



**STAFF REPORT
ACTION REQUIRED**

Demolition of a Structure on a Designated Heritage Property – 500 Lake Shore Boulevard West

Date:	February 12, 2015
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Director, Urban Design , City Planning Division
Wards:	Ward 20 – Trinity Spadina
Reference Number:	P:\2015\Cluster B\PLN\TEYCC\TE15023

SUMMARY

This report relates to the OPA and Zoning By-law Amendment applications received by City Planning in connection with a new Loblaws facility to be located at 500 Lake Shore Boulevard West.

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) with conditions. City Council consent is required for the proposed demolition under Section 34 of the Ontario Heritage Act.

As part of a previous application, City Council approved the demolition of the entire building with provision for the reconstruction of the south and west walls, using new and salvaged materials. Within the current proposal, the applicant has designed a similar approach to the dismantling, storage and reconstruction of the south and west walls but the strategy now includes partial reconstruction of the east wall of the building and a multi-storey rooftop addition.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council consent to the demolition of the designated property at 500 Lake Shore Boulevard West under Section 34 of the Ontario Heritage Act subject to the following terms and conditions:

- a. Prior to introduction of Bills in Council for Official Plan and Zoning By-law Amendment Application File No.13 204585 STE 20 OZ, the owner shall:
 - i. Enter into and register a Heritage Easement Agreement with the City for the protection and long term maintenance of the heritage property located at 500 Lake Shore Boulevard West to the satisfaction of the Manager of Heritage Preservation Services and the City Solicitor. The HEA will secure all of the conditions contained in this report.
 - ii. Provide a detailed Dismantling, Storage and Reconstruction Plan, satisfactory to the Manager of Heritage Preservation Services, to be prepared by a qualified heritage consultant that:
 - a. details the dismantling, storage and reconstruction of the south and west elevations with partial reconstruction of the east elevation of the Loblaw Groceteria Building in accordance with the February 5, 2015 Heritage Impact Assessment prepared by ERA Architects Inc. and includes photo-documentation of the as-found condition of the heritage structure.
 - b. include 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 final Site Plan Approval for Official Plan and Zoning By-law Amendment Application File No.13 204585 STE 20 OZ, the owner shall prepare and provide the following to the satisfaction of the Manager, Heritage Preservation Services and in accordance with the approved Heritage Impact Assessment prepared by ERA Architects Inc. dated February 5, 2015 and the approved Dismantling, Storage and Reconstruction Plan:
 - i. site plans and drawings;
 - 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 for first party 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;
 - vi. a letter of credit to secure the implementation of the approved Interpretation Plan;
 - vii. 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. Prior to the issuance of any heritage permit for the proposal, including a heritage permit related to dismantling, demolition, shoring, excavation and rebuilding of any building or structure on the subject property:
- i. the owner shall have received approval from City Council for the related Official Plan Amendment and Zoning By-law Amendment, and satisfied all of the conditions contained in 1(a) above;
 - 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, to secure all work included in the implementation of the approved Dismantling, Storage and Reconstruction Plan;
 - iii. the owner shall provide an archaeological monitoring and mitigation strategy prepared by a licensed consultant archaeologist to ensure that any deeply buried archaeological features associated with the property are documented fully during the excavation process and
 - iv. the owner shall provide a Construction Management Plan satisfactory to the Manager, Heritage Preservation Services that details the protection of all municipal infrastructure on the subject property, to be implemented with the commencement of the first permit release.
- d. Prior to the release of the Letters of Credit, the owner shall:
- i. implement the Dismantling, Storage and Reconstruction Plan, including the Interpretation Plan, Lighting Plan and Signage Plan, subject to the review and approval of the Manager of Heritage Preservation Services;
 - ii. provide a Letter of Substantial Completion for the reconstruction of 500 Lake Shore Blvd. West, and for the implementation of the Interpretation Plan, 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 Ontario Municipal 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 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 on proposed alterations to the 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) - 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/2006/agendas/council/cc060523/te4rpt/cl065.pdf>

Acting Director, Policy and Research, City Planning Division Report to Council (September 2011) entitled "Demolition of a Structure on a Designated Heritage Property and Authority to Enter into a Heritage Easement Agreement - 500 Lake Shore Boulevard West."

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.TE9.12>

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).

Previous proposals

Two previous proposals have been considered by Heritage Preservation Services for the property at 500 Lake Shore Boulevard West.

As part of an earlier development proposal in 2005, heritage consultants 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 subject to certain conditions and to refuse the demolition permit which was not required to achieve the proposed development.

Owners of the property brought forward a different development proposal that Council approved in 2011. At that time, according to the engineering and soil analysis reports contained in the Heritage Impact Assessment (HIA), *in situ* retention of the south and west façades was no longer viable due to adverse soil conditions and severely deteriorated building fabric. The HIA recommended that the south and west exterior walls be 'dismantled, restored and remounted'. HPS considered that 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.

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 and each was evaluated with regard to the current heritage policies adopted by the City of Toronto and in order of preferred to least preferred, with the best conservation strategy being continued use or adaptive reuse of a heritage resource.

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. 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 the 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".

Heritage Preservation Services was satisfied that the background technical documents provided by the applicant accurately demonstrated why neither of the preferred approaches (adaptive re-use or partial retention) was possible for this site without an equal amount of disruption to the integrity of the building.

The applicant received conditional approval for the demolition/dismantling, however the owner did not proceed with the 2011 proposal.

COMMENTS

According to 2009, 2010 and 2015 reports from the applicant's heritage consultant and engineers, long term deterioration of the heritage resource has occurred and landfill placed on the site has resulted in soil de-stabilization. The reports all conclude that it is not possible to retain the walls *in situ* as a part of any redevelopment for the site and therefore the designated building would have to be dismantled and rebuilt.

The applicant's current proposal is to demolish/dismantle the existing designated 4-storey heritage resource known as the Loblaw Groceteria Building and to construct a new larger commercial facility that will include a grocery store and offices. This proposal will include a 4-storey rooftop addition above the reconstructed Loblaw Groceteria Building, two residential towers on the north portion of the site and below-grade parking.

Heritage Preservation Staff reviewed and considered the Heritage Impact Assessment (HIA) for 500 Lake Shore Boulevard West, Loblaw Groceteria Company Building,

prepared by ERA Architects Inc dated February 5, 2015 in connection with the revised proposal. The HIA included the following appendices:

- Appendix 4: Report Summarizing Façade Reconstruction Options, by Carruthers & Wallace Consulting Structural Engineers, dated November 15, 2010
- Appendix 5: Reuse of Existing Foundations, by Isherwood Geotechnical Engineers, dated November 11, 2010
- Appendix 6: Existing Building Condition Report, by CPE Structural Consultants, dated October 5, 2010
- Appendix 7: Review of the Exterior Masonry Walls by Construction Control, dated May 2009
- Appendix 9: Existing and Proposed Heritage Building Elevation Drawings, by ERA Architects Inc., dated February 4, 2015
- Appendix 10: Letter from ERA architects Inc. to Heritage Preservation Services, headed "Heritage Building Proposal" dated February 4, 2015
- Appendix 11: Cataloguing, Salvage and Storage of Heritage Masonry Elements, by Historic Restoration Inc., dated February 2, 2015

The applicant proposes to catalogue, dismantle and store the 4-storey structure and to reconstruct the west and south exterior walls with salvaged and new material. The first three bays of the east exterior wall from Lake Shore Boulevard West will also be reconstructed of salvaged and new material and the north wall will be of new material alone. Two new entrances will be introduced on the ground floor, along with some limited retail frontage.

In 2013, HPS approved a strategy to catalogue, dismantle and store a 1-storey structure along the north section of the property below the Gardiner Expressway, to allow for construction of Housey Street to proceed. Components from this structure will be used in the reconstruction of the heritage building.

Staff are satisfied with the cataloguing, dismantling and reconstruction strategy as outlined in the supporting appendices of the February 5, 2015 ERA Inc. HIA. As proposed, the reconstruction allows for the continued appreciation of the art deco facades and the stepped 4-storey addition on the rooftop has been designed to be both compatible and subordinate to the reconstructed landmark.

The proposed development will conserve the massing of the heritage building (as a reconstruction) on the corner and exterior treatments have been designed to respect the original industrial character of the site, including like window replacement. Despite the original intention of the applicant to lower all of the window sills at grade, the elevations have been revised to retain a significant portion of the original fenestration. The size and location of first party signage has likewise been revised to reflect a modest, low impact retail presence.

Ontario Heritage Act

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. At the appropriate time staff will bring forward a further report to address the repeal of By-law No. 52-2001 and will evaluate the building for designation once the reconstruction is complete. If the reconstruction is not recommended for designation under Part IV of the Ontario Heritage Act, the Heritage Easement Agreement secured as a condition of the current development will unwind within a specified time period and retention of the reconstructed facades will continue to be required within the registered Section 37 Agreement for the Zoning By-Law Amendment.

Official Plan Amendment and Zoning By-law Amendment

It is recommended that demolition approval be subject to terms and conditions that require the approvals to be in place for the related Official Plan Amendment and the Zoning By-law Amendment. Subject to satisfaction of certain conditions contained in this report's recommendations and staff approval of site plans and drawings, Heritage Preservation Services staff have no objection in principle to the official plan amendment or zoning by-law amendment 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 remains unfortunate that the demolition of a significant heritage resource is being proposed largely due to long term deferred maintenance which led 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

Harold Madi, Director
Urban Design
City Planning Division

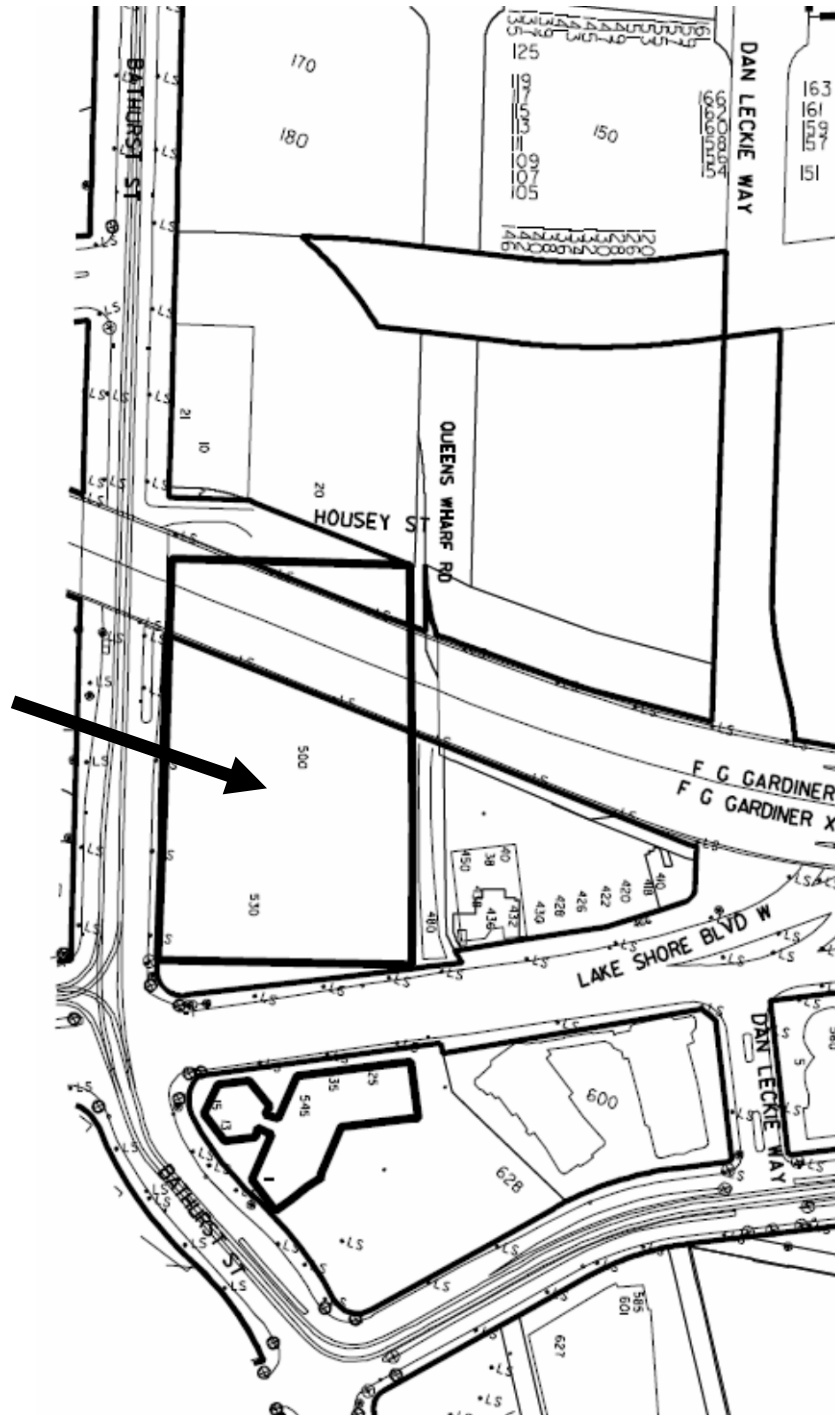
ATTACHMENTS

Attachment No. 1 – Location Map

Attachment No. 2 – Photographs

Attachment No. 3 – Designation By-law

Attachment No. 4 – Elevations



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 (Loblaw Groceteria 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 Loblaw Groceteria 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 Loblaw Groceteria 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 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. A monumental stone doorcase with buttresses, rope moulding and a cartouche 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.

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 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. 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 (* *this does not refer to permitted use(s) as defined by the Zoning By-law*)

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

“Art in Architecture: Toronto Landmarks 1920-1940”. Toronto: Department of the City Clerk, Records and Archives Division, 1987.

Blumenson, John. Ontario Architecture. Toronto: Fitzhenry and Whiteside, 1990.

Dendy, William, and William Kilbourn. Toronto Observed. Toronto: Oxford University Press, 1986.

Filey, Mike. Guide to Toronto’s Waterfront. Toronto: Mike Filey in association with the Toronto Harbour Commissioners, 1987.

Gibson, Sally. More Than An Island. Toronto: Irwin, 1984.

Kalman, Harold. A History of Canadian Architecture, Vol. 2. Toronto: Oxford University Press, 1994.

McHugh, Patricia. Toronto Architecture: A City Guide, 2nd ed. Toronto: McClelland and Stewart, 1989.

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

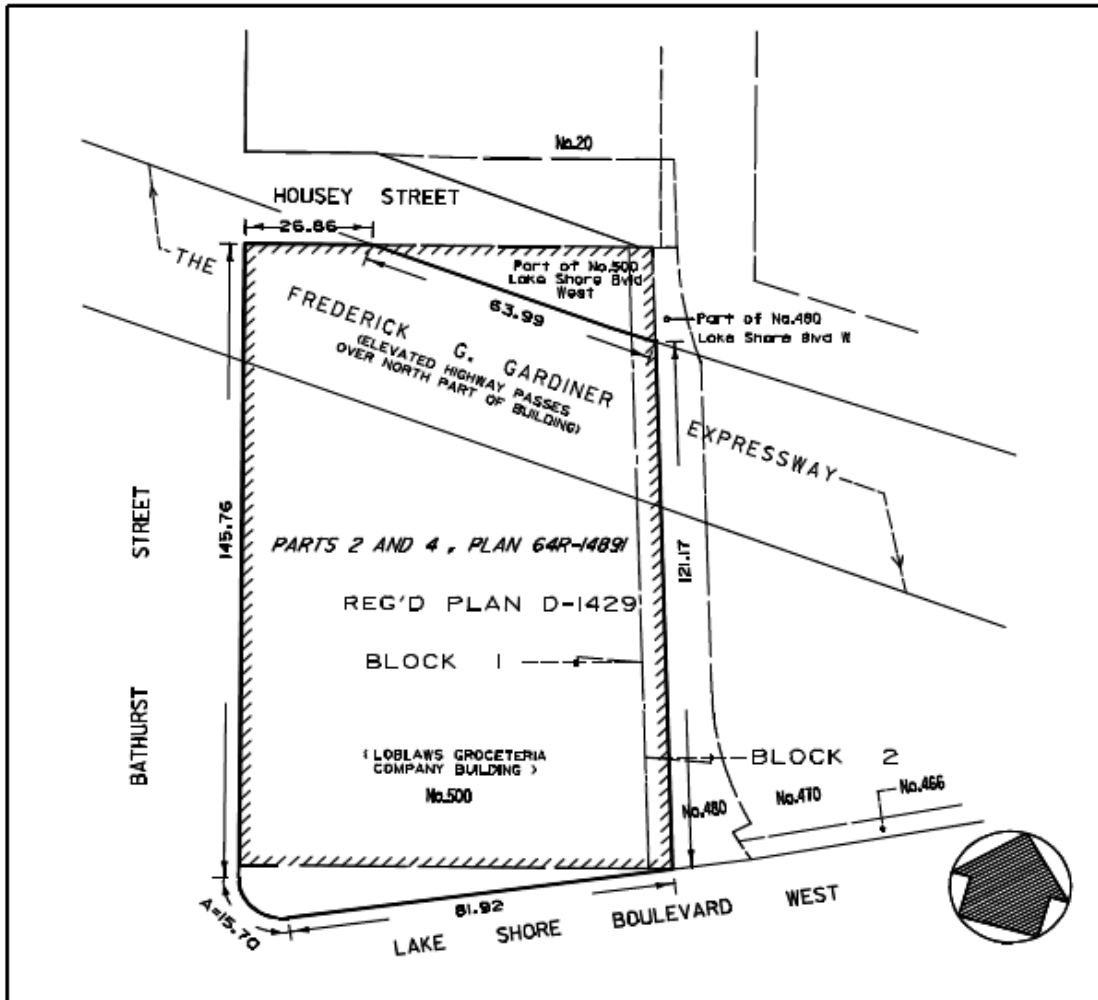
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File: L2-H4



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'



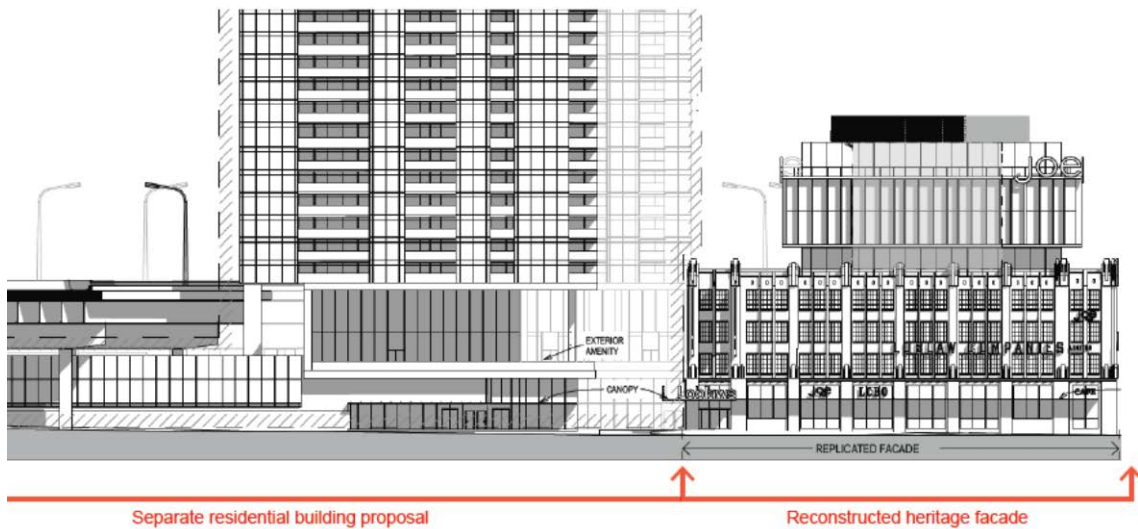
<p> Premises No. 500 LAKE SHORE BOULEVARD WEST</p> <p>NOTE: THIS SKETCH IS NOT A PLAN OF SURVEY AND HAS BEEN COMPILED FROM SURVEY NOTES AND OFFICE RECORDS. IT SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.</p>	<p>Toronto WORKS AND EMERGENCY SERVICES</p> <p>SKETCH TO ILLUSTRATE LAND DESIGNATED AS BEING OF ARCHITECTURAL AND HISTORICAL VALUE OR INTEREST RATIO 1:200</p> <p>Metres  Metres</p>	
	<p>Drawn <u>ME</u> Checked <u>EJM</u> Date JANU. 2001</p>	<p>W.Kowalenko-City Surveyor</p> <p>FILE L2-114</p> <p>PLAN SYE2958</p>

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SERIALS



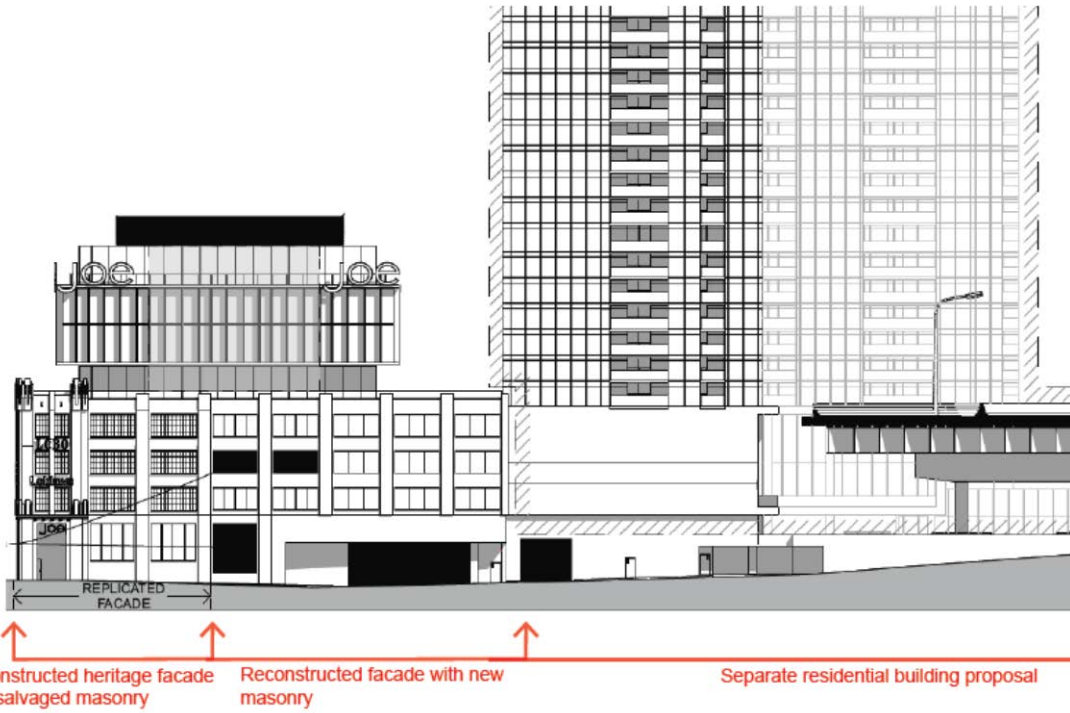
Proposed South Elevation- Lake Shore Boulevard West (Source: architectsAlliance)



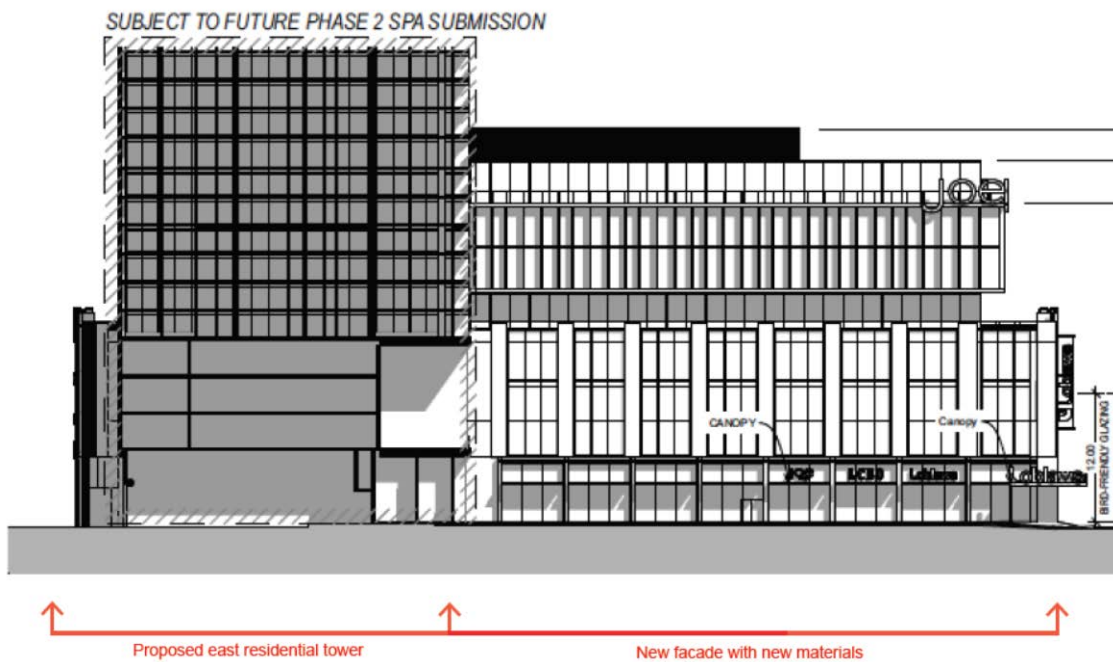
Proposed West Elevation- Bathurst Street (Source: architectsAlliance)

500 LAKE SHORE BLVD. W: ELEVATIONS

ATTACHMENT NO. 4



Proposed East Elevation (Source: architectsAlliance)



Proposed North Elevation (Source: architectsAlliance)