

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 844 Don Mills Road and 1150 Eglinton Avenue East

Date:	September 7, 2016
To:	Toronto Preservation Board North York Community Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Don Valley West– Ward 26
Reference Number:	P:\2016\Cluster B\PLN\NYCC\NY16099

SUMMARY

This report recommends that City Council state its intention to designate the properties at 844 Don Mills Road and 1150 Eglinton Avenue East under Part IV, Section 29 of the Ontario Heritage Act.

The properties are located at the north-west corner of Don Mills Road and Eglinton Avenue East and are bound on the north and west edge by the CPR railway corridor. They formed a Canadian corporate campus for IBM. The property at 844 Don Mills Road contains the former Canadian IBM head office and factory complex (now known as Celestica), completed in 1951 with later additions. The property was included on the City of Toronto's Heritage Register in 2006. The property at 1150 Eglinton Avenue East contains the IBM Headquarters (Canada) building completed in 1967.



Following research and evaluation, staff have determined that the properties at 844 Don Mills Road and 1150 Eglinton Avenue East meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the Ontario Heritage Act.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council state its intention to designate the property at 844 Don Mills Road (IBM/Celestica Building, 1951) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 844 Don Mills Road (Reasons for Designation) attached as Attachment No. 3 to the report (September 7, 2016) from the Chief Planner and Executive Director, City Planning Division.
2. City Council include the property at 1150 Eglinton Avenue East on the City of Toronto's Heritage Register.
3. City Council state its intention to designate the property at 1150 Eglinton Avenue East (IBM/Celestica Building, 1966-67) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 1150 Eglinton Avenue East (Reasons for Designation) attached as Attachment No. 4 to the report (September 7, 2016) from the Chief Planner and Executive Director, City Planning Division.
4. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bill in Council designating the properties under Part IV, Section 29 of the Ontario Heritage Act.
5. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designations to the Conservation Review Board.
6. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designation of the properties.

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

At its meeting of February 14, 2006, City Council included the property at 844 Don Mills Road on the City of Toronto Heritage Register.

<http://www.toronto.ca/legdocs/2006/agendas/council/cc060214/ny2rpt/cl002.pdf>

At its meeting of August 7, 2014, the Planning and Growth Management Committee requested the Director of Urban Design to evaluate the property at 1150 Eglinton Avenue East for potential inclusion on the City's Heritage Register and report to the Toronto Preservation Board, North York Community Council and City Council in early 2015. City Council also requested the listed property at 844 Don Mills Road be evaluated for potential designation under Part IV, Section 29 of the Ontario Heritage Act and report to the Toronto Preservation Board, North York Community Council and City Council in early 2015.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PG35.12>

At its meeting of June 7, 2016, City Council adopted Item CC19.8, "844 Don Mills Road and 1150 Eglinton Avenue East – Appeal of Official Plan Amendment 231 – Ontario Municipal Board Hearing." Council also authorized the release of confidential instructions to staff in Confidential Attachment 2, "Modifications to OPA 231". The modification was adopted by Council as a settlement to the landowner's OMB appeal of OPA 231 as it related to the subject lands, and retains the sites frontage along Don Mills Road for Employment Areas while redesignating the remainder of the site to Regeneration Areas. The modification also brought forward a new Site and Area Specific Policy 511 (SASP 511) for 844 Don Mills Road and 1150 Eglinton Avenue East, which provides for the development of a complete and sustainable new community on the lands. SASP 511 requires the preparation of a comprehensive planning framework for the lands to be prepared in conjunction with the Don Mills and Eglinton Study being undertaken by the City that includes requirement for a Heritage Conservation Plan that identifies cultural heritage resources.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.CC19.8>
<http://www.toronto.ca/legdocs/mmis/2016/cc/bgrd/backgroundfile-93720.pdf>

ISSUE BACKGROUND

The property at 844 Don Mills Road contains the former IBM head office and factory, designed by Clare G. MacLean and completed in 1951 with an extension in 1954. It was included on the City of North York's Inventory of Modernist Architecture in 1997 and listed on the City's Heritage Register in 2006. On the adjacent property to the west, 1150 Eglinton Avenue East contains the IBM headquarters building built to the designs of John

B. Parkin Associates in 1966-67. The property was included on the City of North York's Inventory of Modernist Architecture in 1997.

The two properties, now identified as part of the Celestica holdings, are part of a large-scale development proposal which has been the subject of an Ontario Municipal Board hearing and modifications to Official Plan Amendment 231. Designation of the properties under Part IV, Section 29 of the Ontario Heritage Act will help to ensure that the cultural heritage value and heritage attributes of the properties are identified and conserved. These considerations will form an important component of the upcoming comprehensive planning process for the lands, which provides a city-building opportunity to arrange new investment and development in a way that conserves the significant cultural heritage values and attributes of these properties

COMMENTS

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached. Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment No. 5).

Staff have determined that the two properties at 844 Don Mills Road and 1150 Eglinton Avenue East are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet the criteria for municipal designation prescribed by the Province of Ontario, Ontario Regulation 9/06 under the three categories of design, associative and contextual values.

Together, the two adjacent properties on the site at the north west corner of Don Mills Road, Eglinton Avenue East and bound by the CPR railway, 844 Don Mills Road and 1150 Eglinton Avenue East, formed a corporate campus for IBM from 1951-1994.

The 1951-54 former IBM building at 844 Don Mills Road is valued for its historical associations with the IBM corporation, founded in Binghamton, New York and world-renowned for its century of innovations in information technology. It was with the opening of its Canadian branch in 1917 that the company adopted the name International Business Machines Co. Ltd. (IBM). The 1951-54 head office and factory building was a symbol of IBM's technological progress. As one of the first industries to locate in Don Mills, it was an early contributor to its transformation as a significant post-war commercial and industrial centre of Metropolitan Toronto. The design values are evident in the form, materials and details of the building which make it a fine representative of the style known as "Style Moderne," a transitional style between Classicism, Art Deco and Modernism. The building is an important contributor to the significant modern architectural landmarks that contributed to the high design standard which characterized Don Mills' development.

To the west of 844 Don Mills Road, on the north side of Eglinton Avenue East and contained by the Don River ravine and CPR railway line, the 1966-67 IBM Headquarters

building at 1150 Eglinton Avenue East is also valued for its associations with the history of the IBM corporation, the development of the industrial manufacturing sector of Don Mills and with the prolific, modernist, architectural firm of John B. Parkin and Associates. Nominated for the Massey Medal for Architecture in 1970, the building has design value for its Late Modern style which rejected the technological bias of early Modernism in favour of a more organic approach evident in the response to the natural qualities of the Don River Valley site. As a corporate headquarters for Canada, this was an innovative design approach for both IBM and Parkin Associates. Contextually, the building has been a landmark emphasizing the natural topography of the ravine site and contributes to the sequence of high-quality-designed, third-quarter twentieth century Modernist structures that characterize Don Mills.

The Reasons for Designation (Statement of Significance) for 844 Don Mills Road (Attachment No. 3) and 1150 Eglinton Avenue East (Attachment No. 4) are the Public Notice of Intention to Designate and will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the property owners and on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act. Designation under Part IV of the Ontario Heritage Act forms an important part of the upcoming planning process for the lands and provides for a city-building opportunity that secures new investment and development in a way that conserves the significant cultural heritage values and attributes of the properties.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photographs
Attachment No. 3 – Reasons for Designation (Statement of Significance)
– 844 Don Mills Road
Attachment No. 4 – Reasons for Designation (Statement of Significance)
– 1150 Eglinton Avenue East
Attachment No. 5 – Heritage Property Research and Evaluation Report