

Authority: Planning and Housing Committee Item PH19.8,
as adopted by City of Toronto Council on March 26 and 27,
2025.

CITY OF TORONTO

Bill 432

BY-LAW -2025

To designate the property at 2930 Lake Shore Boulevard West 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 2930 Lake Shore Boulevard West 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 2930 Lake Shore Boulevard West 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 2930 Lake Shore Boulevard West, 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 2930 Lake Shore Boulevard West 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 2930 Lake Shore Boulevard West

Reasons for Designation

Description

The property at 2930 Lake Shore Boulevard West, formerly the New Toronto Post Office, is located on the northeast corner of Lake Shore Boulevard West and Islington Avenue in the downtown area of New Toronto. The property is comprised of a two-storey flat-roofed structure constructed in 1935, featuring a double height main wing with prominent front entrance, a two-storey rear wing, and a one-and-a-half storey flat-roofed annex to the east constructed in 1960-61. Together the 1935 structure and 1960-61 annex feature limestone cladding, polished black granite foundation and coping, and flat-headed window and door openings with stone sills and voussoirs. The 1935 structure also features a cornice of four courses of alternating polished black granite and limestone.

Statement of Cultural Heritage Value

Design or Physical Value

The New Toronto Post Office has design and physical value as a fine and representative example of a small-scale public building constructed as part of the interwar period (1918-1939). Designed in the Stripped-Classical style with Art Deco elements, it reflects the transition towards modernism that typifies this period. Its flattened classical details including cornice of contrasting stonework bands, flattened pilasters and imposing door surround flanked by fluted columns are hallmarks of Stripped Classicism, while the strong planarity of the contrasting bands of limestone and black granite at the cornice and interior plasterwork of the lobby reflect the influence of Art Deco. Constructed as part of the Public Works Construction Act of 1934, its scale and high-quality materials, including exterior and interior stonework, are particularly fine when compared to smaller scale public buildings constructed after new design guidelines were introduced by the Department of Public Works in 1936 to reduce costs. Designed to complement the 1935 structure, the 1960-61 addition features the same limestone cladding above a polished black granite foundation and coping, and pilasters between windows.

Historical or Associative Value

The property at 2930 Lake Shore Boulevard West has value for its association with the Canadian postal system, which underwent considerable change in the 1930s as a result of the Public Works Construction Act of 1934. The Act resulted in the construction of 185 federal public buildings across Canada. Constructed in 1935, the subject property's individual design, finely executed in high quality materials on both the exterior and interior, is reflective of this period.

The property at 2930 Lake Shore Boulevard West has additional associative value for its contribution to the understanding of the historical development and evolution of New Toronto as

an independent community where the property, like many post offices, occupies a prominent location at the centre of the community.

Contextual Value

Constructed to house New Toronto's post office by the Government of Canada in 1935, when Lake Shore Boulevard West between Fifth and Ninth Streets emerged as New Toronto's downtown, the property at 2930 Lake Shore Boulevard West is physically, functionally, visually, and historically linked to its surroundings.

The property is important in defining, supporting, and maintaining the small-town commercial main street character of Lake Shore Boulevard West between Fourth Street and Ninth Street which forms the centre of New Toronto's downtown.

Prominently located at the centre of New Toronto's downtown, where it anchors the northeast corner of Lake Shore Boulevard West and Islington Avenue, the property has served as a community landmark since 1935.

Heritage Attributes

Design or Physical Value

The following heritage attributes contribute to the design and physical value of the Property.

Exterior

- The placement, setback, and orientation of the structure at the northeast corner of Lake Shore Boulevard West and Islington Avenue
- The scale, form, and massing of the structure with its rectangular plan, two-storey height, and flat roof
- The limestone cladding and polished black granite foundation and coping on all elevations of the structure
- The stringcourses of contrasting black granite and limestone on all elevations of the 1935 structure
- The flat-headed window and door openings with stone voussoirs and sills
- The flattened fluted carved stone pilasters between the windows on the south and west elevations of the main wing of the 1935 structure and south elevation of the 1960-61 annex
- The blind balustrades below the first storey windows on the principal (south) and west elevations of the 1935 structure
- The raised central entrance with semi-circular stone steps, transom and door surround flanked by single fluted quarter columns beneath a metal casting of the Coat of Arms of Canada
- The central entrance's recessed double doors with brass hardware and security shutters
- The semi-circular stone steps at the location of the former post office box
- The decorative iron work including transom grilles and basement light well covers
- The chimney at the rear northeast corner of the 1935 structure

Interior

The identified interior attributes are located in the vestibule and former postal hall and include:

- The terrazzo flooring
- The gray-green marble dado with black marble base and chair rail
- The former post office wicket openings
- The decorative plasterwork
- The double vestibule doors with hardware
- The central skylight

Contextual Value

The following heritage attributes contribute to the contextual value of the property:

- The placement, setback, and orientation of the structure at the northeast corner of Lake Shore Boulevard West and Islington Avenue
- The scale, form, and massing of the structure with its rectangular plan, and flat roof
- The limestone cladding and polished black granite foundation and coping on all elevations of the structure
- The stringcourses of contrasting black granite and limestone on all elevations of the 1935 structure
- The flat-headed window openings with stone voussoirs and sills
- The flattened fluted pilasters between the windows on the south and west elevations of the main wing of the 1935 Structure and south elevation of the 1960-61 annex
- The raised central entrance with semi-circular stone steps, transom and door surround flanked by single fluted quarter columns beneath a metal casting of the Coat of Arms of Canada.
- The central entrance's recessed double doors with brass hardware and security shutters
- The semi-circular stone steps at the location of the former post office box
- The flat headed entrance on the west elevation with stone header and transom
- The decorative iron work including transoms and basement light wells covers

SCHEDULE B
LEGAL DESCRIPTION

PIN 07609-0030 (LT)

LOTS 501 AND 502, REGISTERED PLAN 1043

EXCEPT NT5105 AND NT5084

City of Toronto and Province of Ontario

Land Titles Division of the Toronto Registry Office (No. 66)