

STATEMENT OF SIGNIFICANCE:  
(REASONS FOR DESIGNATION)  
844 DON MILLS ROAD

ATTACHMENT NO. 3

The property at 844 Don Mills Road is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act, for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

Located on the west side of Don Mills Road, at the intersection with Eglinton Avenue East, in the Don Mills neighbourhood, the property contains the former IBM head office and factory building, now known as Celestica. The building complex is composed of a long one-storey block with a two storey entry pavilion and second storey offices, completed in 1951, with an extension to the south comprising a two-storey block with a three storey entry pavilion and third storey offices, completed in 1954. The 1950s building is clad in limestone, buff brick, and glass block. At the rear, on the west side of the 1950s buildings are a series of large additions begun in 1970.

Statement of Cultural Heritage Value

The property at 844 Don Mills Road has design value as a representative of a corporate factory and office building in the Style Moderne style. The building displays a high degree of craftsmanship and artistic merit in its composition of a dramatically long, horizontal block, punctuated with the two limestone-clad stepped entry blocks, and in its use and detailing of glass block and various other elements including the secondary entrances and south staircase. Set parallel to Don Mills Road, the building responds to the natural fall of the slope in the landscape from north to south, so that a second storey emerges at the south end.

The 1950s office and plant building has historic value as it is associated with IBM, the technologically innovative and internationally influential American company and its development and expansion in Canada over the past century. It was with its opening of its Canadian subsidiary in Toronto in 1917 that the company first acquired its identity as International Business Machines Co. Ltd. (IBM). It is valued for its association with the history and development of Don Mills from a 19<sup>th</sup> century settlement to a significant mid-20th century, full-planned subdivision, privately developed by E. P. Taylor. It is also valued for its association with the architect Clare G. MacLean who also designed the IBM sales and service building at 36 King Street East in 1962.

Situated at the north-west corner of Eglinton Avenue and Don Mills Road, the property has contextual value as a landmark within the community for over 70 years. It is also valued for maintaining the character of the area which features many mid-century modern industrial buildings of distinctive high-quality design throughout Don Mills. As one of the earliest post-war industrial buildings associated with the development of Don Mills, it is visually, physically and historically linked to its surroundings.

## Heritage Attributes

The heritage attributes of the former IBM head office and factory building completed in 1951 and 1954 on the property at 844 Don Mills Road are:

- 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

Please note all additions after 1954 are not included in the heritage attributes