

Authority: Toronto and East York Community Council Item 3.6,
as adopted by City of Toronto Council on March 5, 6, 7 and 8, 2007
Enacted by Council: April 24, 2007

CITY OF TORONTO

BY-LAW No. 382-2007

To designate the property at 480 Oriole Parkway (Parkway Court Apartments) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 480 Oriole Parkway (Parkway Court Apartments) as being of cultural heritage value or interest; and

WHEREAS the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be 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 land and premises known as 480 Oriole Parkway and upon the Ontario Heritage Trust, Notice of Intention to designate the property and has caused the Notice of Intention to be published in a newspaper having a general circulation in the municipality as required by the *Ontario Heritage Act*; and

WHEREAS the reasons for designation are set out in Schedule "A" to this by-law; and

WHEREAS no notice of objection was served upon the Clerk of the municipality;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at 480 Oriole Parkway, more particularly described in Schedule "B" and shown on Schedule "C" 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 at 480 Oriole Parkway and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto as required by the *Ontario Heritage Act*.

ENACTED AND PASSED this 24th day of April, A.D. 2007.

GLORIA LINDSAY LUBY,
Deputy Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE “A”

REASONS FOR DESIGNATION

Description

The property at 480 Oriole Parkway is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, historical and contextual value. Located on the west side of Avenue Road, south of Eglinton Avenue West, the three-storey apartment complex historically known as the Parkway Court Apartments was constructed in 1930.

Statement of Cultural Heritage Value

Design or Physical Value

The Parkway Court Apartments are carefully detailed examples of Period Revival design, the style popularized in the early 1900s and identified by its blend of Classical and Gothic elements associated with English medieval architecture. The complex is a representative example of the type of small-scaled walk-up apartment buildings constructed in Toronto in the era between World Wars I and II. Rich architectural details usually associated with house designs were applied to multi-unit buildings to attract tenants and, in the case of the Parkway Court Apartments, complement that adjoining residential neighbourhood.

Historical or Associative Value

The Parkway Court Apartments were designed by the important Toronto architectural firm of Kaplan and Sprachman. In partnership from 1921 to 1965, Kaplan and Sprachman were sought out for a wide range of commissions, from hospitals, schools and synagogues to residential, commercial and industrial buildings. Prior to World War II, the firm gained national fame with their designs for over 100 movie theatres across Canada. The Eglinton Theatre (1936), located nearby at 400 Eglinton Avenue West, is designated under the *Ontario Heritage Act* and recognized by the federal government as a National Historic Site.

Contextual Value

With their scale and setback, the Parkway Court Apartments support the low-scale residential character of Oriole Parkway, which extends through the neighbourhood south of Eglinton Avenue West. Directly north, the complementary apartment complex at 484-486 Oriole Parkway, also designed by Kaplan and Sprachman and completed in 1929, is recognized on the City's heritage inventory.

Heritage Attributes

The heritage attributes of the Parkway Court Apartments related to its design value as a representative example of an early 20th century apartment complex reflecting the Period Revival style are found on the exterior walls and roofs, consisting of:

- Under low-pitched hipped roofs, the mottled red brick cladding with brick, stone, wood and metal detailing.
- Rising three stories above a belt course, the U-shaped plan, formed by the main body (west) and two projecting wings flanking a terraced courtyard that is entered from the east end of the complex.
- The east façade of the main body of the complex, where the principal entrance is placed at the base of a projecting frontispiece and features an ornate stepped stone surround, a sculpted tympanum, and doors with wood panels and glazing.
- On the east façade of the main body, the stone surrounds on the first-floor openings, the cornice between the first and second stories, and the single and paired flat-headed window openings.
- The north and south wings, where the elevations facing the courtyard have secondary entries with Classically inspired stone surrounds and flat-headed, symmetrically placed window openings.
- On the east facades of the wings facing Oriole Parkway, the frontispieces with Flemish gables, the buttresses with stone gablets (which are repeated on the outside walls of the wings), the stone stringcourses extending above the first-floor openings, and a variety of flat-headed and round-arched window openings placed in singles, pairs and trios.
- The detailing on the east facades of the wings, with the iron balconies on some of the window openings in the outer bays, the sculpted stone panels beneath the three-part window openings in the second floor, the canopies with wood brackets on the paired window openings in the second floor, the decorative brickwork beneath the round-arched window openings, and the rondelles topping the frontispieces.
- The side (north and south) walls of the main block and wings, with the pattern of symmetrically placed flat-headed window openings.

The rear (west) wall of the complex, which is not visible from Oriole Parkway, is not included in the Reasons for Designation

SCHEDULE “B”**LEGAL DESCRIPTION**

PIN 21174-0183 (LT)

LT 9-10 PL 1568 TORONTO; PT LT 8, 11 PL 1568 TORONTO AS IN CA747333

City of Toronto and Province of Ontario

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

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2007-133 dated April 13, 2007, as set out in Schedule “C”.

SCHEDULE "C"

