

Authority: Planning and Housing Committee Item PH19.6,
as adopted by City of Toronto Council on March 26 and 27,
2025

CITY OF TORONTO

Bill 429

BY-LAW -2025

To designate the property at 877 Lawrence Avenue East as being of cultural heritage value or interest.

Whereas the Ontario Heritage Act authorizes the Council of a municipality to enact By-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 877 Lawrence Avenue East as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the lands and premises known as 877 Lawrence Avenue East and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act; and

Whereas no notice of objection was served upon the Clerk of the municipality within the prescribed time under the Ontario Heritage Act; and

Whereas the reasons for designation are set out in Schedule A to this By-law;

The Council of the City of Toronto enacts:

- 1.** The property at 877 Lawrence Avenue East, more particularly described in Schedule B attached to this By-law, is designated as being of cultural heritage value or interest.
- 2.** The City Solicitor is authorized to cause a copy of this By-law to be registered against the property described in Schedule B to this By-law in the proper Land Registry Office.
- 3.** The City Clerk is authorized to cause a copy of this By-law to be served upon the owners of the property 877 Lawrence Avenue East at and upon the Ontario Heritage Trust and to cause notice of this By-law to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act.

Enacted and passed on May , 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION 877 Lawrence Avenue East

Reasons for Designation

Description

The property at 877 Lawrence Avenue East (Don Mills Bank of Montreal) is located on the south side of Lawrence Avenue East, approximately 170 metres west of The West Donway at the western edge of Don Mills' commercial centre. The property is comprised of a one-storey International-Style bank building constructed in 1956 and expanded in 1967.

Statement of Cultural Heritage Value

Design or Physical Value

The property at 877 Lawrence Avenue East has physical value as a rare example of an International Style structure in the main commercial area of Don Mills. Once the defining architectural style of the main commercial area, many International Style structures were lost to redevelopment, including the Massey Medal for Architecture winning 1955 Don Mills Convenience Centre. The property is one of only four International Style structures that remain in the main commercial area.

The property, along with the adjacent property at 885 Lawrence Avenue East, has design and physical value as a unique example of two separate bank buildings designed and built as a cohesive ensemble in the same architectural style within a shared landscape. Nearly identical in design, both properties are set back from Lawrence Avenue East and are separated by an open central area incorporating both properties and the public right of way between them.

Historical or Associative Value

The property at 877 Lawrence Avenue East has value for its direct association with the development of Don Mills as an entirely Modernist master planned community. This is reflected through its International Style design and visual relationship with the adjacent property at 885 Lawrence Avenue East, including their unified design and landscape.

The property is also valued for its association with the architectural firm of John B. Parkin Associates, one of Canada's leading Modernist and most prolific firms of the 1950s and 1960s that contributed many significant buildings to Toronto during this period. A leading proponent of the International Style, the firm played a significant role in the development of Don Mills, designing many of its most important institutional, commercial, and industrial buildings. Designed and built in 1956 by John C. Parkin, the firm's Chief Designer and described as one of Canada's most important Modernist architects, the property formed part of a collection of International Style structures designed by the firm that would define the commercial area of Don Mills.

The property has further historical and associative value because it contributes to an understanding of the historical development of Don Mills as Canada's first entirely Modernist master planned community. Located within the commercial area of Don Mills, its International Style design reflects the various Modernist architectural styles that were used in the community's development while providing evidence of the original character of the commercial area which has undergone significant redevelopment.

The property also has value for its association with John C. Parkin, a pioneer of the International Style in Canada and chief designer of John B. Parkin Associates from 1947-1969. The property's scale, form, and massing reflect John C. Parkin's mastering of the International Style.

Contextual Value

Constructed in 1956 as part of the development of the commercial area of Don Mills, the property is physically, functionally, visually and historically linked to its surroundings. This linkage is enhanced by the property's International Style design which was in response to the Modernist design requirements that were part of the master plan for Don Mills.

Constructed with the adjacent property at 885 Lawrence Avenue East as a pair of banks in the same architectural style, set back from Lawrence Avenue East within a shared landscape, the property is physically, functionally, and visually linked to its surroundings.

Heritage Attributes

Design or Physical Value

The following heritage attributes contribute to the design and physical value of the property at 877 Lawrence Avenue East:

- The scale, form, and massing of the structure, including the 1967 one bay addition at its eastern elevation, with its rectangular plan, one-storey height, and flat roof
- The flat roof with wide fascia
- The 18 exterior support columns and 14 interior support columns
- The setback, placement and orientation of the building on the south side Lawrence Avenue East
- The open space to the north and east of the building

Contextual Value

The following heritage attributes contribute to the contextual value of the property at 877 Lawrence Avenue East:

- The scale, form, and massing of the structure with its rectangular plan, one-storey height, and flat roof

- The flat roof with wide fascia
- The 18 exterior support columns
- The setback, placement and orientation of the building on the south side Lawrence Avenue East
- The open space to the north and east of the building

SCHEDULE B
LEGAL DESCRIPTION

PIN 10136-0272 (LT)
PART OF BLOCK C, REGISTERED PLAN 4545
DESIGNATED AS PART 2, PLAN 64R-9679
City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (66)