



**STAFF REPORT
ACTION REQUIRED**

Demolition of a Structure on a Designated Heritage Property and Authority to Enter into a Heritage Easement Agreement – 500 Lake Shore Boulevard West

Date:	August 16, 2011
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Acting Director, Policy & Research, City Planning Division
Wards:	Ward 21 – Trinity Spadina
Reference Number:	P:\2011\Cluster B\PLN\HPS\TEYCC\September 12 2011\teHPS15

SUMMARY

This report recommends that City Council consent to the demolition and partial reconstruction of the designated heritage property located at 500 Lake Shore Boulevard West (Attachment 1). As this property is designated under Part IV of the Ontario Heritage Act, Council consent is required for the proposed demolition. The current application is not subject to the 90 day decision period set out in the Ontario Heritage Act.

This report relates to the rezoning and site plan approval applications received by City Planning in connection with a new Loblaw facility to be located at 500 Lake Shore Boulevard West. The original 2004/2005 proposal for the alteration of the heritage building, including the retention and restoration of the south and west façades *in situ*, is currently before the Ontario Municipal Board (OMB). Subject to certain conditions, Heritage Preservation staff supported the proposal as set out in a report of the Director, Policy and Research, City Planning Division, dated October 6, 2005.

The modified proposal of 2010, which will potentially form the basis of a settlement at the OMB, now contemplates the demolition of the entire building with provision for the reconstruction of the entire south and west walls using new and salvaged materials. The two reconstructed walls will be anchored on new construction and will not be integral to the structure of the new facility. Subject to satisfaction of certain conditions and subject to certain revisions to the site plans and drawings, Heritage Preservation Staff have no objection in principle to the zoning amendment or site plan approval for the revised proposal.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council consent to the demolition of the designated property at 500 Lake Shore Boulevard West subject to the following terms and conditions:
 - a. Prior to the Ontario Municipal Board issuing an Order for final approval of the zoning amendment and site plan approval, the owner shall:
 - i. Enter into and register a Heritage Easement Agreement with the City for the heritage property located at 500 Lake Shore Boulevard West to the satisfaction of the Manager of Heritage Preservation Services and the City Solicitor; and
 - ii. Provide a detailed Conservation Plan, satisfactory to the Manager of Heritage Preservation Services prepared by a qualified heritage consultant that:
 - a. details the dismantling, storage and rebuilding of the south and west elevations of the Loblaw Groceteria Building in accordance with in the November 2010 Heritage Impact Assessment and Synopsis of Dismantling Rationale document prepared by E.R.A. Architects Inc. and dated March 2011, and that includes documentation through photographs of the as found condition of the heritage structure, detailed Landscape Plan, an exterior Lighting Plan, Signage Plan and Interpretative Plan.
 - b. includes a detailed cost estimate with descriptions and specifications for the work for the purpose of an indexed Letter of Credit to be secured within the Heritage Easement Agreement.
 - b. Prior to the Ontario Municipal Board issuing an Order for final Site Plan Approval, the owner shall prepare and provide the following to the satisfaction of the Manager, Heritage Preservation Services:
 - i. a revised site plans and drawings that include revisions in accordance with comments from Heritage Preservation Services dated August 11, 2011;
 - ii. a detailed Landscape Plan that supports the architectural style of the heritage building including reference to materials and finishes;
 - iii. a Lighting Plan including building and site lighting;

- iv. a Signage Plan including building and site signage;
 - v. an Interpretation Plan including interpretive elements regarding the property's heritage values, site history and archaeological resources as may be applicable, an implementation schedule and a budget; and
 - vi. a record of the as-found condition of the building including architectural drawings and photographs keyed to plans and elevations of all visible interiors and exteriors.
- c. Provide an updated Stage 1 Archaeological Assessment report as an addendum to the original report;
- d. Prior to the issuance of any heritage permit for the proposal, including a heritage permit related to demolition, shoring, excavation and rebuilding of any building or structure on the subject property:
- i. the owner shall have received final approval for the zoning amendment and final site plan approval; and
 - ii. the owner shall provide a Letter of Credit, in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure all work including the implementation of the approved Conservation Plan, including the Signage Plan, Lighting Plan and Interpretation Plan.
- e. Prior to the release of the Letter of Credit, the owner shall:
- i. implement the Conservation Plan, including the Interpretation Plan, Lighting Plan and Signage Plan, subject to the review and approval of the Manager of Heritage Preservation Services; and
 - ii. provide a Letter of Substantial Completion for the rebuild of the south and west walls signed by the project architect and heritage consultant to the satisfaction of the Manager, Heritage Preservation Services.

2. City Council require the owner to withdraw its appeal of the demolition permit currently before the Board and, in the event that the owner does not withdraw its appeal of the demolition permit on the basis of Council's proposed consent on the terms and conditions specified in Recommendation No. 1, City Council direct the City Solicitor to request that the Ontario Municipal Board dismiss the appeal or that identical terms and conditions be required in any Order of the Board requiring that the municipality consent to the demolition or removal of a building or structure pursuant to the Ontario Heritage Act.
3. City Council direct the City Solicitor to request that the Ontario Municipal Board withhold its order on zoning amendment and site plan approval pending being advised by the City Solicitor completion of the requirements set out in Recommendation 1a.
4. City Council grant authority for execution of a Heritage Easement Agreement to secure heritage matters related to 500 Lake Shore Boulevard West under section 37 of the Ontario Heritage Act and authorize the City Solicitor to introduce any necessary bill in Council.

Financial Impact

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

DECISION HISTORY

The Loblaw Groceteria Company Building was designated by Toronto City Council under Part IV of the *Ontario Heritage Act* on February 1, 2001 (By-law 52-2001).

Staff report to the Toronto Preservation Board and Toronto & East York Community Council dated October 6, 2005 entitled "500 Lake Shore Boulevard West (Loblaw Groceteria Building) - Alteration to a Building Designated under Part IV of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement"(Trinity-Spadina-Ward 20) - Toronto and East York Community Council Decision Document 9.

<http://www.toronto.ca/legdocs/2005/agendas/committees/te/te051115/tedd.pdf>

Chief Planner and Executive Director, City Planning Report to Council (December 2005) entitled "Further Direction - Application to Amend the Official Plan and Zoning By-law; Alteration to a Building Designated under Part IV of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement; and Variances from Chapter 297, Signs, of the former City of Toronto Municipal Code - 500 Lake Shore Boulevard West (Ward 20-Trinity-Spadina)".

<http://www.toronto.ca/legdocs/2005/agendas/council/cc051205/te9rpt/cl010.pdf>

Status and Further Directions Report - Rezoning Application - 450, 470 and 500 Lake Shore Boulevard West (Ward 20 - Trinity-Spadina).

<http://www.toronto.ca/legdocs/2006/agendas/council/cc060523/te4rpt/cl065.pdf>

ISSUE BACKGROUND

The Loblaw Groceteria Company Building at 500 Lake Shore Boulevard West was one of the first buildings constructed on reclaimed land at the west end of Toronto harbour as part of the Toronto Harbour Commission's waterfront development plan. It was originally designed as the company's head office and warehouse and has played a key role in the Fort York Neighbourhood since its construction.

Built in 1927, the four-storey Loblaw Groceteria Company Building is situated prominently at the northeast corner of Bathurst and Lake Shore Boulevard and is a finely detailed example of Art Deco styling, designed by the Toronto architectural firm of Sparling, Martin and Forbes (Attachment 2). Architect J.A. Parrot designed a single-storey north wing in 1934 that complements the design of the main building.

In the immediate area is the Cross and Blackwell Building (1928) at 545 Lake Shore Boulevard West, the Tip Top Tailors Building (1929) at 627 Lake Shore Boulevard West, and the Queen's Wharf Lighthouse (1861 and relocated) at 651 Fleet Street which are all included on the City of Toronto Inventory of Heritage Properties. To the northwest, Fort York is designated as a Heritage Conservation District under Part V of the *Ontario Heritage Act*.

The Loblaw Groceteria Company Building was designated by Toronto City Council under Part IV of the *Ontario Heritage Act* on February 1, 2001 (By-law 52-2001) (Attachment 3).

As part of a previous development proposal, the 2005 Heritage Impact Assessment prepared by Fournier, Gersovitz and Moss Architects called for retention and restoration of the west and south walls of the building *in situ*. City staff supported this conservation strategy and Council direction was given to support the proposed zoning and site plan control appeals at the OMB subject to certain conditions and to refuse the demolition permit that was not considered required as part of the proposed alternation. At that time, support was given to remove the north and east walls of the building based on the retention and restoration of the south and west walls *in situ*.

Since that time, the matter has remained at the OMB pending required revisions to plans and drawings as well as entering into agreements with the City, including a Heritage Easement Agreement. No final Order of the OMB has been issued and recently Loblaw submitted a revised proposal for the development site.

As part of the most recent submission, according to engineering and soil analysis reports contained in the November 30, 2010 Heritage Impact Assessment (HIA) prepared by ERA Architects Inc, *in situ* retention of the south and west façades is no longer viable due to adverse soil conditions and severely deteriorated building fabric. The HIA report recommends that the south and west exterior walls be 'dismantled, restored and remounted'. HPS consider the current proposal to be a significant departure from the original approach and no longer an alteration but a demolition of a heritage resource under the Ontario Heritage Act.

COMMENTS

Proposal

The applicant's proposal is to demolish an existing designated heritage resource known as the Loblaw Groceteria Building and to construct a new larger commercial facility that will include a grocery store, offices and parking.

Heritage Preservation Staff reviewed and considered the following materials in connection with the revised proposal:

Heritage Impact Statement for 500 Lake Shore Boulevard West, Loblaw Groceteria Company Building, prepared by Fournier, Gersovitz and Moss Architects Draft: Feb.10, 2006, along with Plans by Turner Fleisher Architect Inc. and Fournier, Gersovitz & Moss Architects, dated August 2005.

A Heritage Impact Assessment dated November 30, 2010 submitted by E.R.A. Architects Inc. that includes the following structural and geotechnical reports for the property:

- Appendix 4: Façade Inspection Report, Clifford Restoration, November 10, 2010
- Appendix 5: 500 Lakeshore Boulevard West Toronto, Report summarizing Façade Reconstruction Options, Trow Engineers, November 15, 2010
- Appendix 6: Loblaws Bathurst and Lakeshore – Reuse of Existing Foundations, Isherwood Geotechnical Engineers, November 11, 2010
- Appendix 7: Existing Building Condition Report, CPE Structural Consultants Ltd., October 5, 2010
- Appendix 8: A Report of a Review of the Exterior Masonry Walls at 530 Lakeshore Boulevard West, Toronto, Ontario Construction Control Inc., May 10, 2009

At the request of city staff, a supplementary document, entitled 'Synopsis of Dismantling Rationale' dated March 21, 2011 was submitted by E.R.A. Architects Inc. to Heritage Preservation Services. This document concludes that 'dismantling, restoring and remounting' of the south and west exterior walls will require using salvaged components from the north and east walls along with new building materials. The rebuild of the entire south and west walls will be based on historical documents and measured drawings of the existing heritage building.

The applicant's submission was considered in the context of various planning documents, including the City of Toronto's Official Plan, the Fort York Neighbourhood Secondary Plan, the Provincial Policy Statement (1997 & 2005), Ontario Heritage Act, Standards and Guidelines for the Conservation of Historic Places and the Eight Guiding Principles in the Conservation of Built Heritage Properties.

Analysis

As previously discussed, the 2005 Heritage Impact Assessment prepared by Fournier, Gersovitz and Moss Architects called for retention and restoration of the west and south walls of the building *in situ*. City staff supported this conservation strategy and Council direction to support the proposal at the OMB was subsequently given in December 2005. It is important to recognize that support was given to remove the north and east walls of the building based on the retention and restoration of the south and west walls *in situ*.

In the most recent submission, according to engineering and soil analysis reports contained in the November 30, 2010 Heritage Impact Assessment prepared by ERA Architects Inc, *in situ* retention of the south and west façades is no longer viable due to adverse soil conditions and deteriorated building fabric. The report recommends that the south and west exterior walls be 'dismantled, restored and remounted'.

Heritage Preservation Services consider the current proposal to be a significant departure from the original approach. Since the buildings' designation in 2001, the structural integrity of the building has deteriorated to such an extent, that the applicant's heritage and engineering consultants conclude that retention and restoration is no longer possible, resulting in demolition of the landmark building.

According to the applicant, the existing building cannot be adaptively reused due to severely deteriorated building fabric and the existing south and west elevations can no longer remain *in situ* during construction as was proposed in the original application,

Heritage Preservation Services recognize the efforts that the applicant has made to evaluate the structural integrity of the heritage building along with soil analysis of the site. However, staff remain concerned that it is largely the long-term deferred maintenance of the site that has led to a significant revision of the Council approved strategy from 2005/2006.

As part of the application review process, Heritage Preservation staff requested that the applicant document the constructability of three options; adaptive re-use, restoration of two walls *in situ*, dismantling and reconstruction.

Heritage Preservation Services Staff conducted a fulsome review of conservation strategies for the designated property at 500 Lake Shore Boulevard West, and they were evaluated with regard to the current heritage policies adopted by the City of Toronto and in order of preferred to least preferred conservation strategies with the best conservation strategy being continued use or adaptive reuse of a heritage resource.

Within each of the three options discussed, the applicant's analysis of the viability of the strategy is also presented.

Adaptive Reuse

Given the cultural heritage value of the Loblaw Groceteria Company Building at 500 Lake Shore Boulevard West, a true adaptive reuse of the existing building had the potential to re-create a landmark building within the Fort York Neighbourhood. Examples of recent ongoing adaptive reuse projects where heritage properties are being converted to grocery stores include 438 Church- Maple Leaf Gardens (Loblaw) and 85 Laird (Longos).

As the current program for the new building will expand beyond the parameters of the existing building, we asked at our meeting of March 8, 2011 if it is possible to reduce the program to the extent that the existing building could be fully restored and adaptively reused. The applicant responded that all options have been explored and no program (including adaptive re-use) is possible, given the building's current condition. Subsequent documentation was provided within a synopsis of the dismantling strategy and the most compelling part of the applicant's argument against the possibility of adaptive re-use is ERA's description of the exterior wall design and condition review associated with the building components within the heritage walls as follows:

"Further, as the majority of the cladding on the south and west elevations requires complete dismantling to be conserved due to the deteriorated building components within the heritage walls (rusted or missing steel ties, cramps and clips), in situ retention of the existing above grade structure would have a marginal impact in conserving the site's architectural integrity.

Dismantling the whole cladding system during the reconstruction will allow it to be protected and securely reinstalled with new stainless steel anchors and ties once the new structure is complete".

Alteration with Restoration of two walls in situ

Given that the south and west walls cannot be supported and restored *in situ* due to poor soil conditions, Heritage Preservation Services asked the applicant to explore the possibility of repairing and restoring of the south and west walls *in situ* prior to the demolition of the rest of the building. HPS felt that once the heritage walls were restored, they could become an integral part of the new building's structure rather than 'cladding' on the new building. However, the previously quoted section of the dismantling synopsis (with respect to the heritage wall design and condition) similarly addresses the difficulty of this option.

In effect, the deteriorated building components in the wall have failed to such an extent as to require re-attachment to new wall construction within any scenario.

Current proposal - Demolition with dismantling and rebuilding of two walls

According to 2010 reports from the applicant's heritage consultant and their engineers, long term deterioration of the heritage resource has occurred and landfill placed on the site has resulted in soil de-stabilization. The reports concluded that it was not possible to retain the walls *in situ* and that the designated building would have to be dismantled and rebuilt.

At the outset, Heritage Preservation Services advised the applicant that the option to dismantle and reconstruct the south and west walls as now proposed was only supportable if adaptive re-use or restoration *in situ* were demonstrated to be not materially possible. Heritage Preservation Services is satisfied that the background technical documents provided by the applicant demonstrate why neither of the preferred approaches is possible for this site, without an equal amount of disruption to the integrity of the building.

Ontario Heritage Act

In the context of the 2004/2005 proposal, Council refused the applicants' request for demolition given that the changes at that time were considered to be an alteration and not a demolition. The applicant appealed the refusal to the Ontario Municipal Board pursuant to the Ontario Heritage Act. In the context of the revised 2010 proposal, application for demolition is now consistent with what is proposed. The Ontario Municipal Board may dismiss the appeal or order that the municipality consent to the demolition on such terms and conditions it directs. Staff anticipate that if Council adopts the recommendation to consent to the demolition on the terms and conditions specified that the applicant will withdraw the appeal, otherwise the City Solicitor should be directed to request that any Order of the OMB directing the municipality to consent to the demolition include terms and conditions outlined in the recommendations of this report.

Following consent to demolish, the Ontario Heritage Act requires repeal of all or part of the designation by-law although no specific time requirements are imposed. Staff propose to bring forward a further report to address the repeal of By-law No. 52-2001 and to assess the building for designation in its reconstructed context.

Zoning Amendment and Site Plan Approvals

It is recommended that the consent to the demolition be subject to terms and conditions that require the final approvals to be in place for the zoning amendment and site plan control applications. Subject to satisfaction of certain conditions contained in this report's recommendations and subject to certain revisions to the site plans and drawings, Heritage Preservation Staff have no objection in principle to the zoning amendment or site plan approval for the revised proposal.

Conclusion

While it is recognized that substantial analysis has been undertaken to inform the applicant's current conservation strategy, and it is accepted that the present building condition represents a substantial challenge for any new development on this site, it is unfortunate that the demolition of a significant heritage resource is now proposed largely due to long term deferred maintenance leading to severe degradation of building fabric. Nevertheless, Heritage Preservation Services is prepared to recommend that City Council approve the strategy of demolition/dismantling and reconstruction based on the information provided, and subject to the recommended terms and conditions.

CONTACT

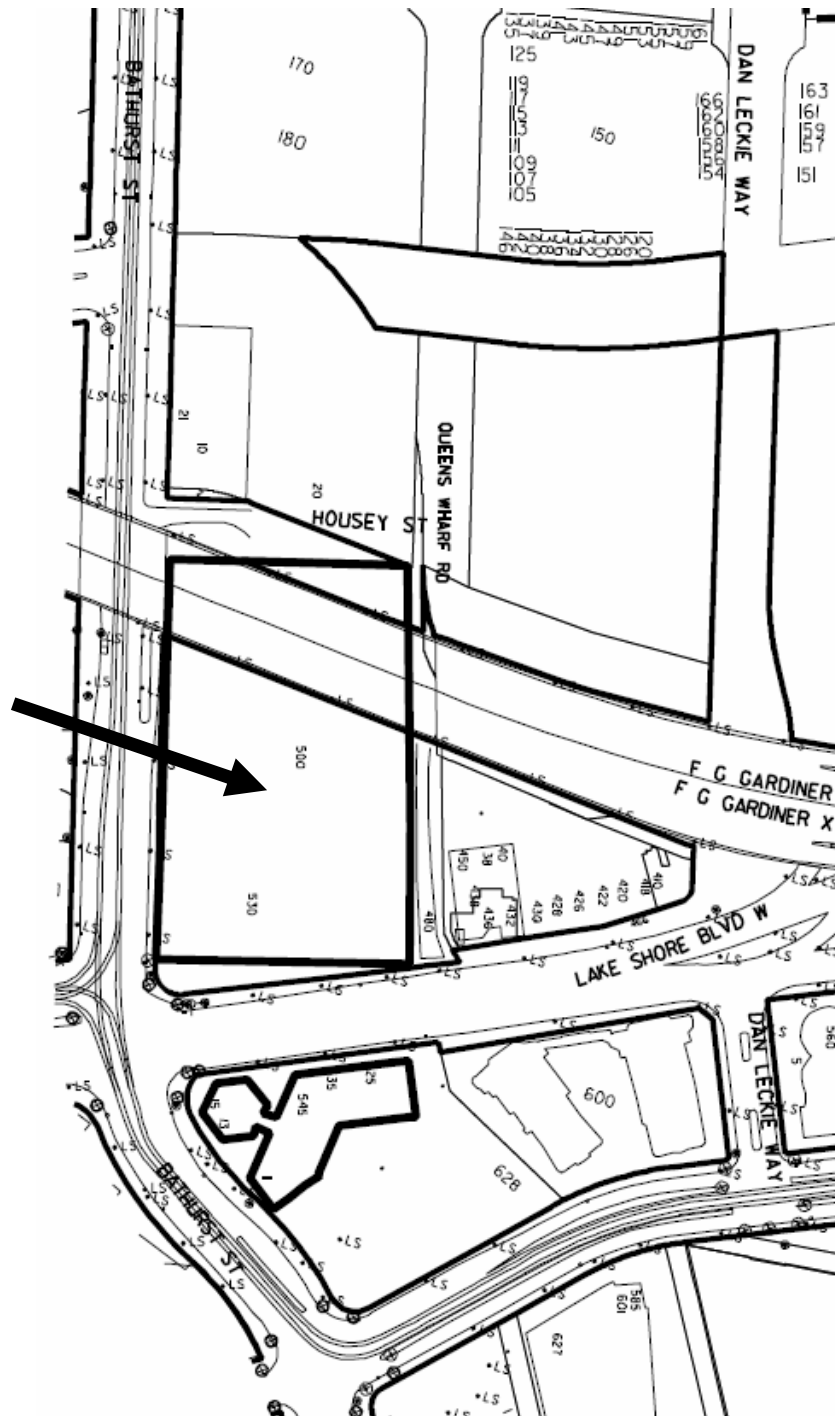
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SIGNATURE

Kerri A. Voumvakis, Acting Director
Policy and Research
City Planning Division

ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photographs
Attachment No. 3 – Designation By-law



The **arrow** marks the location of the property.

This location map is for information purposes only;
the exact boundaries of the property are not shown.



Loblaw Groceteria Building - West Elevation



Loblaw Groceteria Building - South Elevation

**CITY OF TORONTO
BY-LAW No. 52-2001**

To designate the property at 500 Lake Shore Boulevard West (Loblaw Groceteria Company Building) as being of architectural and historical value or interest.

WHEREAS authority was granted by Council to designate the property at 500 Lake Shore Boulevard West (Loblaw Groceteria Company Building) as being of architectural and historical 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 historical or architectural 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 500 Lake Shore Boulevard West and upon the Ontario Heritage Foundation, 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 to the proposed designation was served upon the Clerk of the municipality;

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

1. The property at 500 Lake Shore Boulevard West, more particularly described in Schedule “B” and shown on Schedule “C” attached to this by-law, is designated as being of architectural and historical 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 500 Lake Shore Boulevard West and upon the Ontario Heritage Foundation 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 1st day of February, A.D. 2001.

CASE OOTES,
Deputy Mayor
(Corporate Seal)

NOVINA WONG,
City Clerk

SCHEDULE “A” HERITAGE PROPERTY REPORT

1.0 INTRODUCTION

This report is the “Long Statement of Reasons for Designation” for the designation of the property at 500 Lake Shore Boulevard West (Loblaws Groceries Company Building) under Part IV of the *Ontario Heritage Act*. It contains the Heritage Property Profile, as well as sections on the Historical Occupancy, Architectural Description and Significance of the property. Sources, a Location Map and Photographs are included. The introduction, below, forms the “Short Statement of Reasons for Designation”, intended for publication.

The property at 500 Lake Shore Boulevard West is recommended for designation for architectural and historical reasons. The Loblaws Groceries Company Building was constructed in 1927 according to the designs of Toronto architects Sparling, Martin and Forbes. Architect J. A. Parrot designed the north wing in 1934.

The Loblaws Groceries Company Building is a fine example of Art Deco styling. Rising four stories above a stone base, the building is clad with brick above the first floor and trimmed with stone. A flat roof covers the rectangular plan. A stone parapet has crenellations with stylized decoration. The principal (south) façade is symmetrically organized with brick and stone buttresses with carved stone capitals. A dentilled cornice runs above the first floor. The buttresses organize large industrial windows in the first floor and tripartite flat-headed window openings in the stories above. The openings contain metal sash windows. The principal entrance is located in the fourth bay from the west (left) end. A monumental stone doorcase with buttresses, rope moulding and a cartouche contains glazed double doors, a bronze name plate reading “LOBLAWS GROCERIES CO. LIMITED”, and a square transom. Two large entries are placed at the east and west ends of the wall. The side (east and west) elevations and the north wall above the addition continue the Art Deco detailing and the pattern of window openings.

The single-storey north wing complements the 1927 building with its brick cladding, buttresses capped with finials, and flat-headed window openings with steel sash. The rear (north) wall of the wing mixes flat-headed and segmental-headed window openings.

The property at 500 Lake Shore Boulevard West is located on the northeast corner of Bathurst Street. Designed as the company’s head office and warehouse, the Loblaws Groceries Company Building was one of the first buildings constructed on reclaimed land at the west end of Toronto harbour as part of the Toronto Harbour Commission’s waterfront development plan. With its Art Deco detailing, the building complements the neighbouring Tip Top Tailors Building (1929) at 637 Lake Shore Boulevard West.

1.1 HERITAGE PROPERTY PROFILE



LOBLAW GROCETERIA COMPANY BUILDING

ADDRESS:	500 Lake Shore Boulevard West (northeast corner of Lake Shore Boulevard West and Bathurst Street)
WARD:	24
NEIGHBOURHOOD/COMMUNITY:	Waterfront
HISTORICAL NAME:	Loblaw Groceteria Company Building
CONSTRUCTION DATE:	1927
ORIGINAL OWNER:	Loblaw Groceteria Company Limited
ORIGINAL USE:	Commercial (offices and warehouse)
CURRENT USE:	* Not applicable (* <i>this does not refer to permitted use(s) as defined by the Zoning By-law</i>)
ARCHITECT:	Sparling, Martin and Forbes
BUILDER/CRAFTSMAN:	None found
ARCHITECTURAL STYLE:	Art Deco
ADDITIONS/ALTERATIONS:	1934, north addition, J. A. Parrot, architect
HERITAGE CATEGORY:	Category C
RECORDER:	Kathryn Anderson, Heritage Preservation Services
REPORT DATE:	August 2000

2.0 HISTORIAL OCCUPANCY AND SIGNIFICANCE

2.1 WATERFRONT

When Lieutenant-Governor John Graves Simcoe founded the Town of York in 1793, he chose a location on the north shore of Lake Ontario where there was a natural harbour (in 1858, a violent storm broke through the peninsula and formed the Toronto Islands). Near the ten-block townsite, a port was established for shipping. When the City of Toronto was incorporated in 1834, portions of the waterfront were reserved for public use. A public promenade named “The Esplanade” as established in 1856 on landfill south of Front Street. While the city’s first harbour commission was set up in 1850 to control the waterfront, the steam railways were allowed to lay their tracks along the lake shore. By 1910, the railways and private companies controlled three-quarters of the land along the central waterfront between Cherry Street and the Queen’s Wharf. The Toronto Harbour Commission was established in 1911 to prepare a vision for the improvement and management of the waterfront. Presented in 1912, the plan divided the lake shore between Victoria Park in the east and the Humber River to the west into three sectors. Industrial development was concentrated on landfill in the former Ashbridge’s Bay, commercial development and docks were placed in the central area, and parks and recreational facilities were planned along the eastern beaches and on landfill west of Bathurst Street. In the latter area, Sunnyside Amusement Park opened in the 1920s. Another industrial district was introduced at the foot of Bathurst Street on the central waterfront.

2.2 LOBLAW GROCETERIA COMPANY BUILDING

The origins of the Loblaw Groceteria Company date to 1889 when 17-year-old Theodore Pringle Loblaw (1872-1933) moved to Toronto from Alliston, Ontario. After securing a job at a small grocery store, Loblaw formed a partnership with his employer’s son, Milton Cork. By 1910, the pair owned 10 grocery stores under the “T. P. Loblaw” name. Loblaw and Cork sold the business to the Dominion Stores organization in 1919 and opened a series of self-serve, cash-and-carry “groceries”. The grocery chain was acquired by W. Garfield Weston in 1947. The Toronto architectural firm of Sparling, Martin and Forbes prepared the plans for the Loblaw Groceteria Company Building. A practicing architect since 1905, William F. Sparling joined Samuel G. Curry in a partnership that endured from 1910 to 1917. Curry and Sparling’s projects included the Toronto Trust and Guarantee Building (1916-1917) at 302 Bay Street and alterations to the Granite Club (1915) at 519 Church Street. In solo practice, Sparling’s best known commission was the Masonic Temple (1918) at 888 Yonge Street. As a partner in Sparling, Martin and Forbes, he also designed the Pierce Arrow Showroom (1930) at 1140 Yonge Street. The latter properties are identified on the City of Toronto Inventory of Heritage Properties.

The Loblaw Groceteria Company Building was considered among the most sophisticated warehouses designed in North America. In addition to housing the company’s head offices, Loblaw’s special brands, including tea, coffee, cookies, candies, and dairy and

meat products, were manufactured and packaged on the site. Products were received and shipped via the adjacent railway line.

The property at 500 Lake Shore Boulevard West was listed on the City of Toronto Inventory of Heritage Properties in 1990.

3.0 ARCHITECTURAL DESCRIPTION AND SIGNIFICANCE

3.1 CONTEXT

The Loblaw Groceteria Company Building is located at 500 Lake Shore Boulevard West on the northeast corner of Bathurst Street. Set close to the adjacent streets, the building is partly located under the Gardiner Expressway following the extension of the elevated highway across the waterfront in 1959.

In the immediate area, the Cross and Blackwell Building (1928) at 545 Lake Shore Boulevard West, the Tip Top Tailors Building (1929) at 627 Lake Shore Boulevard West, and the Queen's Wharf Lighthouse (1861 and relocated) at 651 Fleet Street are included on the City of Toronto Inventory of Heritage Properties. To the northwest, Old Fort York is designated as a Heritage Conservation District under Part V of the *Ontario Heritage Act*.

3.2 ARCHITECTURAL STYLE AND DATE

The Loblaw Groceteria Company Building is designed with elements of Art Deco styling. Designers interpreted the abstracted Classical motifs and exaggerated vertical and geometrical lines introduced at the "Exposition International des Arts Decoratifs" held in Paris in 1925.

During the 1920s and 1930s, elements of the style appeared in Toronto landmarks, including the Concourse Building (1928) at 100 Adelaide Street West, the former Toronto Stock Exchange (1937) at 230 Bay Street, the Toronto Hydro Building (1931) at 14 Carlton Street, and the Ontario Hydro Building (1935) at 620 University Avenue. All of the latter building are included on the City of Toronto Inventory of Heritage Properties and designated under Part IV of the *Ontario Heritage Act*.

3.3 EXTERIOR ARCHITECTURAL CHARACTER

The Loblaw Groceteria Company Building is clad with brick above a stone base and trimmed with stone. A flat roof covers the four-storey rectangular plan. A stone parapet has crenellations with stylized decoration. The principal (south) façade is symmetrically organized with brick and stone buttresses with carved stone caplets. A dentilled cornice runs above the first floor. The buttresses organize large industrial windows in the first floor and tripartite flat-headed window openings in the stories above. The openings contain metal sash windows. The principal entrance is located in the fourth bay from the west (left) end of the south facade. A monumental stone doorcase has buttresses,

rope moulding and a cartouche. It contains glazed double doors, a bronze name plate reading “LOBLAW GROCETERIA CO. LIMITED”, and a square transom. Two large entries are placed at the east and west ends of the wall. The side (east and west) elevations and the north wall above the addition continue the Art Deco detailing and the pattern of window openings.

The single-storey north wing complements the 1927 building with its brick cladding, buttresses capped with finials, and flat-headed window openings with steel sash. The rear (north) wall of the wing mixes flat-headed and segmental-headed window openings.

4.0 SUMMARY

Designed as the company’s head office and warehouse, the Loblaw Groceteria Company Building was one of the first buildings constructed on reclaimed land at the west end of Toronto harbour as part of the Toronto Harbour Commission’s waterfront development plan. The Loblaw Groceteria Company Building is a finely detailed example of Art Deco styling and, with the complementary Tip Top Tailors Building (1929) at 637 Lake Shore Boulevard West, is an important neighbourhood feature.

5.0 SOURCES

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Toronto Harbour: The Passing Years. Toronto: Toronto Harbour Commissioners, 1985.

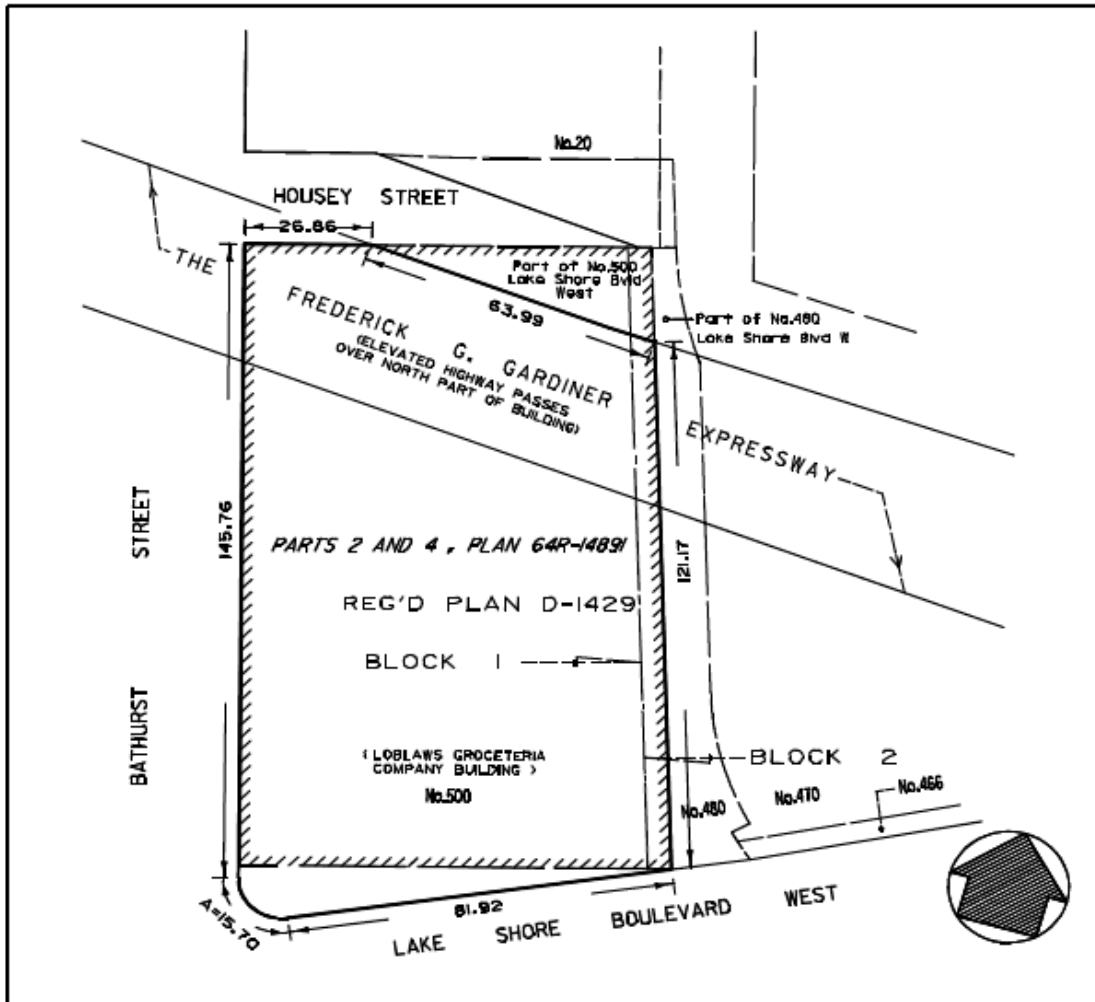
Subject: By-law: Designation of part of premises 500 Lake Shore Boulevard West (Loblaw Groceteria Company Building) under Part IV of the Ontario Heritage Act (Ward 20-Trinity Spadina)
File: L2-H4


SCHEDULE “B”

In the City of Toronto and Province of Ontario, being composed of parts of Blocks 1 and 2 on Plan D-1429 designated as PARTS 2 and 4 on Plan 64R-14891, both said Plans being in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64).

The hereinbefore described land being delineated by heavy outline on Plan SYE 2958 dated January 17, 2001, as set out in Schedule “C”.

Schedule "C"



 Premises No. 500 LAKE SHORE BOULEVARD WEST

NOTE:

THIS SKETCH IS NOT A PLAN OF SURVEY AND HAS BEEN COMPILED FROM SURVEY NOTES AND OFFICE RECORDS. IT SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

Toronto
WORKS AND EMERGENCY SERVICES

SKETCH TO ILLUSTRATE
LAND DESIGNATED AS
BEING OF ARCHITECTURAL AND
HISTORICAL VALUE OR INTEREST

RATIO 1:2500



Drawn ME
Checked B.J.M.
Date: JANU. 2001

W.Kowalenko-City Surveyor

FILE
L2-H4

PLAN SYE2958

S12824

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