

## **877 and 885 Lawrence Avenue East - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act**

**Date:** January 29, 2025

**To:** Toronto Preservation Board

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

**Wards:** 16 - Don Valley East

### **SUMMARY**

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This report recommends that City Council state its intention to designate the properties at 877 and 885 Lawrence Avenue East under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value according to the Statements of Significance which includes a description of heritage attributes found in Attachments 1 and 2.

The subject properties at 877 and 885 Lawrence Avenue East are located on the south side of Lawrence Avenue East and north/west of The Donway West. The subject properties are purpose-built bank branches constructed to serve the post-war Don Mills community and both have continuously operated for nearly seventy years. The design and development of the properties were co-ordinated together. The property at 877 Lawrence Avenue East, known as the Bank of Montreal Don Mills Branch, contains a one-storey International-Style pavilion bank building constructed for the Bank of Montreal in 1956 and expanded in 1967. The property at 885 Lawrence Avenue East, known as the Bank of Nova Scotia Don Mills Branch, also contains a one-storey International-Style pavilion bank building constructed for the Bank of Nova Scotia (Scotiabank) in 1956 and expanded between 1966 and 1967. A location map and current photograph of the heritage property is found in Attachment 2.

The properties were both designed by John C. Parkin. Described as one of Canada's most important Modernist architects, he was a founding partner and Chief Designer at the architectural firm of John B. Parkin Associates, one of Canada's leading Modernist and most prolific firms of the 1950s and 1960s that contributed many significant buildings to Toronto during this period. The properties are a unique example of two separate banking institutions in Toronto having their buildings designed to appear as a cohesive architectural ensemble, with near identical designs and landscaping tying the two properties together in the main commercial area of Don Mills. The properties are rare surviving examples of the International Style structures that once defined the main commercial area of Don Mills.

Staff have determined that the property at 877 Lawrence Avenue (Bank of Montreal Don Mills Branch) has cultural heritage value and meets 5 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.

Staff have determined that the property at 885 Lawrence Avenue (Bank of Nova Scotia Don Mills Branch) has cultural heritage value and meets 5 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 properties were listed by North York Council on October 6, 1997, and were included in the consolidated City's Heritage Register in June 2006.

The properties at 877 and 885 Lawrence Avenue East have been identified as candidates 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 877 Lawrence Avenue East under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 877 Lawrence Avenue East - Bank of Montreal - Don Mills Branch (Reasons for Designation) attached as Attachment 1, to the report, January 29, 2025, from the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. City Council state its intention to designate the property at 885 Lawrence Avenue East under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 885 Lawrence Avenue East - Bank of Nova Scotia - Don Mills Branch (Reasons for Designation) attached as Attachment 2, to the report, January 29, 2025, from the Senior Manager, Heritage Planning, Urban Design, City Planning.
3. If there are no objections to the designations, City Council authorize the City Solicitor to introduce the Bill in Council designating each of the properties 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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The properties at 877 and 885 Lawrence Avenue East were included on the North York Inventory of Heritage Properties by North York Council on October 6, 1997. Following revisions to the Ontario Heritage Act in 2005, 877 and 885 Lawrence Avenue East, and many other properties on pre-amalgamation municipal inventories were included on the City of Toronto's Heritage Register as listed properties on September 27, 2006.

On October 30, 2024, the Planning and Housing Committee received for information the item 2024.PH16.9 - Updates on Implementation of Bill 23 Amendments to the Ontario Heritage Act regarding phase two of the City's response to Bills 23 and 200, staff are developing a proactive strategy to designate selected properties based on an applied priority criteria.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.PH16.9>

## 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 \(ontario.ca\)](https://www.ontario.ca/laws/statute/90p13)

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.

## COMMENTS

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The properties were listed by North York Council on October 6, 1997, and included in the consolidated City's Heritage Register in June 2006.

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. Both 877 Lawrence Avenue East (Bank of Montreal Don Mills Branch) and 885 Lawrence Avenue East (Bank of Nova Scotia Don Mills Branch) have been identified as candidates for designation through this implementation strategy.

The owner of the property at 877 Lawrence Avenue East was informed by letter from the Senior Manager of Heritage Planning, dated January 10, 2025, that the property is a priority candidate for consideration by Council for designation under the Ontario Heritage Act as part of a citywide review of properties currently listed on the City's Heritage Register a staff report is being prepared for the Toronto Preservation Board and expect it to be considered at an upcoming meeting on February 12, 2025.

The owner of the property at 885 Lawrence Avenue East was informed by letter from the Senior Manager of Heritage Planning, dated January 10, 2025, that the property is a priority candidate for consideration by Council for designation under the Ontario Heritage Act as part of a citywide review of properties currently listed on the City's Heritage Register and a staff report is being prepared for the Toronto Preservation Board and expect it to be considered at an upcoming meeting on February 12, 2025.

## **Evaluation Analysis**

The following evaluation analysis is based on the comprehensive research conducted on the properties at 877 and 885 Lawrence Avenue East (see Attachments 2 and 3) and provides the rationale for the recommendations found in this report.

### **877 Lawrence Avenue East - Bank of Montreal Don Mills Branch**

The property at 877 Lawrence Avenue East meets the following 5 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 property at 877 Lawrence Avenue East has physical value as a rare example of an International Style structure in the main commercial area of Don Mills. Once the defining architectural style of the main commercial area, many International Style structures were lost to redevelopment, including the Massey Medal for Architecture winning 1955 Don Mills Convenience Centre. The property is one of only four International Style structures that remain in the main commercial area.

The property, along with the adjacent property at 885 Lawrence Avenue East, has design and physical value as a unique example of two separate bank buildings designed and built as a cohesive ensemble in the same architectural style within a shared landscape. Nearly identical in design, both properties are set back from Lawrence Avenue East and are separated by an open central area incorporating both properties and the public right of way between them. Each of their subsequent expansions in the 1960s were designed to match the original 1956 structures, while maintaining their visual relationship.

**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 877 Lawrence Avenue East has value for its direct association with the development of Don Mills as an entirely Modernist master planned community. This is reflected through its International Style design and visual relationship with the adjacent property at 885 Lawrence Avenue East, including their unified design and landscape.

The property is also valued for its association with the architectural firm of John B. Parkin Associates, one of Canada's leading Modernist and most prolific firms of the 1950s and 1960s that contributed many significant buildings to Toronto during this period. A leading proponent of the International Style, the firm played a significant role in the development of Don Mills, designing many of its most important institutional, commercial, and industrial buildings. Designed and built in 1956 by John C. Parkin, the firm's Chief Designer and described as one of Canada's most important Modernist architects, the property formed part of a collection of International Style structures designed by the firm that would define the commercial area of Don Mills.

**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 has historical and associative value because it contributes to an understanding of the historical development of Don Mills as Canada's first entirely Modernist master planned community. Located within the commercial area of Don Mills, its International Style design reflects the various Modernist architectural styles that were used in the community's development while providing evidence of the original character of the commercial area which has undergone significant redevelopment.

**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**

The property has value for its association with John C. Parkin, a pioneer of the International Style in Canada and chief designer of John B. Parkin Associates from 1947-1969. The property's scale, form, and massing reflect John C. Parkin's mastering of the International Style.

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

Constructed in 1956 as part of the development of the commercial area of Don Mills, the property is physically, functionally, visually and historically linked to its surroundings. This linkage is enhanced by the property's International Style design which was in response to the Modernist design requirements that were part of the master plan for Don Mills.

Constructed with the adjacent property at 885 Lawrence Avenue East as a pair of banks in the same architectural style, set back from Lawrence Avenue East within a shared landscape, the property is physically, functionally, and visually linked to its surroundings.

## **885 Lawrence Avenue - Bank of Nova Scotia Don Mills Branch**

The property at 877 Lawrence Avenue East meets the following 5 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 property at 885 Lawrence Avenue East has design and physical value as a representative example of an International Style bank pavilion. Its rectangular plan, flat roof supported by regularly spaced metal columns, recessed exterior walls comprised primarily of glass panels, and lack of applied ornamentation are hallmarks of the International Style, expressing volume over mass with a clear articulation of structure and proportional relationships. Its free-standing form, one-storey massing, and placement within a landscape with deep set back reflect the defining features of the pavilion bank typology.

The property has design and physical value as a rare example of an International Style structure in the main commercial area of Don Mills. Once the defining architectural style of the main commercial area, many International Style structures were lost to redevelopment, including the Massey Medal for Architecture winning 1955 Don Mills Convenience Centre. The property is one of only four International Style structures that remain in the main commercial area.

The property, along with the adjacent property at 877 Lawrence Avenue East, has design and physical value as a unique example of two separate bank buildings designed and built as a cohesive ensemble in the same architectural style within a shared landscape. Nearly identical in design, both properties are set back from Lawrence Avenue East and are separated by an open central area incorporating both properties and the public right of way between them. Each of their subsequent expansions in the 1960s were designed to match the original 1956 structures, while maintaining their visual relationship.

### **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 885 Lawrence Avenue East has value for its direct association with the development of Don Mills as an entirely Modernist master planned community. This is reflected through its International Style design and visual relationship with the adjacent property at 877 Lawrence Avenue East, including their unified design and landscape. The property is also valued for its association with the architectural firm of John B. Parkin Associates, one of Canada's leading Modernist and most prolific firms of the 1950s and 1960s that contributed many significant buildings to Toronto during this period. A leading proponent of the International Style, the firm played a significant role in the development of Don Mills, designing many of its most important institutional, commercial, and industrial buildings. Designed and built in 1956 by John C. Parkin, the firm's Chief Designer and described as one of Canada's most important Modernist architects, the property formed part of a collection of International Style structures designed by the firm that would define the commercial area of Don Mills.

**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 has historical and associative value because it contributes to an understanding of the historical development of Don Mills as Canada's first entirely Modernist master planned community. Located within the commercial area of Don Mills, its International Style design reflects the various Modernist architectural styles that were used in the community's development while providing evidence of the original character of the commercial area which has undergone significant redevelopment.

**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**

The property has value for its association with John C. Parkin, a pioneer of the International Style in Canada and chief designer of John B. Parkin Associates from 1947-1969. The property's scale, form, and massing with recessed exterior walls of large glass panels emphasizing volume over mass, and deep overhanging roof supported by carefully placed columns providing regularity over symmetry demonstrates John C. Parkin's mastering of the International Style.

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

Constructed in 1956 as part of the development of the commercial area of Don Mills, the property is physically, functionally, visually and historically linked to its surroundings. This linkage is enhanced by the property's International Style design which was in response to the Modernist design requirements that were part of the master plan for Don Mills.

Constructed with the adjacent property at 877 Lawrence Avenue East as a pair of banks in the same architectural style, set back from Lawrence Avenue East within a shared landscape, the property is physically, functionally, and visually linked to its surroundings.

See Attachments 1, 2, 3, and 4 of this report for the Statements of Significance; Location Map and Photograph; and Research, Evaluation & Visual Resources pertaining to the properties at 887 and 885 Lawrence Avenue East, as all of these documents are integral to the recommendations made in this staff report.

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

As part of the City of Toronto's implementation of Bill 23, 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 properties at 877 Lawrence Avenue East (Bank of Montreal) and 885 Lawrence Avenue East (Bank of Nova Scotia) have been identified as candidates for designation through this implementation strategy.

## **CONCLUSION**

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Staff have determined that the property at 877 Lawrence Avenue East (Bank of Montreal Don Mills Branch) meets 5 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. 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: 877 Lawrence Avenue East Bank of Montreal - Don Mills Branch (Reasons for Designation) attached as Attachment 1 to this report comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

Staff have determined that the property at 885 Lawrence Avenue East (Bank of Nova Scotia Don Mills Branch) meets 5 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. 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: 885 Lawrence Avenue East Bank of Nova Scotia - Don Mills Branch (Reasons for Designation) attached as Attachment 2 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 877 Lawrence Avenue East Bank of Montreal  
- Don Mills Branch (Reasons for Designation)

Attachment 2 – Statement of Significance 885 Lawrence Avenue East Bank of Nova  
Scotia - Don Mills Branch (Reasons for Designation)

Attachment 3 – Location Map and Current Photograph

Attachment 4 – Research, Evaluation & Visual Resources

**877 LAWRENCE AVENUE EAST  
BANK OF MONTREAL - DON MILLS BRANCH  
STATEMENT OF SIGNIFICANCE  
(REASONS FOR DESIGNATION)**

**ATTACHMENT 1**

**Description**

The property at 877 Lawrence Avenue East (Don Mills Bank of Montreal) is located on the south side of Lawrence Avenue East, approximately 170 metres west of The West Donway at the western edge of Don Mills' commercial centre. The property is comprised of a one-storey International-Style bank building constructed in 1956 and expanded in 1967.

**Statement of Cultural Heritage Value**

**Design and Physical Value**

The property at 877 Lawrence Avenue East has physical value as a rare example of an International Style structure in the main commercial area of Don Mills. Once the defining architectural style of the main commercial area, many International Style structures were lost to redevelopment, including the Massey Medal for Architecture winning 1955 Don Mills Convenience Centre. The property is one of only four International Style structures that remain in the main commercial area.

The property, along with the adjacent property at 885 Lawrence Avenue East, has design and physical value as a unique example of two separate bank buildings designed and built as a cohesive ensemble in the same architectural style within a shared landscape. Nearly identical in design, both properties are set back from Lawrence Avenue East and are separated by an open central area incorporating both properties and the public right of way between them.

**Historical and Associative**

The property at 877 Lawrence Avenue East has value for its direct association with the development of Don Mills as an entirely Modernist master planned community. This is reflected through its International Style design and visual relationship with the adjacent property at 885 Lawrence Avenue East, including their unified design and landscape.

The property is also valued for its association with the architectural firm of John B. Parkin Associates, one of Canada's leading Modernist and most prolific firms of the 1950s and 1960s that contributed many significant buildings to Toronto during this period. A leading proponent of the International Style, the firm played a significant role in the development of Don Mills, designing many of its most important institutional, commercial, and industrial buildings. Designed and built in 1956 by John C. Parkin, the firm's Chief Designer and described as one of Canada's most important Modernist architects, the property formed part of a collection of International Style structures designed by the firm that would define the commercial area of Don Mills.

The property has further historical and associative value because it contributes to an understanding of the historical development of Don Mills as Canada's first entirely Modernist master planned community. Located within the commercial area of Don Mills, its International Style design reflects the various Modernist architectural styles that were used in the community's development while providing evidence of the original character of the commercial area which has undergone significant redevelopment.

The property also has value for its association with John C. Parkin, a pioneer of the International Style in Canada and chief designer of John B. Parkin Associates from 1947-1969. The property's scale, form, and massing reflect John C. Parkin's mastering of the International Style.

### **Contextual**

Constructed in 1956 as part of the development of the commercial area of Don Mills, the property is physically, functionally, visually and historically linked to its surroundings. This linkage is enhanced by the property's International Style design which was in response to the Modernist design requirements that were part of the master plan for Don Mills.

Constructed with the adjacent property at 885 Lawrence Avenue East as a pair of banks in the same architectural style, set back from Lawrence Avenue East within a shared landscape, the property is physically, functionally, and visually linked to its surroundings.

### **Heritage Attributes**

#### **Design or Physical Value**

The following heritage attributes contribute to the design and physical value of the property at 877 Lawrence Avenue East:

- The scale, form, and massing of the structure, including the 1967 one bay addition at its eastern elevation, with its rectangular plan, one-storey height, and flat roof
- The flat roof with wide fascia
- The 18 exterior support columns and 14 interior support columns
- The setback, placement and orientation of the building on the south side Lawrence Avenue East
- The open space to the north and east of the building

#### **Contextual Value**

The following heritage attributes contribute to the contextual value of the property at 877 Lawrence Avenue East:

- The scale, form, and massing of the structure with its rectangular plan, one-storey height, and flat roof
- The flat roof with wide fascia
- The 18 exterior support columns
- The setback, placement and orientation of the building on the south side Lawrence Avenue East
- The open space to the north and east of the building

**BANK OF NOVA SCOTIA - DON MILLS BRANCH****STATEMENT OF SIGNIFICANCE****(REASONS FOR DESIGNATION)****Description**

The property at 885 Lawrence Avenue East (Don Mills Bank of Nova Scotia) is located on the south side of Lawrence Avenue East, approximately 120 metres west of The West Donway at the western edge of Don Mills' commercial centre. The property contains an International-Style bank building constructed in 1956 and expanded between 1966 and 1967.

**Statement of Cultural Heritage Value****Design and Physical Value**

The property at 885 Lawrence Avenue East has design and physical value as a representative example of an International Style bank pavilion. Its rectangular plan, flat roof supported by regularly spaced metal columns, recessed exterior walls comprised primarily of glass panels, and lack of applied ornamentation are hallmarks of the International Style, while its free-standing form, one-storey massing, and placement within a landscape with deep set back reflect defining features of an International Style pavilion.

The property has design and physical value as a rare example of an International Style structure in the main commercial area of Don Mills. Once the defining architectural style of the main commercial area, many International Style structures were lost to redevelopment, including the Massey Medal for Architecture winning 1955 Don Mills Convenience Centre. The property is one of only four International Style structures that remain in the main commercial area.

The property, along with the adjacent property at 877 Lawrence Avenue East, has design and physical value as a unique example of two separate bank buildings designed and built as a cohesive ensemble in the same architectural style within a shared landscape. Nearly identical in design, both properties are set back from Lawrence Avenue East and are separated by an open central area incorporating both properties and the public right of way between them.

**Historical and Associative**

The property at 885 Lawrence Avenue East has value for its direct association with the development of Don Mills as an entirely Modernist master planned community. This is reflected through its International Style design and visual relationship with the adjacent property at 877 Lawrence Avenue East, including their unified design and landscape.

The property is also valued for its association with the architectural firm of John B. Parkin Associates, one of Canada's leading Modernist and most prolific firms of the

1950s and 1960s that contributed many significant buildings to Toronto during this period. A leading proponent of the International Style, the firm played a significant role in the development of Don Mills, designing many of its most important institutional, commercial, and industrial buildings. Designed and built in 1956 by John C. Parkin, the firm's Chief Designer and described as one of Canada's most important Modernist architects, the property formed part of a collection of International Style structures designed by the firm that would define the commercial area of Don Mills.

The property has further historical and associative value because it contributes to an understanding of the historical development of Don Mills as Canada's first entirely Modernist master planned community. Located within the commercial area of Don Mills, its International Style design reflects the various Modernist architectural styles that were used in the community's development while providing evidence of the original character of the commercial area which has undergone significant redevelopment.

The property also has value for its association with John C. Parkin, a pioneer of the International Style in Canada and chief designer of John B. Parkin Associates from 1947-1969. The property's scale, form, and massing with recessed exterior walls of large glass panels emphasizing volume over mass, and deep overhanging roof supported by carefully placed columns providing regularity over symmetry demonstrates John C. Parkin's mastering of the International Style.

## **Contextual**

Constructed in 1956 as part of the development of the commercial area of Don Mills, the property is physically, functionally, visually and historically linked to its surroundings. This linkage is enhanced by the property's International Style design which was in response to the Modernist design requirements that were part of the master plan for Don Mills.

Constructed with the adjacent property at 877 Lawrence Avenue East as a pair of banks in the same architectural style, set back from Lawrence Avenue East within a shared landscape, the property is physically, functionally, and visually linked to its surroundings.

## **Heritage Attributes**

### **Design or Physical Value**

The following heritage attributes contribute to the design and physical value of the property at 885 Lawrence Avenue East:

- The scale, form, and massing of the structure, including the 1966-67 two bay addition at its western elevation, with its rectangular plan, one-storey height, and flat roof with wide metal clad fascia
- The 20 exterior metal clad support columns
- Recessed exterior walls
- Large exterior glass panels atop a 5-inch base extending to the roofline separated by slender steel mullions
- The 12 interior support columns

- The setback, placement and orientation of the building on the south side Lawrence Avenue East
- The open space to the north the building

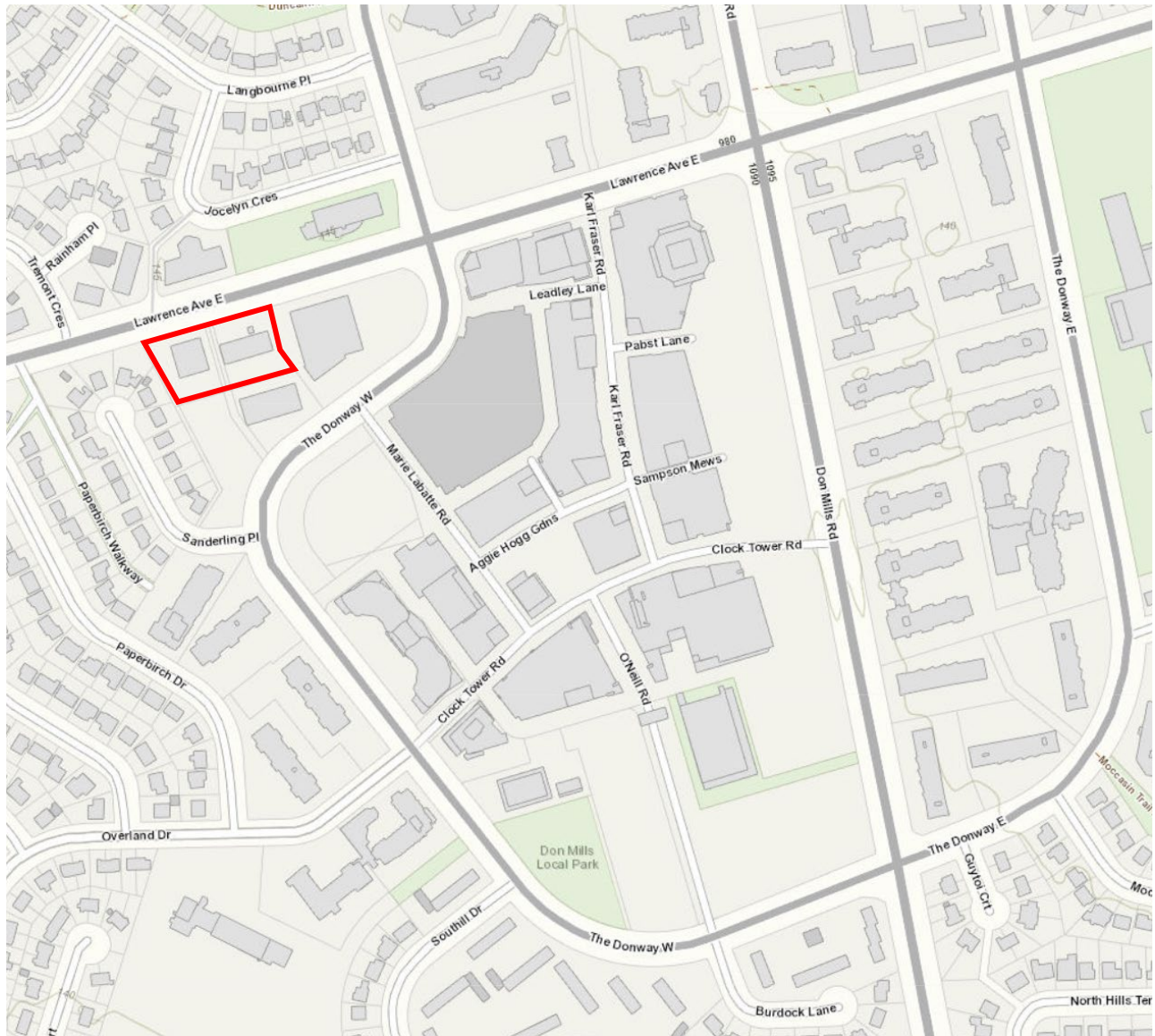
### **Contextual Value**

The following heritage attributes contribute to the contextual value of the property at 885 Lawrence Avenue East:

- The scale, form, and massing of the structure with its rectangular plan, one-storey height, and flat roof with wide metal clad fascia
- The 20 exterior metal clad support columns
- Recessed exterior walls
- Large exterior glass panels atop a 5-inch base extending to the roofline separated by slender steel mullions
- The setback, placement and orientation of the building on the south side Lawrence Avenue East
- The open space to the north the building

**LOCATION MAP AND CURRENT PHOTOGRAPH**  
**877 & 885 LAWRENCE AVENUE EAST**

**ATTACHMENT 3**



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



Principal (north) elevation of 877 Lawrence Avenue East (Heritage Planning, 2024).



Principal (north) elevation of 885 Lawrence Avenue East (Heritage Planning, 2024).



View looking south across Lawrence Avenue East towards (right to left) 877 and 885 Lawrence Avenue East (Heritage Planning, 2024).

# RESEARCH, EVALUATION & VISUAL RESOURCES

# ATTACHMENT 4

## 877 & 885 LAWRENCE AVENUE EAST

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.

### 1. DESCRIPTION



877 Lawrence Avenue East (Heritage Planning, 2024).

#### 877 Lawrence Avenue East

877 LAWRENCE AVENUE EAST: BANK OF MONTREAL DON MILLS BRANCH	
ADDRESS	877 Lawrence Avenue East
WARD	16 - Don Valley East
NEIGHBOURHOOD/COMMUNITY	Banbury - Don Mills
CONSTRUCTION DATE	1956, 1967
ORIGINAL USE	Bank
CURRENT USE* (*This does not refer to permitted use(s) as defined by the Zoning By-law	Bank
ARCHITECT/BUILDER/DESIGNER	John C. Parkin
ADDITIONS/ALTERATIONS	See Section 3
LISTING DATE	October 6, 1997



885 Lawrence Avenue East (Heritage Planning, 2024).

**885 Lawrence Avenue East**

885 LAWRENCE AVENUE EAST: BANK OF NOVA SCOTIA (SCOTIABANK) DON MILLS BRANCH	
ADDRESS	885 Lawrence Avenue East
WARD	16 - Don Valley East
NEIGHBOURHOOD/COMMUNITY	Banbury - Don Mills
CONSTRUCTION DATE	1956, 1966-67
ORIGINAL USE	Bank
CURRENT USE* (*This does not refer to permitted use(s) as defined by the Zoning By-law	Bank
ARCHITECT/BUILDER/DESIGNER	John C. Parkin
ADDITIONS/ALTERATIONS	See Section 3
LISTING DATE	October 6, 1997

**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 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.

### 877 LAWRENCE AVENUE EAST

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.	✓
7.	The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	N/A
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.	N/A

### 885 LAWRENCE AVENUE EAST

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.	✓

7.	The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	N/A
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.	N/A

**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.

**Don Mills**

From 1941 to 1961, the City of Toronto’s population doubled, resulting in a housing boom that would see the rapid expansion of suburban residential areas. Following the Second World War (1939-1945), prominent businessman E.P. Taylor acquired over 2,000 acres of farmland between the branches of the Don River, transforming it into one of the worlds most innovative "New Towns" between 1951 and 1965.<sup>1</sup>

Named after the many nineteenth century mills that lined the Don River, the master planned community of Don Mills was designed by Macklin Hancock, a Harvard University planning student with connections to E.P. Taylor. Hancock was heavily influenced by renowned Modernist thinkers like German architect Walter Gropius and British planner William Holford, both of whom were promoters of Modernist city building.<sup>2</sup> Gropius was the founder of the Bauhaus school and a pioneer of Modernist approaches to planning and architecture. He became an important figure in the education of planners, architects and landscape architects that are known to have practiced within Toronto such as Hancock, John Cresswell Parkin, and J. Austin Floyd.<sup>3</sup>

Combining Garden City principles and Modernist design, Don Mills would be a complete community for 28,000 residents with housing, schools, recreation facilities, more than 70 industries, and one of Canada's earliest suburban shopping plazas.<sup>4</sup> Divided into four quadrants by Lawrence Avenue East and Don Mills Road, the community was organized around a commercial and civic area. Bounded by Lawrence Avenue East to the north, Don Mills Road to the east, and The Donway to the west and south, the commercial area included the Don Mills Convenience Centre, while civic buildings, a

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1 Canadian Architect, 2009.  
 2 Armstrong 2014.  
 3 ASI, 2019.  
 4 ASI, 2019; International Garden Cities Institute, n.d.

medical centre, and movie theatre were planned for the area across The Donway (including the location of 877 and 885 Lawrence Avenue East), to the west.<sup>5</sup> The surrounding residential neighborhoods were isolated from heavy traffic by looping roads and cul-de-sacs while light industry was located on the edges. With a high degree of attention paid to everything from the positioning, architectural style, exterior materials, and colours of the buildings, it was the first community with an entirely Modernist aesthetic.<sup>6</sup> Today, Don Mills is considered by many to be the most influential planned community of the last century in Canada.<sup>7</sup>

## **Modernist Movement**

The Modernist Movement began in the late-nineteenth century as a response to significant social, economic, political, and technological change. Seeking “a new alignment with the experience and values of modern industrial life,”<sup>8</sup> the Modernist Movement emphasized “experimentation, the rejection of predetermined ‘rules’ and freedom of expression in art, literature, architecture, and music.”<sup>9</sup>

Following the First World War (1914-1918), advancements in engineering, building materials, health, and industry, along with growing social equality, contributed to the development of an architectural movement that reflected this new ‘Modern’ era of design.<sup>10</sup> Rejecting past historical styles, Modernist Architecture sought to address the demands of rapid urbanization including the need for new factories, offices, and housing.<sup>11</sup> Modernist Architecture is characterized by the use of manufactured building materials, including glass, steel, and concrete; the principle of functionalism, where form follows function; minimalist design; and the rejection of ornament.<sup>12</sup>

## **The International Style**

The International Style was first developed in the 1920s by a small group of prominent architects including Walter Gropius, Ludwig Mies van der Rohe, Jacobus Johannes Pieter Oud, and Le Corbusier (Charles-Édouard Jeanneret). The style’s name was first used in architect Philip Johnson and historian Henry-Russell Hitchcock’s 1932 Museum of Modern Art exhibition in New York City titled “The International Style: Architecture since 1922.”<sup>13</sup> Guided by three principles: volume over mass; an “aesthetic ordering” of structural members and standardized modular components; and the avoidance of applied decoration.<sup>14</sup> Following the Second World War (1939-1945) the International Style would become the dominant Modernist architectural style in the middle of the twentieth century (1945-1970).<sup>15</sup> For this reason, it is often mistakenly used

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5 Architectural Forum, June 1954.

6 ASI, 2019.

7 Ibid.

8 Tate, n.d.

9 Migdol, 2020.

10 Ibid.

11 Ibid.

12 Royal Institute of British Architects, n.d.

13 Royal Institute of British Architects, n.d.

14 Hitchcock & Johnson, 1997.

15 Encyclopedia Britannica, n.d.

interchangeably with Modernist Architecture which, as a movement, fostered a variety of architectural styles.

Common characteristics of the International Style include strong rectilinear forms; light, taut plane surfaces stripped of applied ornamentation and decoration; open interior spaces; and visual weightlessness using cantilevered construction. Building materials were primarily of glass and steel, often with less visible reinforced concrete.<sup>16</sup> Designs often featured glass curtain walls that spanned the steel girders forming the structure's skeleton.

The International Style's most prominent proponent, Ludwig Mies van der Rohe, known for his "less is more" principle, "sought to reduce his buildings to skeletons of polished metal with glass "skins" which achieve their beauty through a clear articulation of structure and proportional relationships, and refined detailing."<sup>17</sup> This was expressed in his pavilion style structures beginning with the Barcelona Pavilion (1928) in Spain and would include many other notable structures including Farnsworth House (1951) in Plano Illinois, S. R. Crown Hall (1956) in Chicago, the Neue Nationalgalerie (1968), and the Toronto Dominion Centre Bank Pavilion (1969) in association with John B. Parkin Associates. Like traditional pavilions, these structures featured open interior spaces and a nearly invisible interface between the interior and exterior, which was achieved through slender steel columns and large glass panels. Like traditional pavilions, their placement within a planned landscape was a defining characteristic.

### **877 and 885 Lawrence Avenue East**

On April 12, 1954, Plan 4545 was registered by Don Mills Development Limited. The plan covered most of the area extending south from Lawrence Avenue East to Cottonwood Drive between Don Mills Road to the east and the Canadian National Railway corridor to the west. The eastern half of the plan was laid in large blocks for the commercial centre of Don Mills, while the western half was laid out with residential lots on curving residential streets, crescents, and cul-de-sacs. Bisecting the plan, land on either side of The Donway West was divided into a series of smaller blocks to accommodate a mix of commercial, civic, and institutional uses.<sup>18</sup>

The June 1954 edition of Architectural Forum includes a conceptual plan showing a theatre on the southwest corner of Lawrence Avenue East and The Donway West, followed by a community centre to the west, which roughly corresponds to the properties at 885 and 877 Lawrence Avenue East. Given that no other available records of the plans for the area show a community centre and theatre, they were likely included for the purposes of the article.

The properties at 885 and 877 Lawrence Avenue East form part of Block C, Registered Plan 4545. On November 1, 1956, the Bank of Nova Scotia entered a for 25-year lease for the property at 885 Lawrence Avenue East.<sup>19</sup> One month later, on December 1,

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16 Royal Institute of British Architects, n.d.

17 City of New York Landmarks Preservation Commission, 1997.

18 Architectural Forum, June 1954.

19 Ontario Land Registry, Office 80, Book 671, North York.

1956, the Bank of Montreal entered a 30-year lease for the property at 877 Lawrence Avenue East.<sup>20</sup> Separating the properties, a 20-foot wide public right of way running from Lawrence Avenue East south to The West Donway, was granted to the Township of North York on July 28, 1953, which dedicated it as a public walkway on December 12, 1955.<sup>21</sup>

Completed in 1957, the Bank of Montreal Building at 877 Lawrence Avenue East, and the Bank of Nova Scotia building at 885 Lawrence Avenue East, are a unique example of a pair of banks designed as an ensemble in a unified architectural style set within a shared landscape. This was a departure for competing banks, which developed their properties individually to differentiate themselves. Designed by John B. Parkin Associates in the International Style, the near identical buildings adhered to the Modernist design requirements for Don Mills. Remarking on their design after opening in 1957, the Globe and Mail noted "Individual banks have taken pride in their buildings for a long time and have used artistic embellishment. But this is different - a case of considering the architectural character of the community as a whole."<sup>22</sup>

When completed, each structure rose one storey from a rectangular plan that featured a deeply overhanging roof supported by 16 exterior columns that provided shade and heat control, a canopy over the entrances, and a covered vehicular drive through along their east elevations. The exterior walls of the structures were comprised almost entirely of glass, save for the service core and vault areas which were clad in glass mosaic tiles. Resting on a ledge approximately 5 inches high and separated by slender steel mullions, the glass panes created an almost seamless appearance. Separated by a shared plaza incorporating the public right of way, the structures were set perpendicular to one other, with the length of the Bank of Nova Scotia building, and the width of the Bank of Montreal building, facing Lawrence Avenue East. The service core and vault were placed at the southeast corners of both structures and were clad in different coloured glass mosaic tiles, the Bank of Nova Scotia's in bright orange-red and the Bank of Montreal's in blue.<sup>23</sup>

Between 1966 and 1967, 885 Lawrence Avenue East was enlarged with the addition of two bays at its western elevation, resulting in the relocation of the drive through to the western end of the addition. This resulted in a reduction in the size of the shared public plaza. In 1967, 877 Lawrence Avenue East was enlarged with the addition of one bay at its eastern elevation on the western edge of the shared public plaza. While no drawings exist, news article at the time note the addition to 877 Lawrence Avenue East was designed by John B Parkin Associates, suggesting that the firm was also responsible for the expansion of 885. In both cases, the additions were a seamless continuation of the original design. Between 1967 and 1968 the section of the shared public plaza between the properties beyond their rear elevations was converted to surface parking.

Between 1996 and 1997, 877 Lawrence Avenue East underwent significant alterations to its exterior elevations. The exterior walls were expanded outward to align with the

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20 Ibid.

21 Ibid.

22 Globe and Mail, May 4, 1957.

23 City of North York, 1997.

roofline and its wide metal clad fascia and steel columns, and brick and plate glass walls were replaced with stucco and punched window and door openings.<sup>24</sup> In 2015-2016 the rear exterior wall of 885 Lawrence Avenue East was extended outward with a new smaller roof overhang while the original brick cladding was replaced and extended around to cover the easterly section of the north elevation.<sup>25</sup>

### **John B. Parkin Associates**

Founded in 1947 by brothers John B. and Edmund T. Parkin, along with John C. Parkin (no relation), John B. Parkin Associates would become the largest mid-20th century architectural firm in Canada.<sup>26</sup> With John B. Parkin overseeing business operations and John C. Parkin as chief designer, was the leading proponent of the International Style in Canada during the 1950s and 1960s.<sup>27</sup> In 1950 the firm won 5 of the 9 Massey Medals for architecture in its inaugural year, a record for the highest number of medals awarded to a firm in a single year. During this period the firm designed a number of important International Style structures including Toronto's Part IV designated Ontario Association of Architects Headquarters (1954), Rosedale Subway Station (1954), Sun Life Building (1961); and Ottawa Union Station (1966), which is designated under the Heritage Railway Stations Protection Act. John B. Parkin Associates also collaborated on prominent projects including the master plans for York University (1962) and Brock University (1964) and as architects of record for Toronto's Part IV designated City Hall (1965) by Viljo Revel and Toronto Dominion Centre (1969) by Mies van der Rohe .

John B. Parkin Associates also made a substantial contribution to Don Mills, designing the Don Mills Convenience Centre (1955, 1959), Ortho Pharmaceuticals (1956), Bata Building (1965), IBM Headquarters (1967), Imperial Oil (1963), Don Mills Collegiate and Junior School (1965) and their own offices (1956). Edmund T. Parkin would retire in 1964, followed by John B. Parkin in 1969. In 1971 John C. Parkin left the firm, establishing his own practice, the Parkin Partnership.

### **John C. Parkin**

John Creswell Parkin (1922-1988), considered to be one of the most important post-war architects in Canada, was described by the Ontario Association of Architects as "A pioneer of the International Style in Canada".<sup>28</sup> After graduating from the University of Manitoba's School of Architecture in 1944, Parkin moved to Toronto where he briefly worked at the offices of Marani & Morris. In 1946, he moved to Boston to study at Harvard's Graduate School of Design, where he attended classes taught by Walter Gropius and Marcel Breuer, who are viewed as having introduced the Modernist movement to North America. When John C. Parkin returned to Toronto after graduating in 1947, he founded the firm of John B. Parkin Associates with John B. Parkin and Edmund Parkin, (no relation) serving as Chief Designer.

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24 City of Toronto, Building Permits.

25 Ibid.

26 McMordie, 2015

27 Kalman, 1994, p.797.

28 Ontario Association of Architects, 1988.

Over his four-decade career, John C. Parkin received numerous awards for his contributions to architecture, urban planning, industrial design, and education. These included 40 Massey Medals for Architecture, appointment as a Companion of the Order of Canada (1972), the Queen's Silver Jubilee Medal (1977), the Royal Architectural Institute of Canada Gold Medal (1979), and two honorary doctorates.<sup>29</sup> Reflecting on John C. Parkin's impact, Toronto Star columnist Christopher Hume noted in 1991: "More than just about anyone else, it was Parkin who dragged Toronto, and Canada, kicking and screaming into the modern age. It was also Parkin who brought a bigger perspective to architectural issues."<sup>30</sup>

Lamenting the loss of a number of John C. Parkin's most significant works, art and architecture critic John Bentley Mays described Parkin as "one of Canada's architectural pioneers, hacking out of Toronto's intricate thicket of late-Victorian Englishry a secure niche for the bold, utopian design of the international movement – and a pioneer whose rigorous (and sometimes reckless) Modernist work has always been more hated than deeply understood."<sup>31</sup>

## **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.

### **877 Lawrence Avenue East**

The property at 877 Lawrence Avenue East contains a modified International Style pavilion bank building. Constructed in 1956, expanded in 1967, and renovated in 1996-97 for the Bank of Montreal, the structure rises one-storey from a rectangular plan and features a flat roof with wide fascia and exterior walls clad in beige stucco.

The principal (north) elevation features full height plate glass windows flanking a central double entrance with glass doors, sidelights, and transom. The northern half of the west elevation features wide flat headed openings with double entrance with glass doors and plate glass windows framed by a wide blue fascia while the southern half features three full height plate glass windows. The south and east elevations feature a series of large full height rectangular window openings with brushed metal muntin bars. Centred on the northern half of the east elevation is an ATM with glass awning.

The property's rectangular plan and flat roof reflect the original International Style design while its free-standing form, one-storey massing, and placement within a landscape with deep set back reflect the defining features of the pavilion bank typology.

### **885 Lawrence Avenue East**

The property at 885 Lawrence Avenue East contains an International Style pavilion bank building constructed in 1956 and expanded between 1966 and 1967 for the Bank

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29 Canadian Centre for Architecture

30 Toronto Star, March 1, 1991.

31 The Globe and Mail, February 19, 1997.

of Nova Scotia. The property rises one-storey from a rectangular plan and features recessed exterior walls comprised primarily of large glass panels and a deeply overhanging flat roof with wide fascia supported by 20 exterior metal-clad columns. Providing shade to the interior, the overhanging roof also provides shelter to pedestrians along the north and east elevations and a vehicular driveway on the west elevation.

The exterior wall of the south elevation, originally featuring an identical set back from the roofline, has been extended out to the original roofline. The east elevation features a full height door opening and window opening and bright red glazed brick cladding that continues around eastern ends of the north and south elevations. The brick clad easternmost bay on the principal (north) elevation also features a safety deposit box and pin mounted lettering reading Scotiabank with logo. The remainder of the principal (north), south, and the west elevations feature large panes of glass set on a 5-inch ledge with metal mullions that extend to the roofline with the principal (north) and south elevations featuring an off centred pair of glass double doors with transoms and sidelights.

The property's rectangular plan, flat roof supported by regularly spaced metal columns, recessed exterior walls comprised primarily glass panels, and lack of applied ornamentation are hallmarks of the International Style, expressing volume over mass with a clear articulation of structure and proportional relationships. Its free-standing form, one-storey massing, and placement within a landscape with deep set back reflect the defining features of the pavilion bank typology which can be seen in Mies van der Rohe's Toronto Dominion Centre bank pavilion.

### **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 City of Toronto Property Data Map attached (Attachment 3) shows the site of the property at 885 Lawrence Avenue East.

The properties at 877 and 885 Lawrence Avenue East are located on the south side of Lawrence Avenue East approximately 120 metres west of The Donway at the western edge of the commercial district of Don Mills. Immediately to the south is a four-storey Modernist-style commercial building (1960), while to the north is a three storey seniors' residence (1981) and the Modernist-style Don Mills Public Library (1961). The areas to the east and further north are low rise single detached residence primarily built before 1960 while further south is a mix of low and mid-rise multi unit residential buildings built between 1955 and 1965. The area to the east is Don Mill's commercial centre which includes an adjacent strip plaza (1960) followed by The Shops at Don Mills shopping centre constructed between 2006 and 2008.

The properties at 877 and 885 Lawrence Avenue East feature deep setbacks from Lawrence Avenue East featuring extensive landscaping. The property at 885 Lawrence Avenue East contains a small parking area in front of the structure with a larger parking

area to the rear, while 877 Lawrence Avenue East contains parking to the rear and along its eastern side which used to form part of the shared public plaza. The public right of way between the properties contains former parking spaces that do not appear to be used at this time.

#### 4. VISUAL RESOURCES

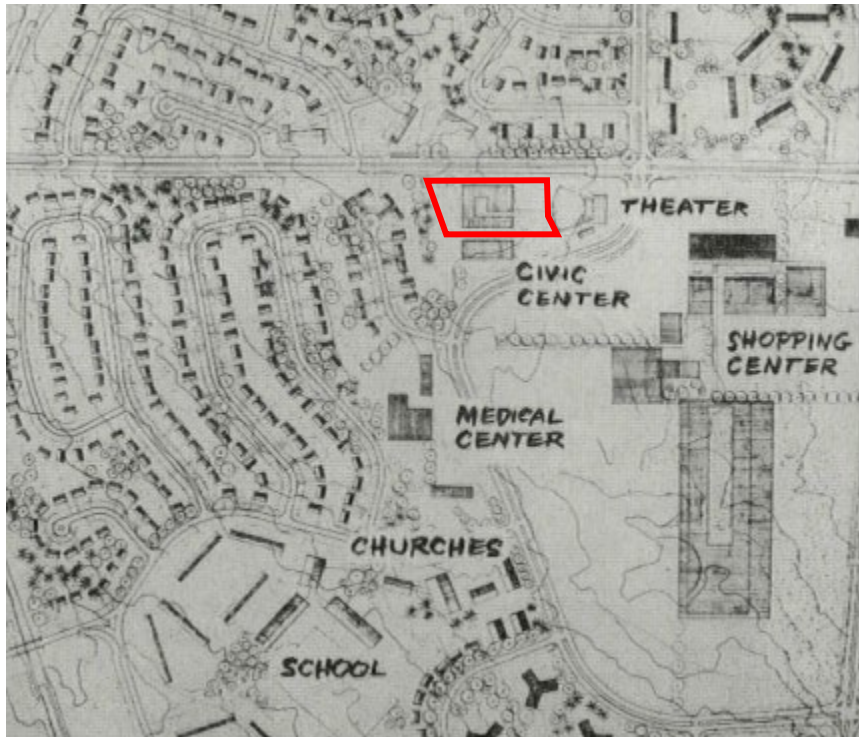


Figure 1 1954 drawing of Don Mills Plan (Architectural Forum, annotated by Heritage Planning). The red outline shows the approximate location of 877 and 885 Lawrence Avenue East in an area originally proposed for a Civic Centre and Theatre.



Figure 2 1956 aerial showing 877 (left) and 885 (right) Lawrence Avenue East under construction (Toronto Archives).



Figure 3 1956 image of the Bank of Nova Scotia at 885 Lawrence Avenue East (left) and Bank of Montreal at 877 Lawrence Avenue East (right) under construction with temporary "shack" banks (Toronto Public Library).



Figure 4 Late 1950s image showing nearly completed Bank of Nova Scotia in the foreground followed by the shared public plaza and Bank of Montreal in the background (University of Calgary Archives).



Figure 5 1965-1966 aerial image of Lawrence Avenue East looking southwest toward 877 (right) and 885 (left) Lawrence Avenue East (Toronto Public Library).



Figure 6 1967 aerial image of Lawrence Avenue East looking southwest toward 877 Lawrence Avenue East (right) and the recently expanded 885 Lawrence Avenue East (left) (Toronto Public Library).



Figure 7 1959 aerial showing 877 (left) and 885 (right) Lawrence Avenue East with the large shared public plaza (Toronto Archives).



Figure 8 1967 aerial showing 877 Lawrence Avenue East (left) with its eastern addition under construction and 885 Lawrence Avenue East (right) with its recently completed western addition (Toronto Archives).



Figure 9 1968 aerial image of 877 (left) and 885 (right) Lawrence Avenue East showing their respective 1967 and 1966-67 extensions. Note the rear (south) portion of the shared public plaza is now parking (Toronto Archives).



Figure 10 1956 image looking east towards the recently completed Bank of Nova Scotia at 885 Lawrence Avenue East (University of Calgary Archives).



Figure 4 1957-1959 image looking southeast towards 885 Lawrence Avenue East. Note its 5-bay principal (north) elevation prior to the 1966-67 addition of 2 bays on its west elevation (Toronto Archives).



Figure 12 Image looking southeast towards the principal (north) and west elevations of 885 Lawrence Avenue East (Heritage Planning, 2024).



Figure 13 1957-1959 image of the principal (north) elevation of 885 Lawrence Avenue East prior to the 1966-67 addition of 2 bays on its west elevation (University of Calgary).



Figure14 Image of principal elevation of 885 Lawrence Avenue East (Heritage Planning, 2024).



Figure15 Image looking northwest toward the south and east elevations of 885 Lawrence Avenue East (Heritage Planning, 2024).



Figure 5 1957-1959 image looking southeast towards 877 Lawrence Avenue East. Note its 4-bay principal (north) elevation prior to the 1967 addition of one bays on its east elevation (Toronto Archives).



Figure 6 1989 image looking northwest towards 877 Lawrence Avenue East showing post-1967 five-bay principal (north) elevation (James Iska).



Figure 7 Image of principal elevation of 877 Lawrence Avenue East (Heritage Planning, 2024).



Figure 8 1956 image looking southeast towards the north and west elevations of recently completed 877 Lawrence Avenue East. Note the nearly all glass exterior walls and temporary "shack" in the background (University of Calgary Archives).



Figure 9 Image looking southeast toward the north and west elevations of 877 Lawrence Avenue East (Heritage Planning, 2024).



Figure 21 Image looking northwest toward the south and east elevations of 877 Lawrence Avenue East (Heritage Planning, 2024).

## 5. LIST OF SOURCES

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