

**RE: NOTICE OF DECISION: SECTION 27 OF THE ONTARIO
HERITAGE ACT - INCLUDE A PROPERTY ON A MUNICIPAL
REGISTER
100 BOROUGH DRIVE, TORONTO
WARD 21 – SCARBOROUGH CENTRE**

TAKE NOTICE that the Chief Planner has exercised delegated authority to include the property including the lands, buildings and structures thereon known municipally as 100 Borough Drive under Part IV, Section 27 of the Ontario Heritage Act, R.S.O. 1990, c.O.18, as amended, on the City of Toronto's Heritage Register as a property of cultural heritage value or interest.

In accordance with Chapter 103 of the City of Toronto Municipal Code, the property meets at least two or more of the criteria prescribed in O. Reg 9/06 Criteria for Determining Cultural Heritage Value or Interest for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act, exceeding the minimum provincial requirement. The subject property may meet additional criteria which could be informed by community engagement and determined through further research and evaluation.

The "Reasons for Inclusion" are the result of a preliminary evaluation of the cultural heritage value or interest of the property and explain why the property is believed to have cultural heritage value and to meet one or more of the provincial criteria under O. Reg 9/06. This property will be further evaluated in accordance with O. Reg 9/06 for designation under the Ontario Heritage Act. If it is determined that a property merits designation, a statement of cultural heritage value, including a description of the heritage attributes, will be identified and prepared in compliance with the Ontario Heritage Act.

This decision also constitutes the notice being served to the Owner of the Property in accordance with the Ontario Heritage Act.

Listing Statement (Reasons for Inclusion in the Heritage Register)

Description of Property

Located between Borough Drive and Brian Harrison Way, the Property is occupied by a six-storey office building completed in 1978 immediately to the west of the Scarborough Civic Centre building (1973). Bell Canada occupied the six-storey office building until recently and the building is known as "the Bell Canada building".

Cultural Heritage Value or Interest

The Property has been identified for its potential cultural heritage value or interest through a City-initiated, focused review of the Scarborough Centre Secondary Plan. The building was nominated for the Scarborough Urban Design Awards in 1980.

The Property has cultural heritage value as it meets the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

The Bell Canada building (1978) at 100 Borough Drive has cultural heritage value as a representative example of a Late Modernist office building whose six-storey scale, materials and defining features respond to the planned Scarborough Town Centre. The building's pin wheel plan was designed to respond to the irregular shape of the lot, and to the several existing and planned pedestrian walkways that connect to the Scarborough Town Centre, the adjacent Scarborough Civic Centre and Albert Campbell Square. Late Modernist design features include the irregular building footprint and complex massing of the building, comprised of a series of diagonal step backs, long horizontal ribbon windows, and vertical cylindrical stair towers expressed on the building exterior. The interior of the building features a six-storey open atrium also representative of the Late Modernist style, and which complements the atrium of the adjacent Scarborough Civic Centre.

The Property has historical/associative value for its direct association with the important Toronto-based architectural and engineering firm, Shore Tilbe Henschel Irwin Peters (STHIP). The firm was responsible for several institutional and commercial buildings of high architectural quality, including the York Township Municipal Offices (1952), which is listed on the Heritage Register.

Contextually, the Bell Canada building is valued for its role in maintaining and supporting the character of the Scarborough Town Centre, and is physically, historically, and functionally linked to its surroundings. Scarborough Town Centre is the result of urban planning initiatives beginning in the 1960s that envisioned the area as the new commercial and civic heart of the rapidly growing Borough of Scarborough. The Bell Canada building was the third building to be constructed in the precinct, and the first office building, thus lending further credibility to the new Town Centre. Its placement immediately west of the Scarborough Civic Centre and Albert Campbell Square allows the three distinct properties to speak together to the growth of the Borough of Scarborough in the 1970s.

Objection to the Inclusion on the Heritage Register

Notice of an Objection to the Inclusion of the Property on the Heritage Register may be served on the City Clerk, Attention: Administrator, Secretariat, City Clerk's Office, Toronto City Hall, 2nd Floor West, 100 Queen Street West, Toronto, Ontario, M5H 2N2.; Email: hertpb@toronto.ca.

The Notice of Objection to the Inclusion of the Property on the Heritage Register must set out the reason(s) for the objection, all relevant facts and contact information in

accordance with subsection 27(7) of the Ontario Heritage Act and Chapter 103, Heritage, Article 7 of the Toronto Municipal Code.

Restriction on Demolition or Removal

TAKE NOTICE that the Owner of the Property shall not demolish or remove a building or structure on the Property or permit the demolition or removal of the building or structure unless the owner gives the City at least sixty days' notice in writing of the Owner's intention to demolish or remove the building or structure or to permit the demolition or removal of the building or structure in accordance with s. 27 of the Ontario Heritage Act and Chapter 103, Heritage, Article 7 of the Toronto Municipal Code.

If you have any questions, please contact Gary Miedema, Project Manager at gary.miedema@toronto.ca or at 416-338-1091.

Dated at the City of Toronto on December 21, 2023.

Signed By Gregg Lintern, Chief Planner and Executive Director