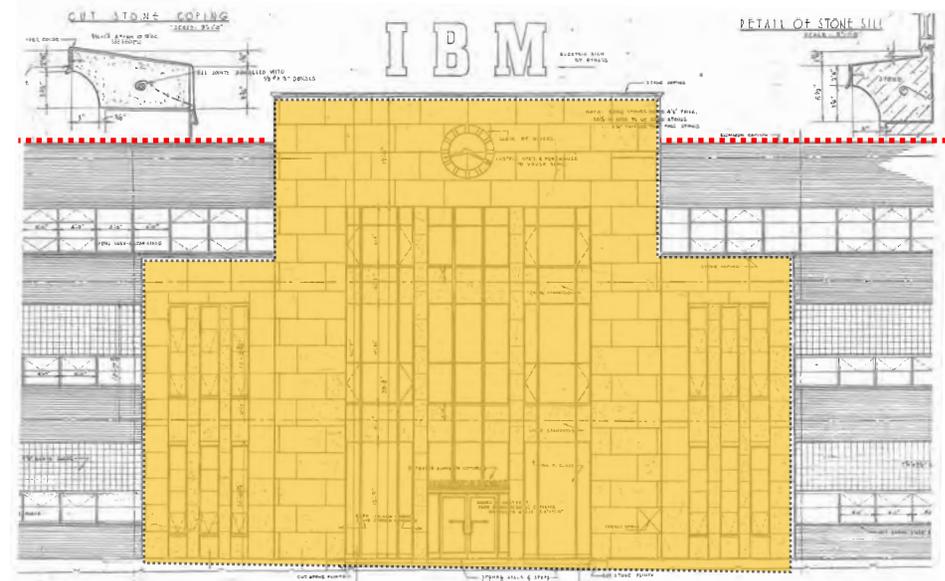
The structural framework is provided by a combination of masonry or tile block and steel framing. The lateral support of the limestone is provided by strap anchors to the structural steel frame and masonry block. Limestone is porous and readily absorbs water and is prone to weathering because

calcium carbonate, which is one of the minerals found in limestone, reacts with acidic rainwater. As such, it is proposed that they are to be dismantled, stored off-site, and rebuilt. A detailed strategy outlining relocation, and restoration will be approached in more detail through a Conservation Plan.

There are design challenges involved with integrating the existing portals into a new context, due to the prominent horizontal relationship of the original building elements which helped to reinforce a hierarchy of the portals. This can be overcome by integrating the portals as functional elements for new retail or hospitality uses, in addition to supporting their presence by using complimentary fenestration, podium heights and materials for adjacent building volumes. Further details with regard to Heritage Entries for Block 5a are explored in the following section, and further with drawings (including elevations and shadow studies) by Giannone Petricone Associates Inc. Architects dated February 06, 2018 (included with rezoning application)



Relative proportions and dimensions for the North (top) and South (bottom) entry portals. The south portal is one storey higher.



Extent of original facades to be retained.

Height of previous building in relation to the portals.

6.4 Integration of portals on Block 5a and Block 4:

The original suburban characteristics defining the intersection at Don Mills and Eglinton are no longer legible with the encroachment of neighbouring buildings within the past half century. The low building, extending 365 meters long, with a 60 metre setback from the street no longer serves the role it used to in defining the boundary between the street and providing parking for office employees.

The proposed design has been developed in concert with The City of Toronto Heritage Preservation Service's recommendations that the two entrance portals of the MacLean Building be configured in a way that acknowledges and provides legible cues to the original scale of the building.

The relocated entries sit in the same orientation and a similar distance, to their original location. The 2 storey entry has been placed to the north of the site on Block 5a and the 3 storey entry has been placed toward the south on Block 4.

This placement acknowledges the original portal locations and orientation, while also addressing the change in scale on the "high street", Private Street B, with smaller scale retail spaces to the south and larger scale double height retail spaces to the north flanking the public plaza.

The following list contains an outline of the guiding architectural design principles used in the integration of the portals with the proposed designs:

1. Composition:

The east elevations of Blocks 5a, 5 & 4 that flank Private Street B were conceived as a unified street wall. Careful attention was paid to creating unifying datum lines to provide a clear relationship between the blocks. Two critical datums were set. Datum 1, the 4 to 5 storey datum line of the Podium which creates a clear delineation between the podium and the tower by providing a reveal between the two. And Datum 2, the 1 to 2 storey retail datum creates a line to distinguish the retail units at grade.

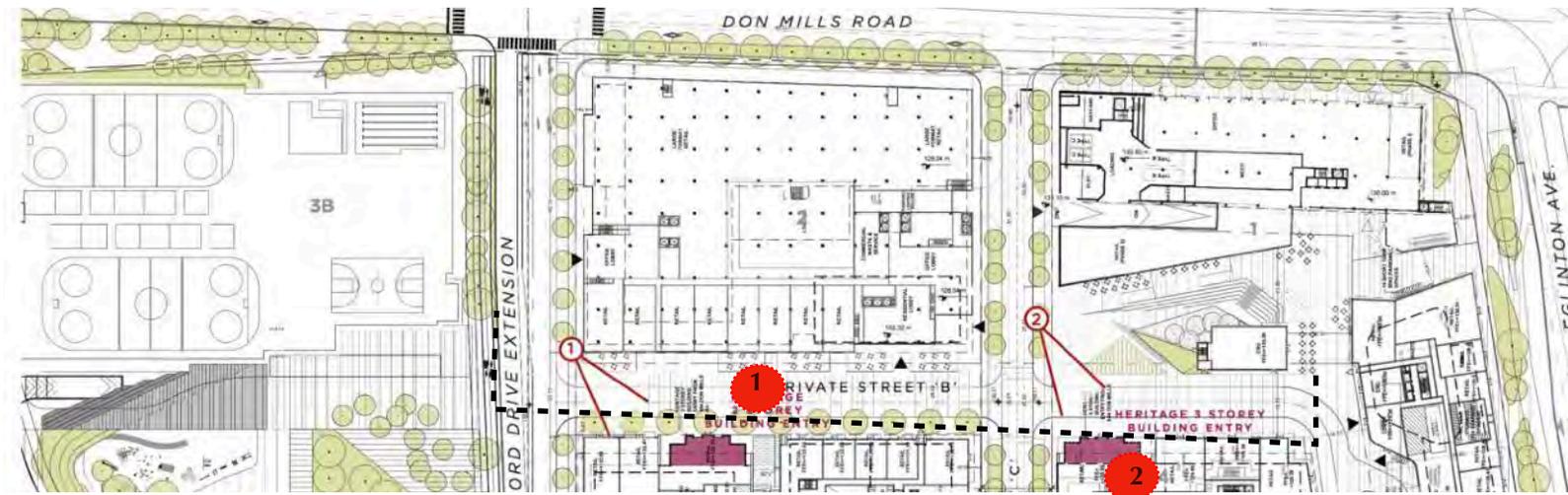


Figure 3. Red highlights show the proposed relocation of the limestone portals. Both will face towards Don Mills Road. The-dashed line shows the approximate location of the original footprint of the MacLean Building at 844 Don Mills Road. (Drawing by GPAI with annotations by GBCA)

2. Massing:

Using the MacLean Building building as a point of reference, “low-slung podiums” have been introduced to accentuate the horizontality of these pieces and allow the heritage portals to be read in contrast and gives them prominence. The juxtaposition between these volumes establishes a visual hierarchy between the portals and the podium characteristic of the MacLean Building. The glazing of the podium pieces to the rear of the entries have been set back to ensure the returns of the entries on either side are legible. Finally, an architectural frame wrapping from grade to the top of the 4th and 5th floor podium acts as a canopy to unify the new and old elements (see Figure B)

3. Materiality:

At this stage, key direction for building materials has been considered with the intent to both respect the existing character of the MacLean building with its buff brick masonry and Indiana Limestone panels used in the heritage portal. A deliberate, although subtle, contrast between new and retained heritage components will capture the spirit of the original building while emphasizing the contemporary addition. Reproducing masonry cladding from the original MacLean Building will minimize the potential uses on the site. Instead, a glazed wall behind the podium is indented to have a consistent pattern with minimal grills, slab edge covers etc. and provide an uninterrupted simple surface on which the entries sit. Cladding materials for canopies, soffits, and architectural fenestration will complement the colours and materials of heritage entries. Overall, the goal is to reconcile the seemingly opposite use of stone and glass through consistent architecture and relative dimensions which will diminish their contrast.



Figure A: The original 2-storey north portal is proposed to be integrated in the facade of a new residential building at the top of main street. The podium of the adjacent building is sympathetic to the retained portals in height, and materiality.



Figure B: The original 3-storey south portal is proposed to be integrated into the podium of the residential building framing the community plaza. Complimentary use of material, and sympathetic heights are established by the neighbouring podium building.

In order to address the realities of the context which is expected to become a major mobility hub with the arrival of the Eglinton Crosstown project, urbanization of this intersection is a desirable outcome and one that is encouraged by provincial policies of intensification. This proposed Official Plan and Zoning Bylaw Amendment allows for this intensification.

This prominent hub creates the potential to develop the site and a mixed-use neighbourhood including residential, recreational and employment uses. Considering a balanced approach for good planning with the existence of a heritage property of this size and complexity, commemoration of the site, its history and the building is a suitable mitigation strategy supported by the relocation of the entrance portals.

6.5 Shadow Impacts

Shadow studies have been prepared for this development proposal and are available in Appendix VIII. In this development, shadow impacts will be present, but they will not have any impact on any heritage resources on the site, or in the vicinity of the site.

Possible Effect	Assessment for 844 Don Mills Road
Destruction of any, or part of any, significant heritage attributes or features / Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance	The original plant building will be removed except the two entrance portals that will be retained and relocated at suitable, sympathetic and symbolic locations for the development. Although the building complex will be removed, two significant attributes (the entrance portals) will be retained throughout the process of dismantling, temporary storage and reassembly. The restored portals will be integrated into the podiums of two new buildings in a manner that will reinforce their value.
Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden	Shadow impacts have been prepared and are available section 6.3, and Appendix V of this report. Overall, shadows cast by the new development will have no impact on any heritage resources in the vicinity.
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship	The retention and relocation of the two entrance portals will alter the original relationship of the building with Don Mills Road, which, for its time, was appropriate. Today, this relationship is weakened as the original building is distanced from Don Mills Road and the original forecourt between the building and the street is currently a surface parking lot. The current configuration and industrial scale of the property not only challenges any development opportunities appropriate for community building and intensification, but also isolates the building from Don Mills and from the remainder of the existing context. The two entrance portals of the MacLean Building have been relocated a location that acknowledges and provides a legible cues to the original scale of the building. The entries sit in the same orientation and a similar distance, to their original design. This placement acknowledges the original portal locations and orientation, while also addressing the change in scale on the “high street”, Private Street B, with smaller scale retail spaces to the south and larger scale double height retail spaces to the North flanking the public plaza. Details are included in the previous section of this report.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	No obstruction of significant views will be created by the proposed development although the view to the original building will be significantly altered by the removal of the bulk of the building and relocation of the entrances.
A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property’s cultural heritage value	The development site is currently zoned as employment use and the purpose of the rezoning application is to include commercial, residential and recreational usage, in addition to employment. The proposed change in use will not negate the cultural heritage value of the property.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archaeological resources	There will be no significant land disturbances as a result of this development.

Celestica campus:

We have examined the possible effect of the development on the overall Property in the table at right. It is our opinion that the cultural heritage values of the site are conserved by the proposed development.

Possible Effect	Assessment for Overall Property
Destruction of any, or part of any, significant heritage attributes or features/ Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance	While portions of the existing heritage buildings on the Celestica campus will be removed, the overall campus will remain intact and the most prominent features will be retained. The two entrance portals of 844 Don Mills Road as well as the westernmost and southernmost portions of 1150 Eglinton Avenue will be retained on the property as will the landscape to the south.
Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden	Shadow impacts have been prepared and are available in Appendix V of this report. Overall, shadows cast by the new development will have no impact on any heritage resources in the vicinity.
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship	Some changes will occur that will isolate some heritage attributes but these will all be on the original property and integrated in a manner that will mitigate negative impacts, as discussed in previous sections.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	No significant views have been identified in the Toronto OP related to this property and therefore, none will be affected by the proposed development. The existing view to the ridge at the western portion of the site will be retained and will not be obstructed by the development.
A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property's cultural heritage value	The subject site is currently designated as a Regeneration Area by the Toronto Official Plan. The purpose of the rezoning application is to include commercial, residential and recreational usage, in addition to employment. The proposed change in use will not negate the cultural heritage value of the property.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archaeological resources	There will be no significant land disturbances as a result of this development.

6.6 Impacts on Landmark Status

A significant feature of the contextual value of a property lies within its quality as a landmark. For the purposes of this HIA, a landmark would be described as possessing the ability to be a reference point in an area, which ties in to their visual link with the surrounding context. As this contextual value is assessed in the present day, we have determined the property at 1150 Eglinton Avenue East possesses landmark quality. 844 Don Mills Road, in its current state, would not qualify as a landmark.

In consideration of the comments provided by City Staff in June 2017, strategies have been incorporated into a subsequent design to identify new uses of heritage buildings. These have incorporated new strategies for retaining significant portions of the existing buildings while allowing for increased density, and employment uses. Further to this, the adaptive reuse of the site supports its transition from a suburban office complex to a transit hub with strong neighbourhood design.

1150 Eglinton Avenue East:

The property, due to its position atop an elevated landscape and clear visibility from Eglinton Avenue has contextual value and is considered to be a landmark. Although the building on the property is not currently in use, its landmark status remains due to its physical context. The landmark status of the building will be conserved by retaining facades facing Eglinton Avenue.

844 Don Mills Road:

The property (and mainly the building) would have undoubtedly been a landmark, or a point of reference at the time of its creation, especially in the relative absence of any built environment around the MacLean building in the 1950's and its significant forecourt giving the building prominence on the property. In the current context of the area, the Don Mills and Eglinton intersection features other buildings in the vicinity that would be better identified as points of references, mainly due to their height. The current building may have prominence on the property but, contextually, the surrounding built environment has slowly eroded the subject site's landmark quality. From a distance, the entrance portals are the most visible

portions of the property. The two entrance portals of the MacLean Building are proposed to be retained and relocated along Private Street 'B' (Main Street). This will be done in a manner that acknowledges the previous use of the building, while also repurposing them to function in the new environment. The difference in height due to their response to the original slope of the site, will be more evident once relocated.

Celestica campus:

The proposed development will present a modest impact on the landmark status at the south perimeter of the overall campus. From the south, the facade of 1150 Eglinton will be conserved in addition to the landscaping, loop road interchange, and grand lawn will remain in view from Eglinton Avenue East.

At the east end of the Eglinton Ave. frontage, more prominent building forms, appropriate to intensification supported by mass transit, will be erected. These views are currently not prominent due to the width of Eglinton and view angles from the street.

Changes will not be visible from the north or northwest as those views are hidden by the railway line.

From the east, a new and more prominent streetscape of built form is proposed. Currently, the view towards the site from Don Mills Road is not significant due to the width of the street and landscaping. In our opinion, changes to this view are appropriate and will enhance the heritage attributes of the site.

6.7 Alternative Solutions & Mitigative Strategies

1150 Eglinton Avenue East

The landmark quality of the property is respected as the most visible portions from Eglinton Avenue are retained in situ.

Strategies to mitigate the primary heritage impact on the property will be addressed in the following ways :

- (1) the proposed development will maintain approximately 50% of the linear length of the elevation. The landmark status of the building will be conserved by retaining facades facing Eglinton Avenue.
- (2) The proposed development retains the east elevation in order to create a trellis from the existing walls. This permits the building to continue being viewed as a consistent object from several vantage points, particularly from the Eglinton Avenue East frontage.
- (3) The original building engages with the natural topography and features a variety of enclosed courtyard spaces, particularly along the south elevation fronting Eglinton Avenue. The retention of existing masonry walls will conserve the building footprint and the courtyard features along the Eglinton Ave frontage. A landscape design has reimagined these features for residential use, emphasizing its current characteristics, while adding communal seating space, and terraces at the ground level.
- (4) In addition to conserving the key built heritage and landscape attributes of the site as described above, further commemoration approaches will be considered. The existing buildings on the property have been constructed with good quality material, and opportunities to reuse bricks for landscaping treatments or other purposes within the development will be considered. For instance, reusing portions of the existing buildings as 'artefact' pieces can play a role in the commemoration of the built fabric and can be creatively incorporated into the proposed parks to show traces and outlines of the previous building footprint. The overall goal of any approach will be to celebrate and reinterpret its heritage value, and contribute to an understanding of the relationship between built fabric, landscape and time. Ongoing

discussions with staff and the designers will help evolve a commemoration strategy.

844 Don Mills Road

The listed building at 844 Don Mills Road will be removed save for the two prominent entrance portals constructed of Buff Indiana Stone. It is proposed that they are to be dismantled, stored off-site, and rebuilt. They will be relocated to an appropriate and symbolic location to interpret the original IBM facility. The current location of the building, substantially set-back from Don Mills Road, creates a sense of distance between the road and the building, which visually disconnects it from the public realm and challenges opportunities for development and intensification.

Strategies to mitigate the primary heritage impact on the property will be addressed in the following ways :

- (1) The two entrance portals of the 844 Don Mills Road are proposed to be retained and relocated along Private Street 'B'. This will be done in a manner that acknowledges and asserts their previous use, while also repurposing them to function in the new environment. The difference in height due to their response to the original sloping site, will continue to be evident once relocated.
- (2) Commemoration of the building and property - considering the impracticality of the current building to be readapted in full within a planned community, commemoration of the resource is an appropriate strategy.

Celestica Campus - Cultural Heritage Landscape

The overall property will also be conserved by the retention of the landscape features to the south of Eglinton Avenue East. These will be conserved in addition to the landscaping, loop road interchange, and grand lawn will in view from Eglinton Avenue East. Cultural heritage value of this landscape will be conserved from this prominent view corridor framing the site.

Wynford Green will maintain (and increase) employment uses along Don Mills and secure the property's intangible heritage attribute as a property valued for its aspiration to create jobs. Celestica (a former subsidiary of IBM in response to changing market and economic realities, today a separate company) has had a significant presence on the property, valued as a location for technology manufacturing since the 1950's. The legacy of the property as a centre of innovation and high tech hardware development (first with IBM and pursued by Celestica International Inc.) will continue with the retention and expansion of employment opportunities. The proposal of carefully planned mixed-use communities triggered by the future arrival of the LRT along Eglinton will support the creation of jobs and conserve the employment value of the site.

7. CONSERVATION STRATEGY

Overview

A variety of options are typically available for the mitigation of change to historic sites. These range from full restoration to simple commemoration of that which previously existed.

While redevelopment and intensification are anticipated in this part of Toronto, the conservation of the cultural heritage value of the property is desirable as it provides a complete context describing the evolution of the site. The Celestica site is located within an area of the city where several experiments in modern planning occurred during Toronto's post-war period, as shown through the various planned communities in the vicinity (Thornclyffe Park, Flemingdon Park and Don Mills). The site itself is notable as it housed the Canadian Headquarters of IBM from 1951 to 1980 and comprises the two existing buildings on the site. Allowing the site to evolve with on-going and planned development with retained portions of the existing buildings that will aid in understanding the built environment of the area.

In order to address this, portions of the building envelopes will be retained and integrated into the newly planned community in a manner that will conserve the meaning of the site.

In addition to conserving the key built heritage and landscape attributes of the site as described above, further commemoration approaches will be considered. The existing buildings on the property have been constructed with good quality material, and opportunities to reuse bricks for landscaping treatments or other purposes within the development will be considered. For instance, reusing portions of the existing buildings as 'artefact' pieces can play a role in the commemoration of the built fabric and can be creatively incorporated into the proposed parks to show traces and outlines of the previous building footprint. The overall goal of any approach will be to celebrate and reinterpret its heritage value, and contribute to an understanding of the relationship between built fabric, landscape and time. Ongoing discussions with staff and the designers will help evolve a commemoration strategy.

The overall goal of any approach will be to celebrate and reinterpret its heritage value, and contribute to an understanding of the relationship between built fabric, landscape and time. Ongoing discussions with staff and the designers will help evolve a commemoration strategy.

Steps:

The Conservation Strategy for the properties will, from the outset, consist of the following :

- the retention and relocation of the two principal entrance portals of the former IBM Plant building (at 844 Don Mills Road the MacLean building)
- the retention and reuse of portions of the Parkin building (at 1150 Eglinton Road)
- the retention of the loop access road into the site
- the retention of the grassed and landscaped rise of land as seen from Eglinton Avenue
- retention of employment use on the site.

The manner in which the design has been developed will allow the perception of not only the facade of the street frontage of the original property facing Eglinton, but also an appreciation of the original scale, height and volume of the original structure. A series of steps will be completed to this end.

7.1 Site Recording

The first step will be a full recording of the existing buildings on the site prior to selective demolition. Drawings will be detailed, where necessary, as base documents for recommended interventions.

Recording will include the preparation of drawings (plans, sections and/or elevations of portions of each building) where necessary identifying original heritage features - these plans may be the original plans, assuming they are available. In conjunction with the preparation of record drawings and documents, a full set of photographs would be prepared that would include interior images - particularly of original features (if found) prior to selective demolition.

7.2 Conservation Plan

A Conservation Plan will be submitted as a condition of subdivision registration to the satisfaction of the Senior Manager, Heritage Preservation Services. The Plan will be packaged as a report and will include a description of the detailed research completed on the buildings to provide the necessary background information for the design. This may include historic photographs, on-site testing and physical examination, paint colour research, test cleaning patches for removal of paint from masonry, etc.

It is proposed that the entrance portals for 844 Don Mills be dismantled, stored off-site, and rebuilt. Limestone is porous and readily absorbs water and is prone to weathering, which may have impacted the metal structure supporting the stones. A detailed strategy outlining relocation, and restoration will be approached in more detail through a Conservation Plan. This Plan will also include a detailed description of the means of relocating the entrance portals from the MacLean building.

The research and background information will inform the drawings and specifications prepared for the retention of portions of the buildings. These documents will be included in the Conservation Plan report for review by the Senior Manager, Heritage Preservation Services and will be the same documents submitted for the Building Permit application.

7.3 Commemorative Plan

Commemoration of the site will also become a part of this project to complement the Conservation Plan. The commemoration would celebrate the history and societal connections of the area by describing the associations of the site with IBM and the architects of the existing buildings.

A Commemorative Plan would be submitted as a condition of subdivision registration approvals by City staff.

The Commemorative Plan would include the specifications and drawings to be used for the development of commemorative plaques or displays related to the site.

Plaques

The erection of a free-standing heritage plaque or wall-mounted plaques at an appropriate place on the site would briefly describe the historical significance of the site. The location or locations would be determined in consultation with City staff. The plaques would be organized in collaboration with Heritage Toronto.

Illustrated Panels

Illustrated panels could be fabricated and installed at an appropriate location in the new development. These panels, of etched metal, would describe in words and images the evolution of this part of Toronto, the Don Mills planned community leading up to and including the new development.

A small display of recovered artifacts can also form a part of the presentation should artifacts be discovered on site.

8. CONCLUSION

This HIA follows a previous version issued on October 21, 2016. The updated report has established a framework for describing the building retention strategies for heritage buildings located at 1150 Eglinton, and 844 Don Mill. Further to this, this revised HIA evaluates a comprehensive redesign of the development proposal that has taken into consideration comments made by the City of Toronto, and feedback from the Design Review Panel.

In consideration of the comments made by City Staff in June and November 2017, strategies have been incorporated into subsequent design phases in order to identify new uses of heritage buildings. These have incorporated new strategies for retaining significant portions of the existing buildings, allowing for increased density, while also meeting various planning, and employment criteria.

A balanced approach that is both sensitive to development needs and heritage concerns has been developed through an interdisciplinary and collaborative approach considering a full spectrum of opinions from planning, sustainability, landscape, heritage, and architectural design disciplines. Throughout a number of design phases, and meetings with City officials have taken place to address the challenges that exist for a full-retention of the large mat-buildings that comprise 1150 Eglinton Avenue and 844 Don Mills Road.

While redevelopment and intensification are anticipated in this part of Toronto, the conservation of the cultural heritage value of the property is desirable as it provides a complete context describing the evolution of the site. The Celestica site is located within an area of the city where several experiments in modern planning occurred during Toronto's post-war period, as shown through the various planned communities in the vicinity (Thornclyffe Park, Flemingdon Park and Don Mills). The site itself is notable as it housed the Canadian Headquarters of IBM from 1951 to 1980 and comprises the two existing buildings on the site. Allowing the site to evolve with on-going and planned development with retained portions of the existing buildings that will aid in understanding the built environment of the area.

It is our opinion that the Wynford Green proposal strikes an appropriate balance between various planning and heritage objectives in a manner that conserves the existing character present on the site and provides an example of the site's commercial evolution into the 21st century. The proposed development integrates new transit, community design and brown-field remediation while also conserving the cultural heritage attributes of the site.

9. CLOSURE

The information and data contained herein represents GBCA's best professional judgment in light of the knowledge and information available to GBCA at the time of preparation. GBCA denies any liability whatsoever to other parties who may obtain access to this report for any injury, loss or damage suffered by such parties arising from their use of, or reliance upon, this report or any of its contents without the express written consent of GBCA and the client.



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