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MAY 26 2015

RECEIVED



City Clerk's Office

Secretariat
Betty Henderson, Manager
Community Councils & Committees
Scarborough Civic Centre
150 Borough Drive
Toronto, On M1P 4N7

Ulli S. Watkiss
City Clerk

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER 0.18 AND
1-95 ELLESMERE ROAD
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW

FCHT Holdings (Ontario) Corporation
4525 Kingston Road, Unit 2201
Toronto, Ontario
M1E 2P1
Attention: Joanne Morra

Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON M5C 1J3

Take notice that the Council of the City of Toronto has passed By-law No. 487-2015 to designate the property at 1-95 Ellesmere Road (Parkway Plaza Supermarket) as being of cultural heritage value or interest.

Dated at Toronto this 21st day of May, 2015.


Ulli S. Watkiss
City Clerk

Authority: Scarborough Community Council Item SC18.25, as adopted by City of Toronto Council on October 2, 3 and 4, 2012

CITY OF TORONTO

BY-LAW No. 487-2015

To designate the property at 1-95 Ellesmere Road (Parkway Plaza Supermarket) as being of cultural heritage value or interest.

Whereas the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 1-95 Ellesmere Road as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto caused to be served upon the owners of the land and premises known as 1-95 Ellesmere Road and upon the Ontario Heritage Trust, Notice of Intention to designate the property and caused the Notice of Intention to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the *Ontario Heritage Act*; and

Whereas the reasons for designation are set out in Schedule "A" to this by-law; and

Whereas the view corridor from the north side of Ellesmere Road across the property at 1-95 Ellesmere to the north façade of the Parkway Plaza Supermarket is depicted by the arrow shown on Schedule "C"; and

Whereas no notice of objection was served upon the Clerk of the municipality;

The Council of the City of Toronto enacts:

1. The property at 1-95 Ellesmere Road, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 1-95 Ellesmere Road and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the *Ontario Heritage Act*.

Enacted and passed on May 7, 2015.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE "A"
REASONS FOR DESIGNATION
(STATEMENT OF SIGNIFICANCE)

Description

The property at 1-95 Ellesmere Road is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual values. Located on the southeast corner of Ellesmere Road and Victoria Park Avenue, the Parkway Plaza Supermarket (1958) is a single-storey commercial building. The site was listed on the City of Toronto Inventory of Heritage Properties in 2009.

Statement of Cultural Heritage Value

The Parkway Plaza Supermarket is a rare example of Modern architecture in Scarborough that demonstrates a high degree of technical achievement with its innovative roof construction. Its design, with the half-round form, curved roof beams and fully glazed main façade, recalls the sculptural compositions of the mid 20th century as influenced by practitioners such as Finnish architect Eero Saarinen. In continuous use since 1958, the structure illustrates how innovative forms and contemporary materials were applied to suburban commercial buildings in the 1950s and afterward. The arched roof that is the most distinctive feature of the design contains what was described as the largest wood arch assembled in Canada at that time. Inside, the open plan with a clear span and limited interior divisions was an early example of the change in the function of retail space during the 20th century.

The development of the site is associated with the Toronto architectural partnership of Bregman and Hamann, which was founded in 1953 and prepared the plans for the complex for the Cadillac Development Corporation, forerunners to Cadillac Fairview. Parkway Plaza was among the first commissions for the firm that went on to design such iconic Toronto complexes as Toronto-Dominion Centre and the Eaton Centre, and an array of nationally and internationally recognized projects, often in conjunction with other notable architectural firms. Bregman and Hamann are associated with Toronto 'firsts', including Canada's earliest completely air-conditioned apartment building at 484 Avenue Road, and North York's original high-rise office complex at Eglinton Avenue East and Don Mills.

Parkway Plaza with its distinctive supermarket is identified with the suburban development of Scarborough Township, which was noted as Canada's fastest growing community after World War II. In the area named for Maryvale Farm (the country estate of Senator Frank O'Connor), the establishment of residential subdivisions created a need for a local shopping centre with retail outlets and services, including a grocery store. Following the official opening of the plaza in September 1958, the supermarket has been in continuous operation for over half a century, with the Grand Union, Steinberg's, Miracle Food Mart, Dominion and (most recently) Metro franchises.

Contextually, the Parkway Plaza Supermarket is a landmark at the southeast corner of Ellesmere Road and Victoria Park Avenue in Scarborough. With its distinctive appearance, it stands out on its site and in the area where it is viewed from the other corners of the intersection, specifically from the north side of Ellesmere Road.

Heritage Attributes

The heritage attributes of property at 1-95 Ellesmere Road are:

- The scale, form and massing of the Parkway Plaza Supermarket
- The rectangular plan that rises one extended storey in the centre, with flat-roofed wings on either side (east and west) that create horizontal lines along the north and south ends of the structure
- The materials, employing steel, concrete, brick, tile, wood and glass
- The arched roof, with the ends of the arch exposed and extending to ground level
- The principal (north) façade with glazing, which incorporates a projecting single storey portico with a flat roof
- The composition of the north wall, where the portico and the flat roofs of the wings create a horizontal line across the façade and provide a visual counterpart to the arch
- On the interior, the exposed vaulted roof structure with curved beams
- The view corridor from the north side of Ellesmere Road across the property at 1-95 Ellesmere to the north façade of the Parkway Plaza Supermarket

SCHEDULE "B"
LEGAL DESCRIPTION

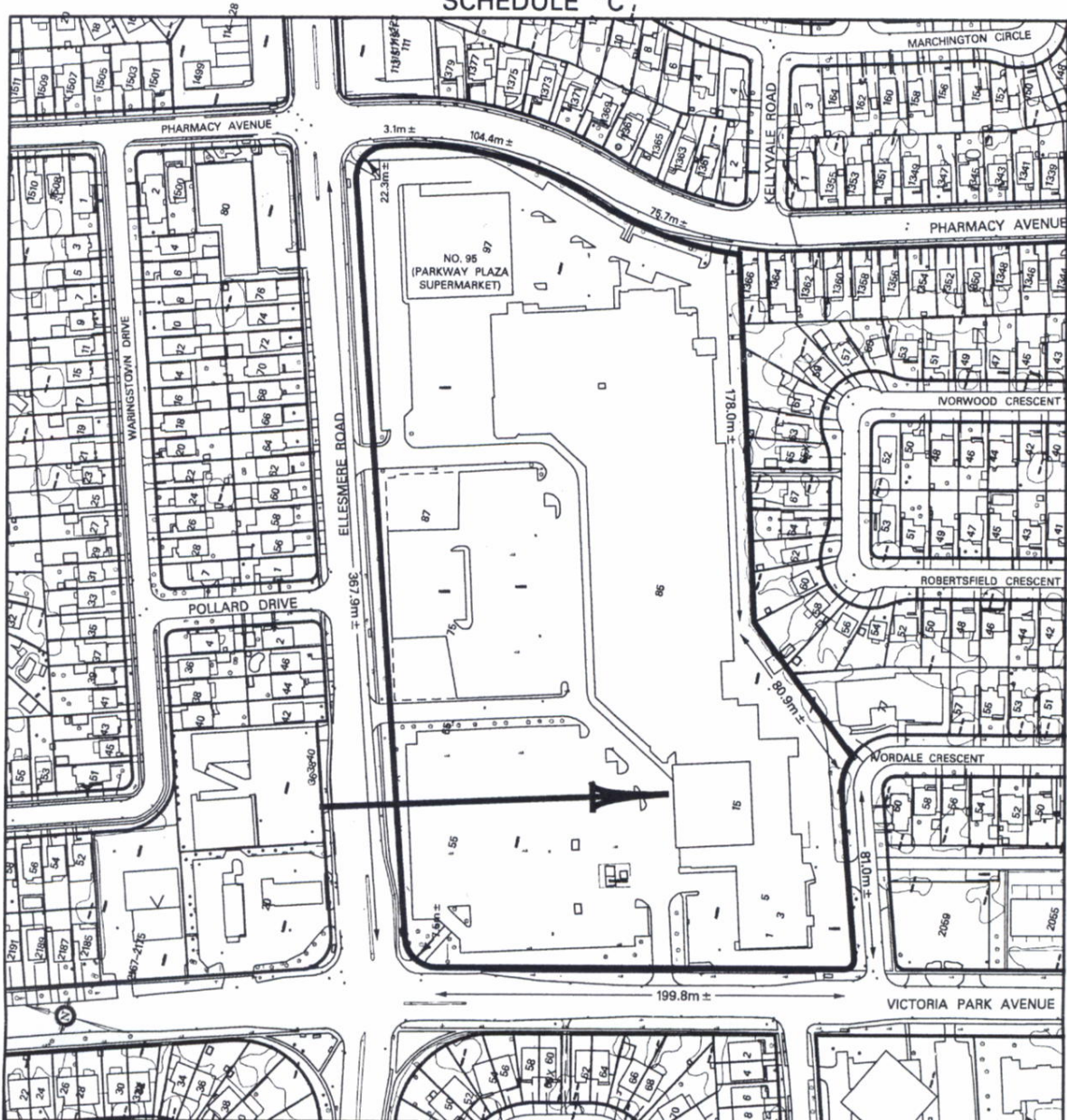
PIN 06323-0001 (LT)

PARCEL A-1, SECTION M646 BLK A PLAN 66M646 EXCEPT UNIT 1 EXPROP
PLANS D81 & D82

City of Toronto (former City of Scarborough) and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)

The hereinbefore described land being delineated by heavy outline, with the view corridor depicted by the arrow on Sketch No. PS-2015-031 dated March 30, 2015 attached as Schedule "C" to this by-law.

SCHEDULE "C"



Toronto

TECHNICAL SERVICES DIVISION
SURVEY & UTILITY MAPPING

NOTE:
THIS SKETCH IS NOT
A PLAN OF SURVEY
AND HAS BEEN COMPILED
FROM SURVEY NOTES AND
OFFICE RECORDS. IT SHALL
NOT BE USED EXCEPT FOR
THE PURPOSE INDICATED
IN THE TITLE BLOCK

CHECKED BY: JOHN HOUSE
PREPARED BY: DWAYNE PITT

WARD 37 - SCARBOROUGH CENTRE
DATE: MARCH 30, 2015

PROPERTY INFORMATION SHEET

NO. 95 ELLESMERE ROAD
(PARKWAY PLAZA SUPERMARKET)
LAND DESIGNATED AS BEING OF
CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

SKETCH No. PS-2015-031