



## Toronto Preservation Board

<b>Meeting No.</b> 28	<b>Contact</b> Tanya Spinello, Committee Administrator
<b>Meeting Date</b> Wednesday, February 12, 2025	<b>Phone</b> 416-397-4592
<b>Start Time</b> 9:30 AM	<b>E-mail</b> hertpb@toronto.ca
<b>Location</b> Committee Room 3, City Hall/Video Conference	<b>Chair</b> Julia Rady

PB28.1	ACTION	Adopted		Ward: 16
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### 877 and 885 Lawrence Avenue East - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

#### Board Decision

The Toronto Preservation Board 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.

#### Decision Advice and Other Information

Patrick Brown, Heritage Planner, Policy and Research, Urban Design, City Planning gave a presentation on 877 and 885 Lawrence Avenue East - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act.

#### Origin

(January 29, 2025) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

## Summary

At its meeting on February 12, 2025 the Toronto Preservation Board considered Item [PB28.1](#) and made recommendations to City Council.

### **Summary from the report (January 29, 2025) from the Senior Manager, Heritage Planning, Urban Design, City Planning:**

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.

### **Background Information**

(January 29, 2025) Report and Attachments 1 to 4 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 877 and 885 Lawrence Avenue East - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-252889.pdf>

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

<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-253202.pdf>

### **Communications**

(February 12, 2025) E-mail from Bill Fitzpatrick (PB.New)