

1987 REASONS FOR DESIGNATION:
1477 BAYVIEW AVENUE

ATTACHMENT NO. 3

Short Statement of Reasons for Designation

On land purchased from the Lea family, the Jackson-Lewis Company built this apartment complex in 1939-41.

Known as the Garden Court Apartments, they were designed by the prominent Toronto architectural firm of Forsey Page and Steele, based on the "New Concept" of Garden City Planning. The apartments were designed to provide their residents with a maximum of quiet and privacy as well as garden and recreational space in an urban environment. This was accomplished by replacing the standard apartment corridor by several entrances and stairways, each serving four to six apartments. Ventilation was improved by having each dwelling [sic] from one side of the building to the other.

The landscaping of the complex was designed by Dunington-Grubb, one of Canada's most noted Landscape Architects of that day. His [sic] design reflected the work of Mr. Jackson of the Jackson-Lewis Company, who correctly believed that a beautiful, well-designed garden would compensate for any long-term depreciation of the buildings.