

## **2930 Lake Shore Boulevard West - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act**

**Date:** January 17, 2025

**To:** Toronto Preservation Board

**From:** Senior Manager, Heritage Planning, Urban Design, City Planning

**Ward:** Ward 3 - Etobicoke-Lakeshore

### **SUMMARY**

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This report recommends that City Council state its intention to designate the property at 2930 Lake Shore Boulevard West under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value according to the Statement of Significance which includes a description of heritage attributes found in Attachment 1.

The subject property at 2930 Lake Shore Boulevard West is located on the northeast corner of Lake Shore Boulevard West and Islington Avenue in the downtown area of what has been historically known as New Toronto. It contains the former New Toronto Post Office, a 2-storey institutional form building. A location map and current photograph of the heritage property is found in Attachment 2.

The New Toronto Post Office was completed in 1935 as part of the Public Works Construction Act of 1934, which saw the construction of 185 public buildings by the Government of Canada between 1934 and 1939. Designed by Catto and Catto Architects in the Stripped Classical Style with Art Deco elements, the limestone clad structure with polished granite accents has stood as a community landmark at the centre of downtown New Toronto since 1935.

Staff have determined that the property at 2930 Lake Shore Boulevard West has cultural heritage value and meets six of the Ontario Regulation 9/06 criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. A property may be designated under Part IV, Section 29 of the Ontario Heritage Act, if it meets two or more of the nine criteria.

The property was listed on the City's Heritage Register on September 27, 2006. The subject property has been identified as a candidate for designation through the City's implementation of Bill 23 amendments to the Ontario Heritage Act and the strategy for Listed Properties that must be removed from the Register by January 1, 2027.

## **RECOMMENDATIONS**

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The Senior Manager, Heritage Planning, Urban Design, City Planning recommends that:

1. City Council state its intention to designate the property at 2930 Lake Shore Boulevard West under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 2930 Lake Shore Boulevard West (Reasons for Designation) attached as Attachment 1, to the report, January 17, 2025, from the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

## **FINANCIAL IMPACT**

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City Planning confirms there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

## **DECISION HISTORY**

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City Council included the subject property at 2930 Lake Shore Boulevard West on the City of Toronto's Heritage Register on September 27, 2006.

## **POLICY AND REGULATION CONSIDERATIONS**

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### **Provincial Plans and Policies**

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. <https://www.ontario.ca/laws/statute/90p13>

Further, the policies and definitions of the Provincial Planning Statement (2024) identify the Ontario Heritage Act as the primary legislation through which heritage evaluation and heritage conservation will be implemented.

[Provincial Planning Statement, 2024 \(ontario.ca\)](#)

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Ontario Heritage Act. The criteria are based on an

evaluation of design/physical value, historical and associative value and contextual value. A property may be designated under Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

<https://www.ontario.ca/laws/regulation/060009>

## **Official Plan**

The City of Toronto's Official Plan implements the provincial policy regime and provides policies to guide decision making within the City. It contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

## **Bill 23, the More Homes Built Faster Act and Bill 200, the Homeowner Protection Act**

Through Bill 23, the More Homes Built Faster Act, 2022 ("Bill 23") and again through Bill 200, the Homeowner Protection Act, 2024 ("Bill 200"), the Province of Ontario made amendments to the Ontario Heritage Act. These amendments have had implications for non-designated ("Listed Properties") included on the City's Heritage Register. Listed Properties may now only remain on the Register for two years. Properties that were listed prior to January 1, 2023, must be either designated or removed from the Register by January 1, 2027. Once removed, Council may not relist a property for five years. Further, Council is prohibited from designating a property that is subject to specified Planning Act applications once the Clerk has provided notice that the City has received a complete application.

The City is currently implementing the Bill 23 and Bill 200 changes to the Act and an update on implementation was provided to the Planning and Housing Committee at their October 30, 2024 meeting.

[Agenda Item History - 2024.PH16.9 \(toronto.ca\)](#).

## **COMMENTS**

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As part of Bill 23 implementation, staff have developed five prioritization principles to address the Listed Properties that must be removed from the Register by January 1, 2027. Through a quantitative exercise staff have applied these principles and identified a subset of properties within areas of the city where high levels of growth are being directed for further action. These properties are now undergoing further detailed qualitative analysis. To provide a greater level of protection and transparency, following research and evaluation, a subset of properties that meet the provincial criteria will be recommended for designation under Section 29 of the OHA prior to 2027. The New

Toronto Dominion Public Building at 2930 Lake Shore Boulevard West has been identified as a candidate for designation through this implementation strategy.

## **Evaluation Analysis**

The following evaluation analysis is based on the comprehensive research conducted on the property at 2930 Lake Shore Boulevard West (see Attachment 3) and provides the rationale for the recommendation(s) found in this report.

The property at 2930 Lake Shore Boulevard West meets the following 6 out of 9 criteria:

### **The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method**

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.

### **The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community**

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 has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture**

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. Located at the centre of downtown New Toronto the property, like many post offices, occupies a prominent location at the centre of the community.

**The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings**

Constructed to house the 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 has contextual value because it is important in defining, maintaining or supporting the character of an area**

The property at 2930 Lake Shore Boulevard West 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.

**The property has contextual value because it is a landmark**

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.

See Attachments 1, 2 and 3 of this report for the Statement of Significance; Location Map and Photograph; and Research, Evaluation & Visual Resources pertaining to the property at 2930 Lake Shore Boulevard West, as all of these documents are integral to the recommendations made in this staff report.

## **CONCLUSION**

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Staff have determined that the property at 2930 Lake Shore Boulevard West meets 6 out of 9 criteria in Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act and has been prioritized for the purposes of Bill 23 implementation. As such, the property merits designation and staff recommend that Council support the designation of this property to conserve its cultural heritage value.

The Statement of Significance: 2930 Lake Shore Boulevard West (Reasons for Designation) attached as Attachment 1 to this report comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

## **CONTACT**

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## **SIGNATURE**

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Mary L. MacDonald, MA, CAHP  
Senior Manager, Heritage Planning  
Urban Design, City Planning

## **ATTACHMENTS**

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Attachment 1 – Statement of Significance (Reasons for Designation)  
Attachment 2 – Location Map and Current Photograph  
Attachment 3 – Research, Evaluation & Visual Resources

**2930 LAKE SHORE BOULEVARD WEST  
NEW TORONTO POST OFFICE  
STATEMENT OF SIGNIFICANCE  
(REASONS FOR DESIGNATION)**

**ATTACHMENT 1**

**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 and 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 and 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

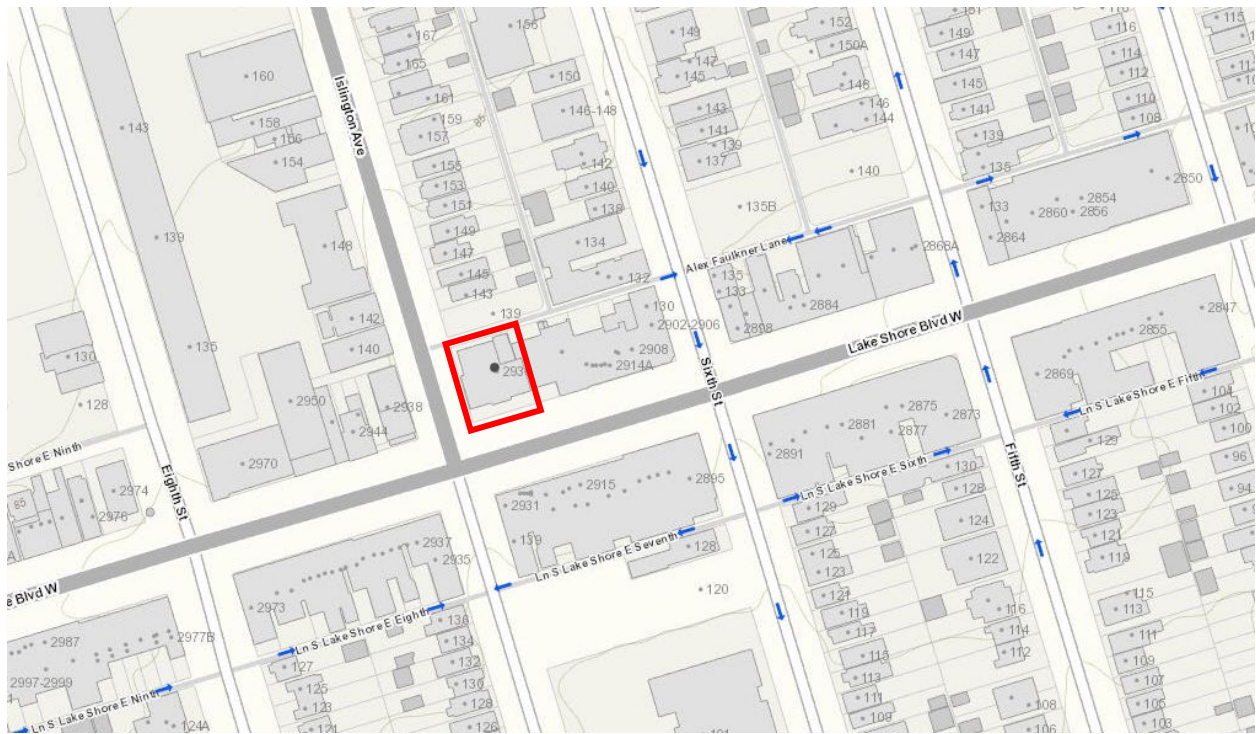
### **Contextual Value**

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

**LOCATION MAP AND CURRENT PHOTOGRAPH  
2930 LAKE SHORE BOULEVARD WEST**

**ATTACHMENT 2**



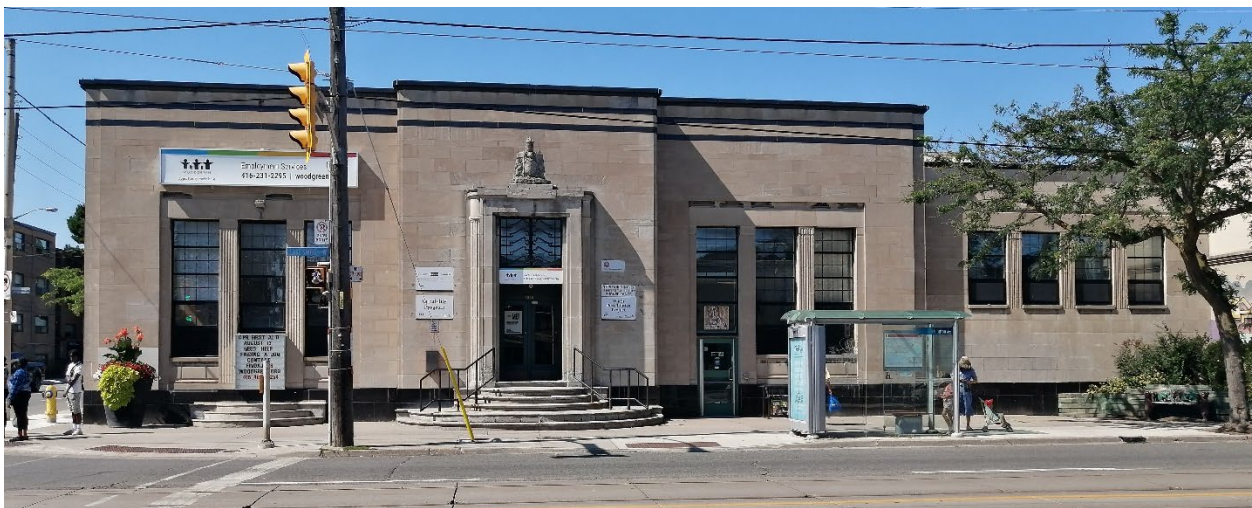
This location map is for information purposes only. The exact boundaries of the property are not shown. The red outline marks the location of the subject site (City of Toronto iView Mapping, annotated by Heritage Planning, 2025).



2930 Lake Shore Boulevard West (Heritage Planning, 2024).

**2930 LAKE SHORE BOULEVARD WEST**

In undertaking this research and evaluation, we recognize that the area now known as the City of Toronto is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit (1805), and the Williams Treaties (1923) signed with multiple Mississaugas and Chippewa bands.



Principal (south) elevation of 2930 Lake Shore Boulevard West (Heritage Planning, 2024).

**1. DESCRIPTION**

<b>2930 LAKE SHORE BOULEVARD WEST - New Toronto Post Office</b>	
ADDRESS	2930 Lake Shore Boulevard West
WARD	3 - Etobicoke-Lakeshore
NEIGHBOURHOOD/COMMUNITY	New Toronto
CONSTRUCTION DATE	1935
ORIGINAL USE	Post Office
CURRENT USE* (*This does not refer to permitted use(s) as defined by the Zoning By-law	Office
ARCHITECT/BUILDER/DESIGNER	Catto & Catto Architects
ADDITIONS/ALTERATIONS	See Section 3
LISTING DATE	September 27, 2006

## 2. ONTARIO REGULATION 9/06 CHECKLIST:

### CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

The following checklist identifies the prescribed criteria met by the subject property at 2930 Lake Shore Boulevard West for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. There are a total of nine criteria under O. Reg 9/06. A property may be designated under Section 29 of the Ontario Heritage Act if the property meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or "✓" if it is applicable to the property.

#### 2930 LAKE SHORE BOULEVARD WEST

1.	The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2.	The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	N/A
3.	The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	N/A
4.	The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	✓
5.	The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	✓
6.	The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N/A
7.	The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	✓
8.	The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	✓
9.	The property has contextual value because it is a landmark.	✓

## 3. RESEARCH

This section of the report describes the history, architecture and context of the property. Visual resources related to the research are located in Section 4. Archival and contemporary sources for the research are found in Section 5 (List of Sources).

## **i. HISTORICAL INFORMATION**

The following section outlines the history and facts related to the properties which are the basis for determining historical or associative value of Criteria 4, 5 or 6 according to O. Reg. 9/06 Criteria.

### **New Toronto**

In 1890, New Toronto was established by the Mimico Real Estate Security Company, which registered a plan of subdivision for the lands north of Lake Shore Road<sup>1</sup> between Dwight Avenue to the east, Lake Shore Road to the south, and the Grand Trunk Railway corridor.<sup>2</sup> Designed to be a complete town, the plan included residential, industrial, and commercial areas. A four-page article in *The Globe's* October 25, 1890 edition claimed that, as an industrial centre, New Toronto "was expected to rival – if not exceed – 'old' Toronto in manufacturing output".<sup>3</sup>

In 1893, the Toronto and Mimico Radial Railway was extended to Etobicoke Creek at Long Branch, providing direct streetcar service between New Toronto and the City of Toronto. In 1906, the Grand Trunk Railway established its Mimico Rail Yards to the north, which accelerated the development of industry. In 1913, New Toronto was incorporated as a village with a population of 500. At this time a handful of commercial properties existed along Lake Shore Road between Fifth and Seventh Streets. After becoming a town in 1920, New Toronto would continue to grow, achieving a population of 6000 in 1930.<sup>4</sup> By this time Lake Shore Road between Fifth and Ninth Street had developed as the commercial main street. Bisecting the centre of downtown New Toronto, Seventh Street would become part of Islington Avenue when it was extended south following the construction of an overpass across the Mimico railyards in 1979.

### **New Toronto Post Office**

The first Post Office in New Toronto opened in 1892 at 818 Lake Shore Road inside a grocery store operated by Christopher Reid who served as the first postmaster from 1892-1907. When J.H. Whitlam became postmaster in 1908, he relocated the Post Office to 131 Sixth Street where it would remain until 1935. In September 1934, the Government of Canada purchased part Lot 502 Plan 1043,<sup>5</sup> at the northeast corner of Lake Shore Road and Seventh Street (Islington Avenue),<sup>6</sup> for the purpose of constructing the New Toronto Dominion Public Building at 2930 Lake Shore Boulevard West to house the post office. Located at the centre of downtown New Toronto, the New Toronto Dominion Public Building was constructed in 1935 and formally opened on August 31, 1936. Designed by Catto and Catto Architects in the Stripped Classical style, the new building was clad in limestone with a polished black granite base and coping.

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1 Prior to 1962, Lakeshore Boulevard West was named Lake Shore Road west of the Humber River.

2 Given, n.d.

3 *The Globe*, October 25, 1890.

4 *Mights Directory*, 1931.

5 Ontario Land Registry Office 80 Book 1869.

6 Seventh Street became part of Islington Avenue following the construction of the Islington Avenue overpass across the Mimico railyards in 1979.

Two bold horizontal courses of black granite, in place of a traditional cornice, referenced the Art Deco style which was popular at the time and would be carried into the interior.

Describing the exterior, the Royal Architectural Institute of Canada noted:

*“Simplicity is the keynote of the exterior design as it follows the plan. Walls of Canadian limestone, finely bush-hammered, supported on a base of polished black granite, with contrasting bands and coping of the same material are presented by all four facades. The chimney, which is not visible in the photograph, is also of limestone crowned with similar bands and coping. Ornamental embellishment is confined to the main entrance and window columns and balustrades. Wrought iron grilles cover the transoms of both entrances and also protect the basement windows and areas. The Coat-of-Arms over the entrance is cast in lead and enamelled in correct colours. The steps are of gray granite with limestone risers.”<sup>7</sup>*

On August 29, 1935, the local newspaper, The Advertiser, described the interior, noting: "Steps of granite will lead from the sidewalk into a large vestibule from the main entrance. The walls of the vestibule are to be made of marble, from this point one may enter a large corridor. The walls of this corridor, four feet up from the floor are made of marble, while the rest of the wall is a fine plaster with long grooves in it. These walls of the moderniste fashion designed by the architects Catto and Catto."<sup>8</sup>

In December 1960, the Government of Canada purchased the eastern 16 feet of Lot 501 in Plan 1043 to accommodate an addition to the property on the east side.<sup>9</sup> Constructed in 1961, the east annex was designed to complement the existing 1935 structure. In 1993 the New Toronto Post Office was decommissioned by the Government of Canada and subsequently sold.

### **Catto and Catto Architects**

The architectural practice of Catto and Catto (1925-1939) was formed in 1925 by brothers Ronald W. Catto and Donald E. Catto. Known as strong advocates for apartment buildings as early as the 1920s, they would design the St. Joseph Court Apartments complex on St. Joseph Street in 1925. The firm designed a range of residential, commercial, industrial and institutional buildings, many of which were featured in contemporary architectural periodicals, until the dissolution of the partnership in 1939.

### **Public Works Construction Act 1934**

In response to the Great Depression (1929-1939), Canada's Parliament enacted the Public Works Construction Act in 1934, inaugurating a Public Works program of 55 million dollars, 40 million of which was dedicated to the construction of 185 public

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7 Royal Architectural Institute of Canada, 1936.

8 The Advertiser, August 29, 1935.

9 Ibid.

buildings.<sup>10</sup> The intention of the Act was to support economic growth in the construction industry at a time when building construction was at its lowest point.<sup>11</sup>

Prior to 1934, most federal buildings were designed by staff of the Chief Architect's Branch of the Department of Public Works which tended to draw on architectural styles from the early 20th century, primarily Beaux-Arts Neo-Classism, as well as Gothic-Revival and Chateau.<sup>12</sup> The centralization of architectural work under one office allowed for the development of a relatively standardized design language for federal buildings across the nation. With the implementation of the Public Works Construction Act in 1934, the Government of Canada abandoned its near exclusive reliance on in-house architects, to include outside architects whose designs embraced the new architectural styles that emerged in the 1920s and 1930s including Art-Deo, Moderne, Modernist, and Stripped Classical.<sup>13</sup>

By 1936, the Royal Architectural Institute of Canada noted that its members had been engaged in the design and construction of 67 buildings with a value of \$16,250,000.<sup>14</sup> In response to the Act, many smaller municipalities requested new post office buildings. In 1936, the Minister of Public Works put forward new guidelines to promote the design of less expensive, smaller buildings that were one-storey in height and did not have caretaker's quarters.<sup>15</sup> Along with their reduced size, these post offices would be finished with more affordable materials such as brick veneer, stucco, and wood shingles instead of stone.<sup>16</sup>

### **Stripped Classical Style**

The late 1920s and early 1930s were a "period of significant change and transformation created by a tension between divergent and often conflicting architectural and aesthetic values."<sup>17</sup> The most radical of these was the Modernist movement advocated by groups such as the Bauhaus in Germany and individuals including Le Corbusier in France. While architects in North America admired many aspects of Modernism, its wholesale dispensing with architectural tradition was a source of tension. Expressing this tension, one architect noted: "The difficulty of putting scholarship and tradition into the waste paper basket is that we deprive ourselves of the very phrases out of which we make our sentences, the paragraphs and the whole compositions in architecture."<sup>18</sup> Responding to this tension, both the Art-Deo and Stripped Classical styles tried to avoid the restricting historicism of earlier styles and the cultural poverty of Modernism.<sup>19</sup> Of these two styles, Stripped Classical is most often associated with public architecture.

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10 Wright, 1997, p.176.

11 Royal Architectural Institute of Canada, 1936.

12 Wright, 1997, p.161.

13 Ibid.

14 Wright, 1997, p.161.

15 Ibid, p.189.

16 Ibid.

17 Ibid.

18 Ibid, p.177.

19 Ibid.

## ii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the property which will establish the basis for determining design or physical value of Criteria 1, 2 or 3 according to O. Reg. 9/06 Criteria.

The New Toronto Dominion Public Building at 2930 Lake Shore Boulevard West is designed in the Stripped-Classical style with Art Deco elements. Unlike Classical and Beaux-Arts architecture, which were characterized by the three-dimensional quality of architectural elements such as free-standing columns, architraves and deeply projecting cornices, Stripped Classicism sought to accentuate the bold, simple volumes of a structure, evoking classical architecture without copying it.<sup>20</sup> This was achieved through the simplification of decorative elements; cornices were referenced by contrasting bands of stonework while free standing columns were substituted with flattened pilasters, creating a two-dimensional quality that complemented the overall form of a structure. While the Art Deco style is often associated with bold geometric designs and verticality, other defining characteristics of the style include bold contrasting colours and materials, strong planarity, and a streamlined appearance.<sup>21</sup>

The property is comprised of a two-storey flat-roofed structure constructed in 1935, featuring a double height main wing with 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.

### Main Wing

The main wing is rectangular in plan with its principal (south) elevation facing Lake Shore Boulevard West and west elevation facing Islington Avenue. The north and east elevations feature short return walls that transition between the rear wing and 1960-61 annex respectively.

The principal (south) elevation features a projecting central bay flanked to the east and west by three double height windows. The central bay features a recessed double entrance and transom set within an imposing door surround flanked by single fluted quarter columns beneath a metal casting of the Coat of Arms of Canada. The recessed entrance features its original double doors with brass hardware and security shutters, while the transom features a decorative iron grille. The main entrance is accessed by a set of semi-circular stone steps.

Set within a slight recess, each trio of windows flanking the central bay are set above blind balustrades and are separated by fluted pilasters. The central window on the west side has a higher sill, originally accommodating a postal box. This was accessed by a set of three semi-circular stone steps which remain. The location of the postal box is

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<sup>20</sup> Bryant, 2011.

<sup>21</sup> Encyclopedia Britannica, n.d. Art Deco.<https://www.britannica.com/art/Art-Deco>

currently covered by a sign. The western window of the east bay was lowered to street level in the 1990s to accommodate an accessible entrance.

The west elevation of the main wing, facing Islington Avenue, features five double height windows set within a slight recess above blind balustrades and separated by fluted pilasters. Three below grade basement windows feature window wells covered with decorative iron grills.

### **Main Wing Interior**

The interior of the main wing is organized around the postal hall which is accessed by a front vestibule. Wrapping around the vestibule and postal hall is a U-Shaped space that houses office space. Entered by the recessed double front entrance, the vestibule features a gray-green marble dado with black marble base and chair rail on the south, east and west walls, while the north wall features single doorways at either end separated by a wooden dado below a glass window opening into the former postal hall. The floor features grey and green terrazzo set in a geometric pattern.

Rectangular in plan, the double height postal hall features a large central rectangular skylight above a grey and green terrazzo floor with offset rectangles in alternating shades. The space features integrated rectangular columns in each corner and gray-green marble dado with black marble base and chair rails on the east, west, and north walls. Above these are wood framed openings that originally housed wickets on the east and west walls, and a central group of post office boxes flanked by service counters on the north wall. A shallow three tier cornice, running between the four corner columns, separates the lower and upper sections of the postal hall. Between the corner columns, the upper section features plaster walls divided into five wide horizontal bands by smaller incised bands beneath a tall shallow cornice of three horizontal tiers above wide set dentils. When constructed the narrow horizontal bands and spaces between dentils were painted gold to contrast with the walls original oyster gray paint finish.

Located in the postal hall is a large brass table that is original to the building's date of construction and is first shown in the November 1935 volume of the Journal of the Royal Architectural Institute of Canada which can be seen in Figures 9 and 10.

### **Rear Wing**

The two-storey rear wing is square in plan with a west elevation facing Islington Avenue and north elevation facing a rear laneway. Set back approximately 1.5 metres from the west elevation of the front section, the west elevation extends across the remaining westerly two-thirds of the main structure. The west elevation features an entrance flanked by single windows at the first storey that are vertically aligned with a tall central window flanked by a shorter window on either side at the second storey. The entrance features a stone header and transom with decorative iron grille, while the first storey windows are set above blind stone balustrades. Beneath the first storey windows, two below grade basement windows feature window wells covered with decorative iron grills. The easterly half of the north (rear) elevation features three vertically aligned windows at the first and second storey and a chimney at the northeast corner featuring contrasting bands of polished black granite and limestone.

### **1960-61 Annex**

The 1960-61 Annex is square in plan with south (principal) and north (rear) elevations each featuring four high set windows with stone voussoirs and sills, with those on the principal (south) elevation being separated by fluted pilasters. Extending beyond the northwest corner of the rear elevation, the loading bay features a blank north elevation, filled in double doorway at the east elevation, and an exterior metal staircase at the west elevation extending along the north elevation of the 1935 rear wing.

### **iii. CONTEXT**

The following section provides contextual information and analysis related to the property which is the basis for determining contextual value of Criteria 7, 8 or 9 according to O. Reg. 9/06 Criteria.

The property at 2930 Lake Shore Boulevard West is prominently located on the northeast corner of Lake Shore Boulevard West and Islington Avenue at the centre of New Toronto's downtown area. The section of Lake Shore Boulevard West between Fourth Street and Ninth Street is characterized by two-storey mixed use structures constructed primarily between the 1920s and 1950s with at grade commercial with residential above. This reflects New Toronto's history as an independent community. Unlike Toronto's midtown neighbourhoods, which are typified by more uniform commercial rows and buildings from a particular era, the commercial districts in small towns tended to evolve more gradually, resulting in a more eclectic mix of structures built over a longer period of time.

The City of Toronto Property Data Map attached (Attachment 2) shows the site of the property at 2930 Lake Shore Boulevard West.

#### 4. VISUAL RESOURCES



Figure 1 1935 image of the New Toronto Post Office showing the post office mailbox and original east elevation prior to the 1960-61 annex (Royal Architectural Institute of Canada).

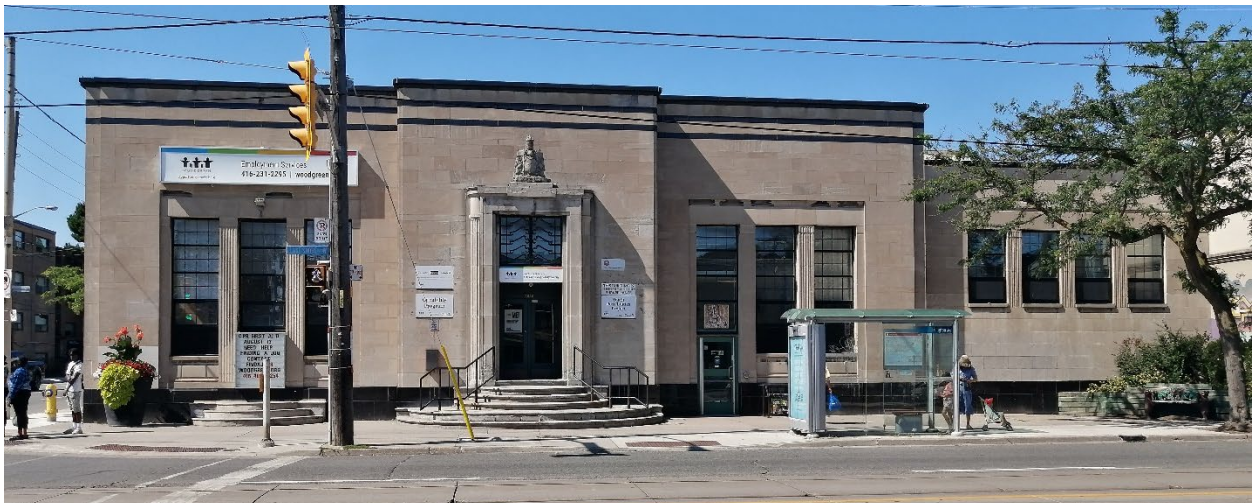


Figure 2 Looking north across Lake Shore Boulevard toward the principal (south) elevation (Heritage Planning, 2024).



Figure 3 Detail of central entrance with double entrance, transom with iron grille, semi circular stairs, and door surround featuring columns and Coat of Arms of Canada (Heritage Planning, 2024).



Figure 4 Looking east from Islington Avenue towards the west elevation of 1935 structure's main and rear wings (Heritage Planning, 2024).



Figure 5 Detail of the iron transom grille on the west elevation of the 1935 structure's rear wing (Heritage Planning, 2024).



Figure 6 Detail of the blind balustrades and iron basement light well grilles on the west elevation of the 1935 structure's main wing (Heritage Planning, 2024).



Figure 7 Looking southeast from the rear laneway off Islington Avenue towards the rear and west elevations of the 1935 structure (Heritage Planning, 2024).



Figure 8 Looking southwest from the rear laneway towards the rear elevations of the 1935 structure and 1960-61 annex (Heritage Planning, 2024).

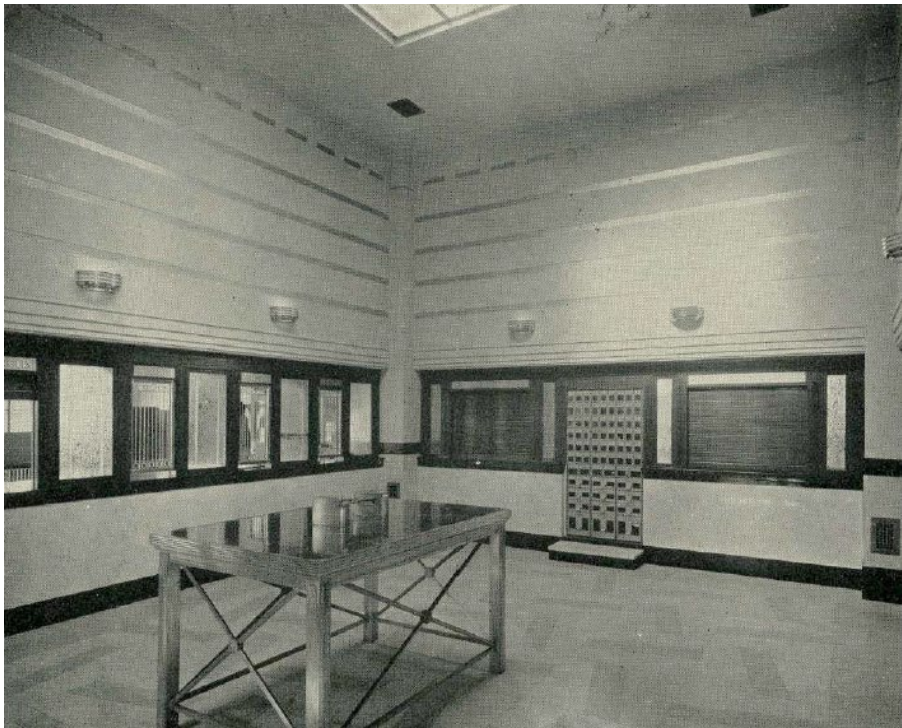


Figure 9 1935 interior image of the postal hall with post office boxes, wickets, marble dado, terrazzo floor, and plasterwork. Note the brass postal table in the centre of the room (Royal Architectural Institute of Canada).



Figure 10 Interior image of the postal hall looking south towards the vestibule showing original doors, plasterwork, terrazzo floors, marble dado, and brass postal table (Heritage Planning, 2024).



Figure 11 Interior image of the postal hall looking east showing original doors, plasterwork, terrazzo floors, marble dado, and wicket openings (Heritage Planning, 2024).



Figure 12 Interior image of the postal hall looking north showing the location of the original post office boxes (Heritage Planning, 2024).



Figure 13 Interior image of the postal hall looking west (Heritage Planning, 2024).



Figure 14 Interior image of the postal hall skylight (Heritage Planning, 2024).

## 5. LIST OF SOURCES

### ARCHIVAL SOURCES

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- Land Registry Office 80, Book 1869.
- Toronto Public Library, The Globe and Mail Newspaper Archives.

### SECONDARY SOURCES

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