

2150 LAKE SHORE HERITAGE IMPACT ASSESSMENT

2150 - 2194 - LAKE SHORE
BOULEVARD WEST
23 PARK LAWN ROAD
TORONTO



1957 aerial photograph of the Site and surroundings (City of Toronto Archives, annotated by ERA).

Project # 17-290-03
Prepared by PE / SI / EA / RL

COVER PAGE: 2150 Lake Shore Boulevard
West (ERA 2019).

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EXECUTIVE SUMMARY

Background

This Heritage Impact Assessment (HIA) has been prepared as a component of a combined Zoning By-law Amendment Application, Draft Plan of Subdivision Application, and Official Plan Amendment resubmission (“the application”) for the properties at 2150-2194 Lake Shore Boulevard West and 23 Park Lawn Road (“the Site”).

The HIA evaluates the Master Plan for the Site, which has been filed by the applicant to inform the City of Toronto’s development of a Secondary Plan for the area.

Cultural Heritage Value

This HIA finds that the Site contains the following elements of cultural heritage value:

- Design value associated with the existing commercial bank building at 2194 Lake Shore Boulevard West;
- Association with Christie, Brown & Co., a significant institution in the Humber Bay community;
- Association with broader themes of Toronto’s waterfront history: industrial production, and leisure, recreation and public use;
- A physical, visual, functional and historical relationship to the key transportation routes adjacent to the site: the Gardiner Expressway, the Canadian National Rail corridor, and Lake Shore Boulevard West; and,
- Landmark value via the Water Tower.

While there is some remnant built heritage fabric that conveys this value, much of the historic built form has been lost. Other elements of value are intangible, and cannot be conveyed through building conservation strategies.

Proposed Development: The Master Plan

The proposed Master Plan includes the establishment of new roadways, a plan for 15 new high-rise buildings, two new public squares and a galleria, and a neighbourhood park, within which the Water Tower is proposed to be conserved.

The commercial bank building at 2194 Lake Shore Boulevard West is proposed to be replaced with a building with a pedestrian-scaled streetwall at the northeast corner of Park Lawn and Lake Shore.

The Master Plan responds to components of the City’s upcoming Secondary Plan, which include a new GO transit station on Site, and a major new relief road (‘Street A’) for the Gardiner Expressway which would run along the Site’s north edge. The regrading and infrastructure work associated with the construction of Street A will necessitate the temporary removal of the Water Tower.



While there is some remnant built heritage fabric that conveys this value, much of the historic built form has been lost.

Other elements of value are intangible, and cannot be conveyed through building conservation strategies.

Conservation Strategy

Because the Site's cultural heritage value is largely intangible, ERA's recommended conservation approach is the development of a robust interpretation program for the Master Plan lands.

The proposed interpretation program is intended to communicate the Site's intangible cultural heritage value, through the use of diverse media on and off the Site.

The Water Tower is proposed to be retained, with placemaking / branding signage, and relocated to the neighbourhood park as a key component of the Site's interpretation program. Relocation is proposed in order to conserve the Water Tower's value amid a changed context and setting. Its current location has not been identified as a heritage attribute.

The selection of the park location was informed by a Relocation Analysis conducted by ERA (see appendix C), which reviewed three proposed locations for heritage conservation, provision for views, and potential for placemaking.

The Water Tower is proposed to be retained and relocated to the neighbourhood park in order to conserve its value amid a changed context and setting.

The appended Relocation Analysis reviews three proposed locations for heritage conservation, provision of views, and potential for placemaking.

Site-Wide Interpretation Program

The interpretation program considers various media (e.g. sculptural art pieces, sidewalk inlays, panels, murals, oral history projects, interpretive public realm design) to convey the stories of the Site's four key historical themes:

- Natural systems and resources;
- Key transportation routes;
- Industrial production and employment on site; and,
- Leisure, recreation and public uses on the waterfront.

Ideas for interpretation program elements are explored in Section 8.1.2 of the HIA. Collaboration between the applicant, the City of Toronto, and local community members is necessary in order to implement the interpretation program.

Recommendations

ERA recommends that this HIA be followed by two subsequent studies/plans:

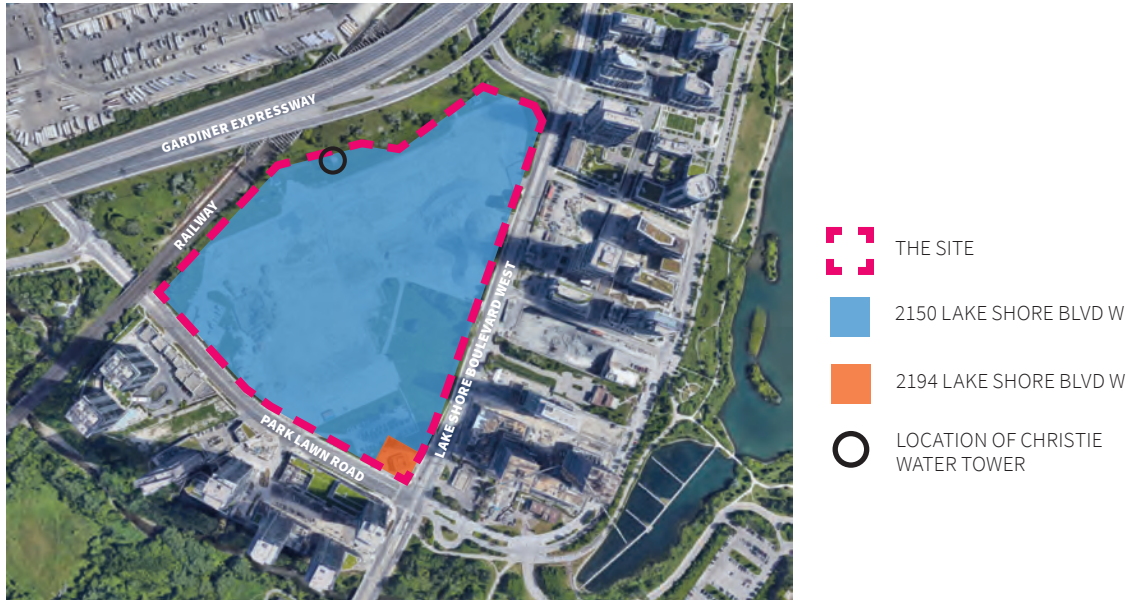
- A Conservation Plan specific to the Water Tower; and,
- An Interpretation Plan outlining specific on- and off-site interpretation strategies, with reference to all four of the Site's historic themes identified in this report.

The recommended conservation approach is a robust interpretation program for the Master Plan lands.

1 INTRODUCTION

1.1 Scope of the Report

ERA Architects Inc. (ERA) have been retained by the FCR (Park Lawn) LP and CPPIB Park Lawn Canada Inc. ('the Owners') to act as a heritage consultant for the Master Plan being developed for the properties at 2150 -2194 Lake Shore Boulevard West and 23 Park Lawn Road ("the Site"), and their surroundings.



The Site and properties within it, overlaid onto a contemporary aerial photograph (Google Maps, annotated by ERA).

The purpose of an HIA, according to the City of Toronto's HIA Terms of Reference, is to evaluate the proposed development in relation to cultural heritage resources and recommend an approach to the conservation of the heritage value of these resources.

This HIA evaluates the Master Plan in relation to the Site's cultural heritage value and any heritage attributes that convey that value.

This report was prepared with reference to the following:

- City of Toronto Terms of Reference for Heritage Impact Assessments (2014);
- Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest;
- Ontario Heritage Tool Kit;
- Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada (2010);
- Provincial Policy Statement (2020); and,
- City of Toronto Official Plan (2019).

1.2 Site Description and Context

The Site comprises the majority of the area bounded by Park Lawn Road (west), Lake Shore Boulevard West (south), the Canadian National Rail corridor (north), and by on-and-off ramps for the Gardiner Expressway (northeast). The Site is comprised of two properties: 2150 and 2194 Lake Shore Boulevard West. 2150 Lake Shore Boulevard West is also known as 23 Park Lawn Road.

There are currently two structures on the Site:

- The Water Tower, at 2150 Lake Shore's north edge, a remnant industrial artefact from the demolished Christie Lakeshore Bakery; and,
- A BMO Bank of Montreal branch in a single-storey commercial building located at 2194 Lake Shore Boulevard West, at the northeast corner of Lake Shore Boulevard West and Park Lawn Road.

The Site's immediate context consists of a range of uses, including:

- North: the Ontario Food Terminal and other low-rise commercial uses, with residential uses beyond;
- East: a highway exit route and mixed-use and residential towers;
- South: mixed-use residential towers and a waterfront trail and park;
- West: mixed-use towers.



Property data map showing 2150 Lake Shore Boulevard West in blue and 2194 Lake Shore Boulevard West in orange (City of Toronto, 2014, annotated by ERA).



BMO Bank of Montreal (ERA 2019).



The Water Tower (ERA 2019).



Aerial view, showing the Site in orange (Google Maps, annotated by ERA).



Axonometric view, showing the Site in orange (Google Maps, annotated by ERA).

1.3 Context Photos



Northbound view across the Site, with the Gardiner Expressway behind the Water Tower (ERA, 2019).



View into the Site (right) while driving eastbound along the Gardiner Expressway (Google Streetview, 2019).



View to the Site (left) while driving westbound along the Gardiner Expressway (Google Streetview, 2019).



View of adjacent properties along Lake Shore Boulevard West, southeast of the Site (ERA, 2019).



Northward view from the corner of Park Lawn and Lake Shore of the bank building on the Site at 2194 Lake Shore Boulevard West (ERA, 2019).



View of the eastern portion of 2150 Lake Shore Boulevard West and the highway exit bordering the Site, from the south side of Lake Shore Boulevard West (ERA, 2019).

1.4 Existing Heritage Status

The Site does not include any properties listed on the City of Toronto Heritage Register or designated under Parts IV or V the *Ontario Heritage Act*.

On November 15, 2016, Etobicoke York Community Council adopted a request for City staff to evaluate the Water Tower for potential inclusion on the City of Toronto's Heritage Register. No further action has been taken at this time.

1.5 Adjacent Heritage Resources

The Site is not adjacent to any properties designated under Parts IV or V the *Ontario Heritage Act*, nor listed on the City of Toronto's Heritage Register.

1.6 Protected Views

Map 7A of the City of Toronto Official Plan (OP) illustrates the views from the public realm described within Schedule 4 of the OP. Skyline views are identified in Schedule 4, and enumerated with blue arrows throughout Map 7A.

The viewpoint for 1b is adjacent to the Site. The view is described as follows:

Gardiner Expressway (eastbound) at Humber Bay Shores – Buildings, including the CN Tower, which compose the Downtown/Financial District skyline, can be viewed clearly from the eastbound lanes of the Gardiner Expressway at the bend just past Park Lawn. The view is across Jean Augustine Park and is framed by buildings in Humber Bay Shores.



Map 7A of the City of Toronto Official Plan with the Site annotated in orange (City of Toronto, annotated by ERA).

2 SITE HISTORY

2.1 Pre- and Early Contact History (to 1791)

Archaeological evidence suggests that Toronto has been home to indigenous peoples since at least the 15th century. An ancient indigenous trail ran south of the Site along what is now Lake Shore Boulevard West, connecting the area to a greater network of trails, including the Toronto Carrying Place on the east side of the Humber River.

To the west of the Site, the mouth of Mimico Creek was a favoured nesting ground for passenger pigeons, which may have provided an important food source for indigenous groups.

In 1787, Euro-Canadian colonial administrators signed the controversial Toronto Purchase with the Mississaugas of the Credit River, which they understood to permit permanent Euro-Canadian settlement of the area.

Shortly after the signing of the Toronto Purchase, Lieutenant-Governor John Graves Simcoe ordered the survey of the lands, dividing them into concession lots for settlers, institutions, and members of the Family Compact.

The lands north of the Site were forested with high quality timber and were reserved for the King's Mill along the Humber. In 1791, Simcoe ordered the survey of Lake Shore Boulevard West to provide a connection between lakefront settlements.



The Toronto Carrying Place Trail along the Humber River. The Site is located to the west (left) of the River, and trails passed adjacent to and through the Site to connect to the Toronto Carrying Place pictured here (C.W. Jeffreys, 1933).



A westward view along the water's edge of the mouth of the Humber River and the waterfront beyond, circa 1870 (Toronto Public Library).



An 1860s sketch of two passenger pigeons by William Pope (Toronto Public Library).

2.2 Early Subdivisions and Settlement (1791-1880s)

In 1795, Lieutenant-Governor John Graves Simcoe reserved over 4,000 acres of land in Etobicoke for settlement by members of the Queen's Rangers who had fought for the British in the recent American Revolution. The Governor hoped to secure an army proximate to York (now Toronto) in case of American invasion. Settlement was slow to develop in the area.

The Site and nearby lands were given to Dr. John Gamble, a surgeon with the Queen's Rangers. His son John William Gamble inherited the lands and in 1823 he settled on the west bank of Mimico Creek and constructed a sawmill near the present crossing of the railway bridge. The mill had limited success due to the unreliable water flow of the Mimico Creek, and Gamble relocated to Vaughan Township in 1843.

In 1855, the Toronto & Hamilton Railway was built, and served routes in southwestern Ontario. A station was constructed west of Mimico Creek. The Site was integrated into an 1850s subdivision, planned in response to the Mimico rail station, called Mimico Estates. Real estate developer J. Lukin Robinson appears to have owned the Site and surrounding lands, and began to advertise the subdivision as a commuter suburb for working class immigrants. The subdivision did not succeed as planned in the 1850s, and the Mimico Estate lots, including those on Site, were sold as larger rural parcels through the later part of the 19th century.

The expansion of light rail transit westward along Lake Shore Boulevard in the early 1890s fostered an awareness of the area as an accessible place, with residential, recreational and industrial potential on the Site and its surroundings.

In 1895, the Site and its area were subdivided again, creating four separate lots on Site that would remain as distinct parcels until their eventual assembly in 1946 by Christie, Brown & Co.

As locals and Toronto-based businessmen began to discover that the Site's soil composition would support brickmaking in the 1880s, rental accommodations were introduced throughout the Site. Two duplexes were established along Salisbury Avenue (today's Park Lawn Road) north of Lake Shore, and six wood-frame residences established near the Site's east end.



Plan of the Town of Mimico, 1890, by Charles Goad. Site highlighted in blue. The town lots pictured to the west would be occupied in earnest beginning in the early 1900s (City of Toronto Archives, annotated by ERA).



The Toronto & Mimico Electric Railway, later the Toronto & York Radial Railway, enabled easier access to the Site and surroundings from Toronto, and ultimately fostered its residential, recreational and industrial development (Toronto Public Library, c. 1891).

2.3 Industrial Development: Brickmaking on Site (1880s-1920)

The first known brickyard on the Site was operated by local entrepreneur George Armstrong and a Toronto-based partner, John Maloney. Operations began in the 1880s, and may have attracted the notice of brickmakers based elsewhere. Richard West, a Mimico brickmaker, purchased multiple lots in the area, and leased these lots and eventually sold them to Henry Butwell, a brickmaker based around today's Christie Pits Park. Butwell opened a Humber Bay expansion site, and sent his sons to manage and operate the yards.

The clay on the Site was mild and sandy, with the upper part burning to red brick while the lower gray coloured clay burned to white or gray brick. In a 1906 report released by the Bureau of Mines, the process of brick making on the Site was described in the following way:

“Both these clays are dug in separate heaps and allowed to slake. They are then wheeled to Martin machines, dried in an open hack yard, and are burned with wood in the ordinary way in open-shed scoved kilns.”

By 1906, the Butwell brickyard was producing 2,000,000 bricks per year and the Maloney & Armstrong brickyard was producing over 800,000. By 1913, Toronto's brickmaking Price family was attracted to the area, and purchased the lot immediately north of the railway and Site for the Price Cummings Brick Co. All three brickyards on and near the Site were partially or fully owned by Toronto residents, but operated by Humber Bay locals living on the Site's worker housing, or nearby.

The Butwell brickyard, the largest operation of the three, moved twice from its original location on Site at the intersection of Salisbury (now Park Lawn) and Lake Shore: first to a Lake Shore lot immediately east of the Site, and then to the end of Davidson Crescent, just north of the Site and rail corridor.



Butwell's Humber Bay brick yard circa 1908 (City of Toronto Archives).



Henry Butwell and employees at Butwell's brick yard circa 1908 (City of Toronto Archives).



Butwell brick kilns, likely at Davidson Crescent (n.d, Humber Bay the Way We Were: 1900-1950).

2.4 Leisure and Recreation: Motor Tourism on Site (1920s-1940s)

While tourist uses were well established east of the Site at the mouth of the Humber River as early as the 1850s, the Site itself is most closely associated with a later wave of motor tourism.

In the 1920s, a concerted effort to improve highway quality and promote automobile use ushered in a wave of motor tourism and campgrounds in southern Ontario. Lake Shore Boulevard West served as a connection between lakefront communities, and residents on the Site took notice of this new trend.

Between 1919-1921, the majority of the lands comprising the Site had been purchased by the Hydro-Electric Power Commission of Ontario (“HEPCO”). This may have been especially conducive to the establishment of camping grounds on this largely open space, the brickyards having closed between 1917-1920.

In the late 1920s, Frederick Groves was living with his family in the southernmost semi-detached unit on Site, on Salisbury Avenue (now Park Lawn Road). He established the Salisbury Camp as early as 1928, which featured cabins for motor tourists.

Early 1930s city directories also include the Homewood Tourist Camp and the Palace Cabins on the Site. In the mid-1930s, the Brown Derby Restaurant was operating on Site as a gambling joint, and local historians have recalled an underground tunnel that would allow patrons to evacuate when police visited the premises. These establishments cement the Site's history as truly mixed-use, incorporating residential, recreational and industrial phases that often overlapped.



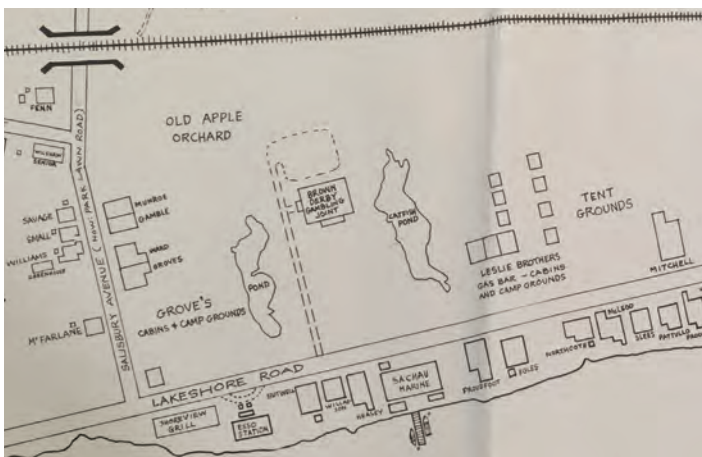
Visitors at Frederick Groves' Salisbury Camp cabins on site in the 1920s (Courtesy of Montgomery's Inn).



Salisbury Ave (Park Lawn Rd) entrance to Salisbury Camp off Lake Shore Road, 1928 (Toronto Archives).



In the interwar period, the waterside “motel strip” was concurrently emerging, as residents established cabins and later motor hotels on their waterfront lots (Chuckman’s Toronto Nostalgia Blog, c. 1940s).

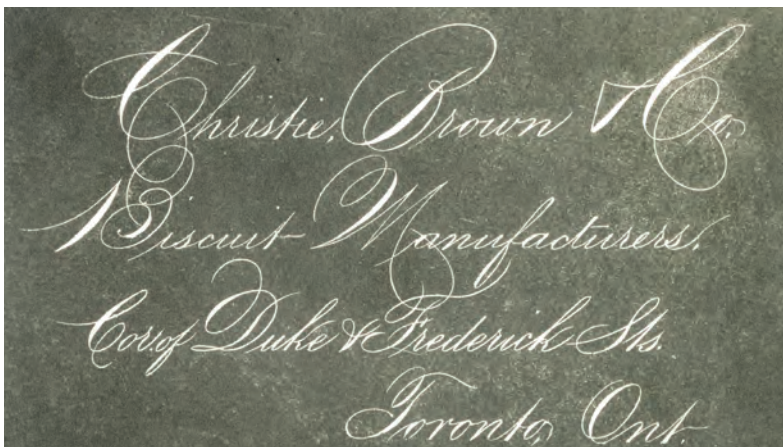


Left: A circa 1935 local history map that conveys the general use of the Site as a recreational camp ground in the interwar period (Humber Bay, the Way We Were).

2.5 Industrial Development: Christie Lakeshore Bakery (1949-2013)

In 1946, the Site was consolidated and sold to Christie, Brown & Co, an industrial confectionery with a national reputation for excellence. The company was established a century earlier when William Mellis Christie opened a bakery in downtown Toronto with his father-in-law. It expanded over the next two decades and in 1868, Christie partnered with Alexander Brown to establish Christie, Brown & Co.

In 1872-74, their operations expanded to a factory in downtown Toronto between Adelaide, Frederick, George and King Streets. By the 1880s, Christie, Brown & Co. became the largest cookie and cracker maker in Canada, with one-fifth of Toronto's bakery workers employed by the company. Christie died in 1900, and in the 1920s his family sold the company to Nabisco, which eventually merged with Kraft.



Trade card bearing the Christie Brown name (Toronto Public Library, circa 1880).



Postcard of Christie Factory at Adelaide and George Streets (Toronto Public Library, 1902).

By the 1940s, the company was looking to expand yet again. In 1946, they purchased the Site at 2150 Lake Shore Boulevard West (then 200 Lake Shore Road). The bakery would transform the Site, operating for over 60 years and employing generations of people from the area.

The new Lakeshore Bakery was built to accommodate a workforce that arrived by automobile. Designed by Toronto-based architecture firm Mathers & Haldenby, the factory was opened in 1950. It was low and expansive to easily move baked goods from production to packaging and storage. The water tower is contemporary to the factory and was painted between 1950-1982.

The factory evolved over its operative years. An addition to the southwest corner of the original factory was added by 1957 to extend production capacity. A second parking lot was also added at that time. By 1966, another addition was completed at the east of the original factory, likely to extend the storage and shipping capacity of the factory.

The factory remained an important source of employment for the Humber Bay community until its closure in 2012.



Photograph of the Lakeshore Bakery (Toronto Archives, c. 1950).



The production line inside the factory, where workers are making Christie Snowballs (n.d., Christie Yearbook, Toronto Archives).



Aerial photograph of the Lakeshore Bakery (RAIC Journal, Feb 1950).



CHRISTIE, BROWN AND COMPANY, LIMITED

PROUDLY ANNOUNCE THE

Official Opening

OF THEIR GREAT NEW

Lakeshore Bakery

LARGEST MOST MODERN AND
BEST EQUIPPED IN CANADA

AT 2:30 P.M. TODAY, Monday, October 2, 1950, with provincial, civic and municipal officials and other distinguished guests in attendance, the Honourable Leslie M. Frost, Premier of Ontario, will cut the ceremonial ribbon and formally declare the new bakery officially opened.

Constructed on a 25-acre site between the Queen Elizabeth Way and Lakeshore Drive, at the western entrance to Toronto, this new home of Christie's Biscuits will be the finest and most modernly equipped bakery in Canada. More than three years in the building, this huge bakery will incorporate the most scientifically perfect, most rigidly hygienic production methods known.

Freshened by constant lake breezes, the territory surrounding this great structure will be developed into a park of real beauty; a credit to the community and a fitting impression on Toronto visitors who use this western gateway by either of the main highways or by rail.

From its inception in 1853 and throughout its 97 years of service to Canadians, Christies has kept pace with Canada's steady growth and increasing prosperity. And we like to think of this, our latest and greatest investment, as a symbol of, or a living monument to, our absolute faith in Canada's future.



Guides will formally conduct groups from 'stem to stern' of our new Bakery. You will see the gleaming, spotless machines that blend, sift, chill and aerate the flour . . . giant spinners and drums that mix the dough . . . rolling and cutting machines, electronically controlled travelling ovens, icing machines, miracle-like packaging machines and other precision equipment. Guides will explain each step in this amazing production line as your tour progresses.

RETAIL FOOD MERCHANTS — We realize it will not be possible for all of you to attend the open house for retailers on Tuesday, October 3rd, and we would like to issue a special invitation for you to visit us anytime. There's an old-fashioned welcome awaiting you at Christie's.

CHILDREN WILL BE INVITED LATER — We all love children; and as we expect thousands of guests on this occasion, we especially request that you should not bring small children because all machinery will be in operation and this measure is taken for their safety. Special arrangements for school organized group tours will be made later.

CHRISTIE'S BREAD LIMITED, makers of the delicious bread and cakes sold only in grocery stores, is an affiliate of Christie, Brown and Company Ltd., and shares its justifiable pride in this tremendous accomplishment.



There's a Christie biscuit for every taste

Advertisement printed in the Globe and Mail, October 2, 1950 (ProQuest Historical Newspapers Online, Toronto Public Library)

Bank of Montreal at 2194 Lake Shore Boulevard West

In 1952, a small square corner lot was severed from the Christie, Brown & Co. property, and conveyed for \$1.00 to the Bank of Montreal. The lot became 2194 Lake Shore Boulevard West, and the existing bank building was constructed that year. The building has been occupied by the Bank of Montreal since its construction.

Further research is required to confirm the building's architect. The building may have been designed by architects Mathers & Haldenby in conjunction with the Christie Lakeshore Bakery, as it bears a design relationship to the now-demolished cookie factory. The building has been occupied by the Bank of Montreal since its construction.



A 1954 view eastward along Lake Shore Boulevard West, with the bank visible in the background behind the car (Toronto Public Library).



A contemporary northward view of the bank's south and east elevations (ERA 2019).



A contemporary westward view of the bank's east elevation (ERA 2019).



A 1966 northward view from the corner of Lake Shore Boulevard West and Park Lawn Road (Chuckman's Toronto Nostalgia blog).

2.6 Waterside Residential Development: Humber Bay Shores (2000s-2010s)

The Humber Bay Shores tower neighbourhood has emerged in recent decades adjacent to the Site, to its south and east across Park Lawn Road and Lake Shore Boulevard West.

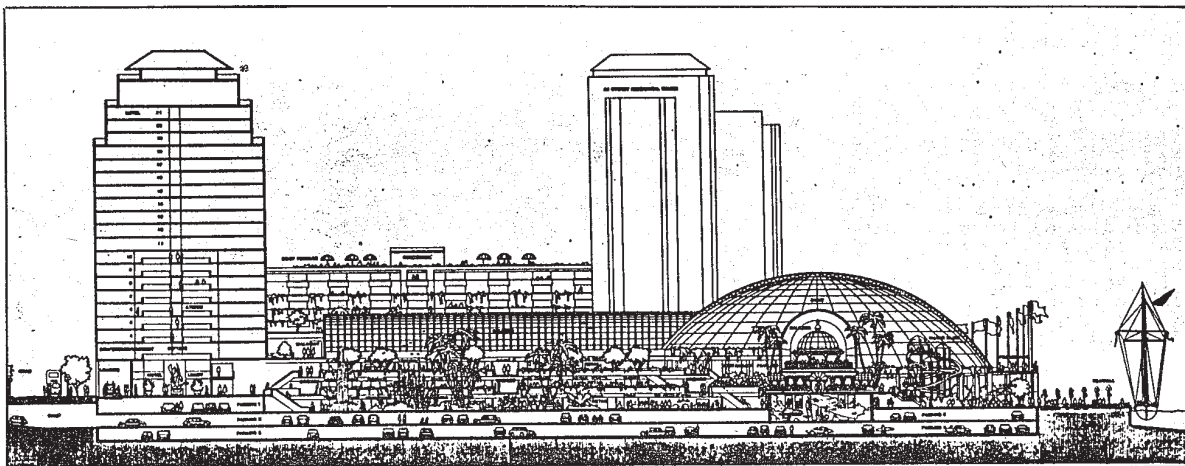
The towers comprising the neighbourhood have largely replaced what was known as the “motel strip”. It emerged in the 1940s and 1950s as waterside residents on Lake Shore Boulevard West’s south side converted their lots to accommodate cabins, and eventually upgraded their cabins sites to motor hotels. Very quickly, however, the “motel strip” fell into decline, likely as a result of the emerging industrial character in the surrounding area.

Redevelopment of the motel strip was contemplated through the 1980s. In 1991, a Secondary Plan was adopted for the area, and in the early 2000s, the Humber Bay Shores neighbourhood began to emerge. The project provided a number of mixed-use towers with retail or office uses in the podiums. Street names such as Shore Breeze Drive or Silver Moon Drive reflect the names of the previous motels south of the Site.

Today, although the towers’ architecture is not widely lauded, the neighbourhood is seen as a successful transition to higher-density residential development along Toronto’s waterfront. The neighbourhood integrates a mix of uses, and is complemented by the expansion and reconfiguration of the waterside lands south of the neighbourhood for public use as Humber Bay Park.



Photograph of Humber Bay Shores sign at Lake Shore Boulevard West, east of the Site (ERA, 2019).



ON THE WATERFRONT: Architect's drawing shows development plan for Etobicoke's Lakeshore Blvd. motel strip.

This architect's drawing of a proposal for Humber Bay Shores appeared in the Toronto Star on July 26, 1988 (ProQuest Historical Newspapers Online, Toronto Public Library).

3 ASSESSMENT OF CULTURAL HERITAGE VALUE

3.1 Ontario Regulation 9/06 Evaluation

	Value (quoted from O. Reg. 9/06)	Assessment: 2150 Lake Shore Boulevard West
DESIGN/PHYSICAL VALUE	a rare, unique, representative or early example of a style, type, expression, material or construction method.	n/a
	displays a high degree of craftsmanship or artistic merit.	n/a
	demonstrates a high degree of technical or scientific achievement.	n/a
HISTORICAL/ASSOCIATIVE VALUE	direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	<p>The property has historical value for its association with the institution of Christie, Brown & Co., a major employer in the Humber Bay community for over 60 years. The company opened its Christie Lakeshore Bakery on Site in 1950 and continued to operate until 2012. During that time, the bakery occupied a significant presence in the Humber Bay community</p> <p>The property also has historical value for its association with the themes of industrial production, and leisure and recreation, along Toronto's waterfront throughout its history.</p>
	yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	n/a
	demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	n/a
CONTEXTUAL VALUE	important in defining, maintaining or supporting the character of an area.	n/a
	physically, functionally, visually or historically linked to its surroundings.	The property exhibits contextual value for its physical, visual, functional and historical connection to key regional transportation corridors along Toronto's waterfront (the Gardiner Expressway and Lake Shore Boulevard), which facilitated both industrial and leisure uses on Site over time.
	a landmark.	The property exhibits contextual value through the Water Tower, which is considered a landmark.

	Value (quoted from O. Reg. 9/06)	Assessment: 2194 Lake Shore Boulevard West
DESIGN/PHYSICAL VALUE	a rare, unique, representative or early example of a style, type, expression, material or construction method.	The property exhibits design value as a high-style, representative example of a mid-century modern commercial bank building.
	displays a high degree of craftsmanship or artistic merit.	n/a
	demonstrates a high degree of technical or scientific achievement.	n/a
HISTORICAL/ASSOCIATIVE VALUE	direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	n/a
	yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	n/a
	demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	The building's architect has not been determined and may require further research.
CONTEXTUAL VALUE	important in defining, maintaining or supporting the character of an area.	n/a
	physically, functionally, visually or historically linked to its surroundings.	n/a. Although the bank building may have historically been linked to the adjacent Christie Lakeshore Bakery, the bank building no longer contributes contextual value as the bakery building has been removed.
	a landmark.	n/a

3.2 Draft Statements of Significance

The following draft Statements of Significance have been prepared according to Parks Canada's *Canadian Register of Historic Places: Writing Statements of Significance* (November 2006). This document is associated with the *Standards and Guidelines for the Conservation of Historic Places in Canada*, a framework which the City of Toronto has adopted.

The lists of heritage attributes are structured according to its guidance, which states that “each [heritage attribute] must directly relate to a heritage value” to “provide a clear link between the heritage value of the place and its existing features”.

3.2.1 2150 Lake Shore Boulevard West

Description of the Historic Place

2150 Lake Shore Boulevard West is a 27-acre property comprising the majority of the land between the Gardiner Expressway, the CNR Rail Corridor, Park Lawn Road and Lake Shore Boulevard West.

The property was most recently the site of the Christie, Brown & Co. Lakeshore Bakery, a large-scale industrial confectionery, from 1950 until its closure in 2013 and demolition in 2017. The Christie Lakeshore Bakery Water Tower, installed 1949-1950, is the sole remnant industrial artefact on the Site.

Statement of Cultural Heritage Value

Historical/Associative Value

The property carries historical value through its association with Christie, Brown & Co, a significant institution in the Humber Bay community between 1950 and 2013. The Christie Lakeshore Bakery was the western expansion site for Christie, Brown & Co, Canada's largest industrial confectionery, in operation in downtown Toronto since 1853. In the 1940s, the company purchased and expanded to two sites outside the downtown core, in response to the growing accessibility of suburban lands driven by the expansion of highway systems to facilitate freight commerce. The Christie Lakeshore Bakery became a major employer in the Humber Bay community, employing multiple generations of local families over six decades. It served not only as a workplace, but as a community institution for neighbourhood residents, hosting social events, fielding company sports teams, and engendering pride and loyalty through in-house promotion programs and recognition of employee contributions. There is intangible historical value associated with the Site for many residents of Humber Bay and the neighbourhoods adjacent.

The property carries additional historical value for its association with two significant themes of Toronto's waterfront history: industrial production, and recreation and leisure. Industrial production began along Toronto's waterfront in response to the key locations of freight commerce routes, beginning with shipping wharves, followed by the introduction of railway systems in the 1850s, built along the waterfront to provide access to existing wharves. The proliferation of the automobile led to highway networks a century later, built along the waterfront as part of a system of highways that would surround

the city of Toronto. All three eras engendered industrial typologies designed to facilitate production and export along these routes. On this property, several brickyards were established at the turn of the 20th century, and designed to export bricks along the adjacent rail corridor. In the mid-20th century, the Christie Lakeshore Bakery was designed as a low, sprawling industrial facility, with vehicle access points onto the newly-built Queen Elizabeth Way, soon to be the Gardiner Expressway.

Throughout Toronto's history, leisure, recreation and public uses have competed with industrial uses for space along Toronto's waterfront, with varying success depending on the priorities of the day. On this property, the 1920s to 1940s saw the advent of campsites, including tourist cabins and tent grounds, as well as tourism-driven businesses like lakeside BBQ joints and gas bars. The proliferation of the automobile led to an interest in recreational motor vehicle travel, and Lake Shore Road (now Lake Shore Boulevard West) served as a major route for tourist excursions. Municipalities were encouraged to improve their highway systems and establish spaces for camping to facilitate such travel. While this Site did not feature lake frontage, its marshy open space provided ample open land for tourist cabins and tent sites, to complement the lakeside cabin sites (which would soon evolve into the motel strip) across the street on Lake Shore Road.

Contextual Value

The property carries contextual value for its physical, visual, functional and historical links to the key regional transportation corridors along Toronto's waterfront: the Gardiner Expressway, the Canadian National Railway corridor and Lake Shore Boulevard. Its uses over time have been shaped by the property's adjacency to these corridors, and several industrial artefacts over time, including the square brick brickyard chimneys, the round concrete Christie Lakeshore Bakery chimney, and the Water Tower, have contributed to Toronto's landscape of industrial projections alongside its rail corridors and the Gardiner Expressway.

The property exhibits additional contextual value with the presence of the Water Tower on the Site. The Water Tower is a recognizable, valued feature for both former Christie Lakeshore Bakery employees, who have frequently referenced the water tower in reminiscences of the Bakery, and is an iconic projection along the Gardiner Expressway commuter route. Its landmark quality is conveyed through its distinctive form, its familiar branding, and its visibility both on the Site and from the

Gardiner Expressway. The Water Tower's context and setting, which inform its landmark quality, have evolved over its history, and will continue to evolve into the future.

Heritage Attributes

Attributes that convey the property's association with Christie, Brown & Co. include:

- The Water Tower, with signage displayed on its tank.*

Attributes that convey the property's association with significant themes of Toronto's waterfront include:

- The property's adjacency to key transportation corridors: Lake Shore Boulevard West, the Gardiner Expressway, and the Canadian National Rail corridor.

Attributes that convey the property's physical, visual, functional and historical connection to key regional transportation corridors include:

- The property's adjacency to key transportation corridors: Lake Shore Boulevard West, the Gardiner Expressway, and the Canadian National Rail corridor.

Attributes that convey the property's contextual value for the presence of a landmark** (the Water Tower) include:

- The Water Tower's visibility from the Canadian National Railway corridor and the Gardiner Expressway;
- The Water Tower's prominence as a tall industrial projection visible along Toronto's waterfront corridors.

*Retention of Christie branding on water tower tank may be subject to legal trademark and copyright permissions for the use of the company's logo.

**While the City of Toronto has not described a definition of the term "landmark", ERA finds that landmark qualities are often conveyed through combinations of a feature's views, context, and in certain cases, its silhouette.

3.2.2 2194 Lake Shore Boulevard West

Description of the Historic Place

2194 Lake Shore Boulevard West is a half-acre rectangular lot located at the northeast corner of Lake Shore Boulevard West and Park Lawn Road. The site consists of a double-height single-storey commercial bank building constructed in buff brick, with stone accenting, circa 1952.

Statement of Cultural Heritage Value

The bank building exhibits design value as a representative example of high-style mid-century modern commercial bank building architecture. Its style is conveyed through sleek linearity and unadorned surfaces, a flat roof, and asymmetrical facades. A single element of ornamentation is articulated in a rectangular blank stone facade feature, which projects above the roofline on the east elevation.

The building appears to have been constructed following the Christie Lakeshore Bakery to its north. It bears a design relationship to the now demolished Christie Lakeshore Bakery through its architectural style, fenestration, and use of buff brick cladding and stone accents.

Heritage Attributes

- Architectural features that convey the building's mid-century modern style, including:
 - Its form, scale and irregular massing;
 - Its multi-level flat roof;
 - Its rectilinear window openings;
 - Its buff brick cladding;
 - The stone accenting on all building elevations, including along its base and at its openings;
 - Its double-height entrance broken into three bays, and accented with stone surrounds; and,
 - The projecting stone element on its east elevation.

4 ASSESSMENT OF EXISTING CONDITION

The Site's built character currently consists of two structures: the Water Tower at the north edge of 2150 Lake Shore Boulevard West, and the single-storey bank building at 2194 Lake Shore Boulevard West. Both structures are considered to be in good condition.

The fenestration on the bank building at 2194 Lake Shore Boulevard West has been altered since its construction, with the original windows and double-height entrance glazing replaced. It is assumed that the contemporary BMO signage and blue cladding covers original fabric, but no investigations have been undertaken to determine what exists beneath the BMO signage band.

A condition assessment of the Water Tower was prepared by Carvajal Structural Engineers Inc. in May 2017. The report finds that there are no major structural concerns with the tower, and is attached as Appendix B.



Water Tower (ERA 2019).



Principal (south) elevation of the building at 2194 Lake Shore Boulevard West (ERA 2019).



East elevation of the building at 2194 Lake Shore Boulevard West (ERA 2019).

5 POLICY REVIEW

The following documents comprise the policy framework relevant to the heritage resource on Site:

- Ontario's Provincial Policy Statement, 2020 (the "PPS");
- City of Toronto Official Plan, 2015 (the "Official Plan"); and,
- City of Toronto Official Plan, Site and Area Specific Policy 15.

Provincial Policy Statement, 2020

The PPS is intended to guide planning policy across Ontario's municipalities. It provides the following framework for the conservation of heritage resources:

- 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
- 2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

The PPS additionally provides the following definition for conservation:

Conserved: means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

The PPS consistently emphasizes the need to conserve heritage resources that are subject or adjacent to development by ensuring that their heritage value is retained, which is achieved through the conservation of the heritage attributes that convey that value.

Toronto Official Plan, 2019

The City of Toronto Official Plan Chapter 3.1.5: Heritage Conservation provides policies that direct the conservation of heritage resources.

Despite the fact that no properties on or adjacent to the Site are included in the Toronto Heritage Register, the following policies in Chapter 3.1.5 may still be considered relevant to the Site, given its cultural heritage value:

3.1.5.2

Properties and Heritage Conservation Districts of potential cultural heritage value or interest will be identified and evaluated to determine their cultural heritage value or interest consistent with provincial regulations, where applicable, and will include the consideration of cultural heritage values including design or physical value, historical or associative value and contextual value. The evaluation of cultural heritage value of a Heritage Conservation District may also consider social or community value and natural or scientific value. The contributions of Toronto's diverse cultures will be considered in determining the cultural heritage value of properties on the Heritage Register.

Adjacent: means those lands adjoining a property on the Heritage Register or lands that are directly across from and near to a property on the Heritage Register and separated by land used as a private or public road, highway, street, lane, trail, right-of-way, walkway, green space, park and/or easement, or an intersection of any of these; whose location has the potential to have an impact on a property on the heritage register; or as otherwise defined in a Heritage Conservation District Plan adopted by by-law

Toronto Official Plan, 2015.

3.1.5.14

Potential and existing properties of cultural heritage value or interest, including cultural heritage landscapes and Heritage Conservation Districts, will be identified and included in area planning studies and plans with recommendations for further study, evaluation and conservation.

3.1.5.17

Commemoration of lost historical sites will be encouraged whenever a new private development or public work is undertaken in the vicinity of historic sites, such as those where major historical events occurred, important buildings or landscape features have disappeared or where important cultural activities have taken place. Interpretation of existing properties on the Heritage Register will also be encouraged.

3.1.5.22

Heritage Impact Assessment will address all applicable heritage conservation policies of the Official Plan and the assessment will demonstrate conservation options and mitigation measures consistent with those policies. A Heritage Impact Assessment shall be considered when determining how a heritage property is to be conserved.

3.1.5.38

Upon receiving information that lands proposed for development may include archaeological resources or constitute an area of archaeological potential, the owner of such land will undertake studies by a licensed archaeologist to:

- a) assess the property in compliance with Provincial Standards and Guidelines for Consulting Archaeologists, and to the satisfaction of the City;
- b) assess the impact of the proposed development on any archaeological resources;
- c) identify methods to mitigate any negative impact that the proposed development may have on any archaeological resources, including methods of protection on-site or interpretation and curating; and
- d) provide to the City a Provincial concurrence letter recognizing the completion of the Archaeological Assessment where one is issued by the Province.

Site and Area Specific Policy 15

The Site is subject to Site and Area Specific Policy 15: East of Park Lawn Road and North of Lake Shore Boulevard West.

Site and Area Specific Policy 15 provides for the transition of the Site from *Employment Areas* to *Regeneration Areas* and *General Employment Areas*.

Heritage is addressed in policy 4(c):

In addition to the matters identified in Policy 2 of Section 4.7 Regeneration Areas, the area study leading to the Secondary Plan will include: (c) a Heritage Impact Assessment that considers the cultural heritage value of the property, particularly the existing water tower structure.

6 DESCRIPTION OF THE PROPOSED DEVELOPMENT

A Master Plan has been prepared to guide the future redevelopment of the Site and surrounding area. The Master Plan is intended to inform and respond to the emerging City of Toronto-initiated Secondary Plan being prepared in relation to the proposed re-designation of the property as a Regeneration Area.

Proposed development as described in the Master Plan includes:

- Excavation of the Site to provide underground parking garages, site servicing, storage, amenity and loading space;
- 15 high-rise buildings incorporating a mix of uses, one of which would replace the existing commercial bank building at 2194 Lake Shore Boulevard West to establish an active, pedestrian-scaled corner;
- Construction of new roadways, in alignment with those adjacent to the Master Plan area;



Rendered view from inside a building bordering onto the proposed Park (Allies and Morrison LLP, 2020).

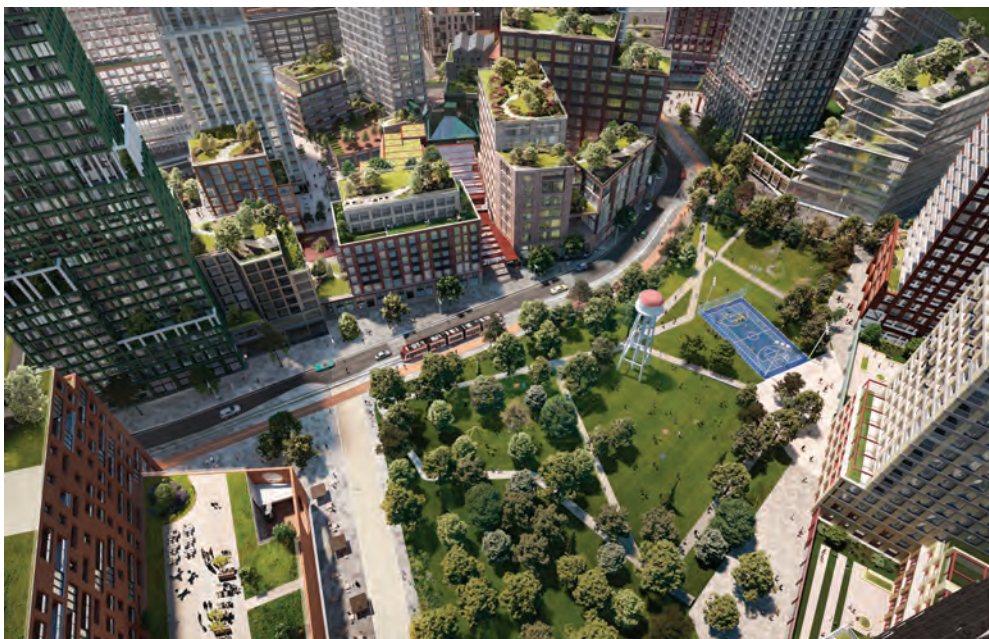


Rendered view of public space along a new road (Allies and Morrison LLP, 2020).

- Open squares in two locations (Station Square and Boulevard Square);
- A galleria in the centre of the site, which provides a covered pedestrian street with access to retail, services and amenities;
- A public park at the Site's northeast end, which has expanded in size following the last application submission. The industrial artefact Water Tower is proposed to be retained and relocated into the park as an interpretive installation. Exploration of opportunities for the adaptive reuse of the artefact as an interactive feature (e.g. water feature, play structure) may be undertaken as part of a future phase.



Rendered view of the Park (Allies and Morrison LLP, 2020).



Rendered view of the Park from above (Allies and Morrison LLP, 2020).

The Master Plan responds to planned components of the City's in-progress Secondary Plan for the Site and surrounding area, which is proposed to include:

- A new GO transit station connected to the existing rail corridor on the Site;
- Replacement of the existing Park Lawn Road entrance/exit to the Gardiner Expressway with Street A at the Site's north edge. The infrastructural work required to construct Street A will necessitate the regrading of the Site and the temporary removal of the Water Tower, which is located immediately adjacent to its planned location.

A Site Plan of the Master Plan area, by Allies and Morrison LLP, is included on the following page to illustrate the proposal.



Rendered view of Station Square, looking north to the proposed Park Lawn GO Station (Allies and Morrison LLP, 2020).



Master plan (Allies and Morrison LLP, 2020; Annotated by ERA)

- ▬ ▬ ▬ Site / Master Plan Boundary
- Boulevard Square
- Station Square
- Park
- Relocated Water Tower

7 IMPACT ASSESSMENT

7.1 Impact Summary

The Master Plan involves a proposed change in land use, which is appropriate for the Site's location at the intersection of two transit corridors, and is reflective of the community's growth in response to transit access. The industrial use of the Site from the 1880s-1910s was historically mixed with residential uses, and briefly replaced by tourist and residential uses in the 1920s - 30s. The reintroduction of residential housing and commercial uses on Site is consistent with the historic condition, and in keeping with the evolving context of the surrounding area.

The proposal seeks to contribute to the conservation of the Site's valued industrial heritage through commemoration and interpretation. The remaining industrial artefact associated with the Christie Lakeshore Bakery, the landmark Water Tower, will be conserved and highlighted in the new development.

The Water Tower is proposed to be relocated, altering its relationship to the Canadian National Rail corridor and the Gardiner Expressway, but maintaining its visibility from the Gardiner Expressway, as well as from Lake Shore Boulevard West.

The relocation strategy is designed to maintain the Water Tower's prominence, and establish it centrally within the new neighbourhood, with new views to the Water Tower from within the neighbourhood.

The relocation provides the Water Tower with buffer space, away from planned tall buildings. The Water Tower's proposed relocation will conserve the heritage attribute relating to its prominence as a tall industrial projection along the waterfront corridor.

The proposal involves the replacement of the commercial bank building at 2194 Lake Shore Boulevard West. The bank building is proposed to be replaced in order to achieve various urban design goals for the new neighbourhood:

- providing a mixed-use, transit-supportive gateway to the new development;
- providing active frontages; and
- establishing a facade and massing that fits into the planned context for the Site and the existing context nearby.

8 CONSERVATION STRATEGY

8.1 Conservation Approach

The cultural heritage value of the Site is largely intangible; it is based predominantly in historical associations with the Christie Lakeshore Bakery as a community institution, and in broader associations with significant themes of Toronto's waterfront history. Furthermore, there is little remaining built heritage fabric on Site, as the Christie Lakeshore Bakery building was demolished in 2017.

As a result, **ERA's recommended conservation approach is the development of a robust interpretation program for the Site.** The interpretation program is intended to communicate the Site's intangible cultural heritage value, through the use of diverse media on and off the Site.

The Water Tower is proposed to be retained, relocated, and incorporated into the planned neighbourhood park as a key component of the Site's interpretation program. ERA recommends that a Conservation Plan be developed for the water tower specifically, in parallel with an Interpretation Plan describing the interpretation program for the entire Site.

The interpretation program is proposed to prioritize **two key objectives: the conservation of the Site's heritage attributes, and the interpretation of the Site's historic themes.**

8.1.1 Conservation of Heritage Attributes

The interpretation program developed for the Site will ensure that the Site's heritage attributes are conserved, celebrate and where possible, enhanced.

The Water Tower is proposed to be retained as an industrial artefact with placemaking / branding signage, and adapted as an interpretive installation within a greater Site-wide interpretation program.

The Water Tower is proposed to be relocated in order to conserve its value. Its conservation approach is explored further on the following two pages.

Other heritage attributes are proposed to be enhanced and celebrated. The Site's adjacency to key transportation corridors, which helps to convey the history of transportation route-based industrial and leisure uses on Site, will be enhanced through the development of a GO transit station on Site, effectively reinstating the connection between the rail corridor and the Site once again.

CONSERVING THE WATER TOWER AS A HERITAGE ATTRIBUTE

The Water Tower is proposed to be conserved as a heritage attribute of the Site. The conservation approach for the Water Tower should consider how it can best be highlighted and celebrated within a surrounding context that will have sustained dramatic change.

The Water Tower will be temporarily removed from the Site during regrading and the construction of Street A.

As the location of the Water Tower has not been identified as a heritage attribute, we explore whether, and how, the Water Tower could be relocated as part of its conservation strategy upon its return to the Site.

Option A: No Relocation

Under this option, the Water Tower would be temporarily removed during regrading and construction of Street A and returned following these infrastructural works.

At this time, a building is planned for the current site of the Water Tower. As the location of the Water Tower has not been identified as a heritage attribute, it is not considered necessary to retain the Water Tower in situ from a heritage conservation perspective.

Option B: Relocate in Close Proximity to Original Location and Gardiner Expressway

The Water Tower would be relocated as closely as possible to its original location, preserving its relationship to the Gardiner Expressway.

While this location would provide the Water Tower with a similar relationship to the Gardiner Expressway, it would be overpowered by its proximity to tall buildings, and would have no open setting in which to be seen as a prominent projection.

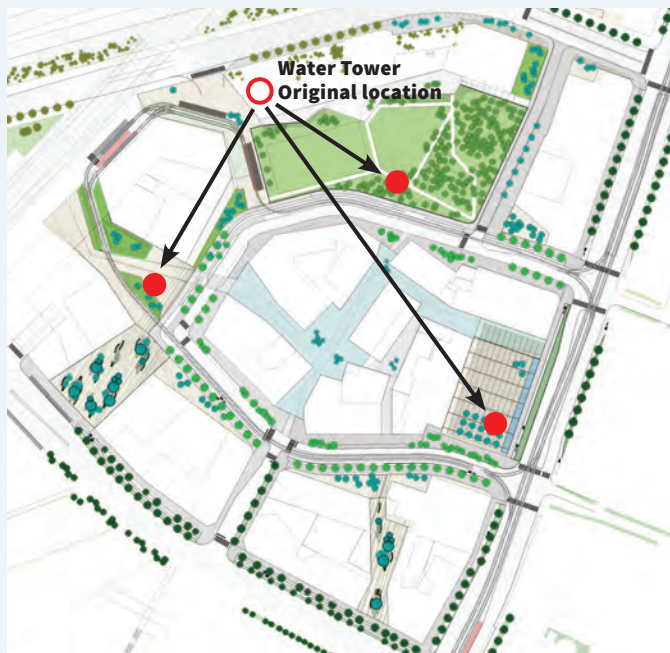


This setting would limit the views of the Tower. Finally, the distance from public activity would limit the Tower's potential for placemaking.

Option C: Relocate to a Prominent Civic Space in the New Neighbourhood

The Water Tower would be relocated to a prominent civic space in the new neighbourhood.

This option would allow the Tower to continue to convey its value through a prominent presence within the public realm.



Recommendation

As the location of the Water Tower has not been identified as a heritage attribute, Option C (Relocation to a Prominent Civic Space) is considered to be the most appropriate conservation strategy for the Water Tower.

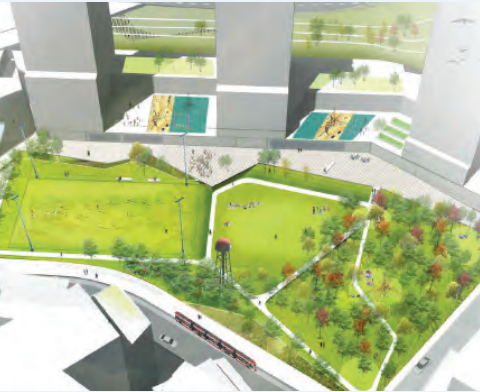
In support of this approach, ERA has prepared a Relocation Analysis to determine the most appropriate civic space for the Water Tower (see Appendix C).

The Relocation Analysis reviews the potential of three proposed locations in the context of heritage conservation, provision of views, and placemaking. A comprehensive View Study is included, as recommended in the October 2019 HIA. The Relocation Analysis is summarized on the following page.

WATER TOWER RELOCATION ANALYSIS

The Relocation Analysis (included as Appendix C) finds that the Water Tower may be successfully relocated to any of the three civic spaces identified below. The analysis yields a slight preference for relocation within the new Park, which allows for the highest visibility (i.e. most number of views), the retention of views from both the Gardiner Expressway and Lake Shore Boulevard West, and the potential to prioritize the interpretation of the Christie Cookie Factory theme.

OPTION 1: PUBLIC PARK



Heritage Value

The Water Tower continues to convey its association with the Christie Cookie Factory.

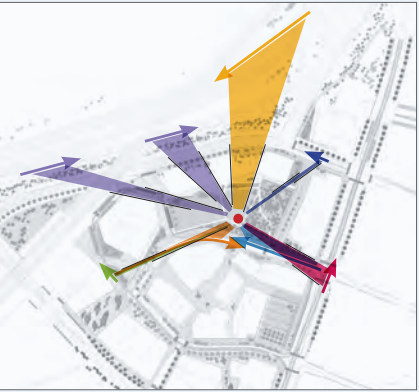
The Water Tower remains visible on Site as a remnant industrial artefact and landmark.

Views

This location offers 8 identified views of the Water Tower, compared to the original location's 5.

This location also offers views from Lake Shore Boulevard West and the Gardiner Expressway, but not the Lakeshore GO Line.

This location offers views of similar prominence as the original location (as defined in the appended Relocation Analysis, Section 2.2).



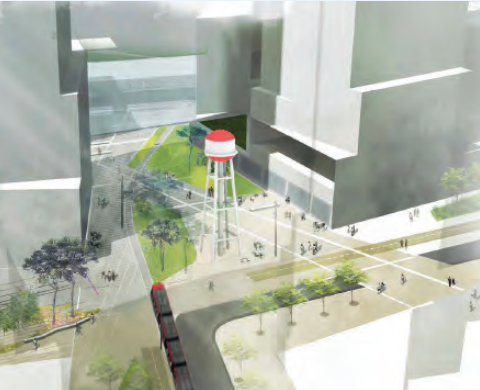
Potential for Placemaking

This location does not have any inherent storytelling potential associated with the Christie Cookie Factory or industrial landscape.

It would be possible to prioritize the interpretation of the Christie Cookie Factory history, as the park is not inherently associated with other themes.

This location offers the potential for adaptive reuse as an interactive piece.

OPTION 2: STATION SQUARE



Heritage Value

The Water Tower continues to convey its association with the Christie Cookie Factory.

The Water Tower remains visible on Site as a remnant industrial artefact and landmark.

Views

This location offers 5 identified views of the Water Tower, compared to the original location's 5.

This location also offers views from the Gardiner Expressway, but not Lake Shore Boulevard West nor the Lakeshore GO Line.

This location offers views of similar prominence as the original location (as defined in the appended Relocation Analysis, Section 2.2).



Potential for Placemaking

This location does not have any inherent storytelling potential associated with the Christie Cookie Factory or industrial landscape.

The theme to be prioritized at this location is the history of key transportation routes adjacent to the site, including Lake Shore, and the QEW.

This location offers the potential for adaptive reuse as an interactive piece.

OPTION 3: BOULEVARD SQUARE



Heritage Value

The Water Tower continues to convey its association with the Christie Cookie Factory.

The Water Tower remains visible on Site as a remnant industrial artefact and landmark.

Views

This location offers 3 identified views of the Water Tower, compared to the original location's 5.

This location also offers views from Lake Shore Boulevard West, but not the Gardiner Expressway nor the Lakeshore GO Line.

This location offers views of the same prominence as the original location (as defined in the appended Relocation Analysis, Section 2.2).



Potential for Placemaking

This location does not have any inherent storytelling potential associated with the Christie Cookie Factory or industrial landscape.

Themes to be prioritized at this location include recreation and leisure history, and the history of the Lake Shore Road as a key transportation route.

This location offers the potential for adaptive reuse as an interactive piece.

8.1.2 Interpretation of Historic Themes

The interpretation program developed for the Site would be designed to convey stories associated with **four key historic themes**:

1. Throughout its history, the Site's uses have been shaped in part by human interaction with the natural resources and systems present on Site.
2. The Site's character and uses have been shaped by its position alongside a series of key regional transportation routes over the course of its history.
3. In its role as a large-scale industrial expansion site on the outskirts of Toronto, the Site supported the workforces in Humber Bay and Mimico, and fostered the economic growth of these communities.
4. The Site forms part of a greater story of Toronto's waterfront as a site for leisure, recreation and public uses over its history.

The interpretation program would incorporate **diverse media to convey these stories**. This could include:

- Sculptural public art pieces;
- Ground-based inlays which might include writing, art and/or mapping;
- Interpretive panels and/or murals in the neighbourhood's planned public squares;
- An oral history project with former Christie Lakeshore Bakery employees to document and recognize this cultural heritage value;
- Interpretative design of the functional public-realm components of the new neighbourhood, including playgrounds structures and gathering places.

The interpretation program might identify certain [public realm locations for the targeted interpretation of certain themes](#), for example:

- **Boulevard Square:** the Lake Shore Road as a key historic transportation route; leisure, recreation and public uses along Toronto's waterfront
- **Station Square:** key regional transportation routes; industrial railway-side activity;
- **Public Park:** human interaction with natural resources and systems.

While the Christie Cookie Factory is not inherently associated with any of the planned public realm locations on Site, its history is expected to feature centrally in the future interpretation program. The communication of the Christie Cookie Factory history could be conveyed through diverse interpretive media, including:

- Conservation of the Water Tower structure as an industrial artefact;
- Interpretation of the factory floorplan within the public realm;
- A 'ghost chimney' art installation;
- An oral history project with former Christie Lakeshore Bakery employees.

In the following pages, we explore ideas and precedents for interpretation that could convey each of the four themes that have emerged throughout the Site's history.

Ideas like these are recommended to be incorporated into an upcoming Interpretation Plan for the Site's redevelopment. We recommend that each of the four themes be represented in the Interpretation Plan.

Collaboration between the proponent, the City of Toronto and local community members will be necessary in order to develop a successful Interpretation Plan and implement the proposed program.

Interpretive media ideas for Theme #1: *Natural Systems & Resources*

- Incorporation of alder trees into the site's landscaping strategy / apple tree plantings at the neighbourhood park, the historic site of an apple orchard;
- An art piece interpreting the grounds abundant with passenger pigeons at Mimico Creek, possibly with an historic quote about their nature or their settlement there, e.g.:

At other times I have seen them move in one unbroken column for hours across the sky, like some great river, ever varying in hue - Potawatomi Chief Simon Pokagon, 1895;

- An art piece, at the Park Lawn edge of the site, interpreting the evolution of the watercourse along Mimico Creek, demonstrating its pre- and post-channelization routes, e.g. standing columns in the shapes of the evolved watercourse;
- Interpretive piece showing a cross-section of soil, demonstrating the clay deposits that made brick production possible on site.

Interpretation ideas demonstrated on the following page, clockwise from top left:

1. Standing column interpretation piece. Here, a standing column interpretation of a timeline of Calgary public parks (ERA 2018).
2. A sculptural piece could be used to interpret the passenger pigeon history around the Site (Birds, by artist Jeff Morse, Brea CA. Sourced from Public Art in Public Places).
3. Apple tree interpretation (West Virginia University).
4. A soil cross section could demonstrate clay deposits on Site (by artist Carl Cheng, Museum of Space Information, Redondo Beach CA. Sourced from Public Art in Public Places).



Interpretive media ideas for Theme #2: *Key Transportation Routes*

- A series of panels in Station Square on the rail and light rail heritage of the Humber Bay area, and particularly the way the arrival of the Toronto & Mimico Electric Railway (later the Toronto & York Radial Railway) brought growth and change in Humber Bay. There is particular relevance to light rail connectivity to and from downtown Toronto on site;
- Reinstate the Somerville, Loring & Wyle “lion monument” as a gateway marker into the site. The lion monument has been moved more than once from its position marker the entrance to the QEW adjacent to the site (first to Sunnyside Park, and now to Casimir Gzowski Park), and currently sits adjacent to a pedestrian trail, with limited public exposure. There is a prime opportunity to reintroduce the monument, near to its original context, as a gateway marker as it was originally intended;
- An interpretive piece along Lakeshore Boulevard West (possibly in Boulevard Square) marking the chronological moments of Lakeshore Road’s evolution: ancient trail, 1791 survey, 1894 introduction of light rail, 1916 paving, 1929 widening, 1962 incorporation into Lakeshore Boulevard - e.g. a timeline inlaid into the ground;
- A standing, eye-catching interpretive art piece along either Lakeshore Boulevard West or as a public contribution along the waterside Humber Bay Park Trail, commemorating the ancient waterside trail used by indigenous peoples pre-dating the 1790s Lakeshore Road - e.g. a standing directional signpost, pointing ‘travellers’ to the Humber River Carrying Place, the village of Teiaiagon, and pre-Contact sites/trails to the west;
- A playground structure interpreting the historic light rail streetcar vehicle. (A playground could be designed to interpret any theme.)

Interpretation ideas demonstrated on the following page, clockwise from top left:

1. An historic light rail car presents an interesting opportunity to be interpreted as a playground structure (Toronto Public Library, 1890s).
2. Consider opportunities for eye-catching contributions to the waterside public trail, to engage travellers at varying speeds (Cleveland Warehouse District, LANDstudio).
3. An example of a timeline inlaid into paving in Tokyo (EARTHSCAPE).
4. The City of Toronto might consider whether there are opportunities to relocate the Somerville, Loring & Wyle lion monument more relevantly to a gateway moment within the Site’s planned public realm (e.g. at Street A), in close proximity to the original location for which it was designed (Toronto Public Library, 1970s restoration at Sunnyside Park).



Interpretive media ideas for Theme #3: *Industrial Production & Employment*

- Use of brick throughout the development, notably within the ground paving. There may be interesting opportunities for brick street paving on the sites of the historic brickyards, if their specific locations can each be determined;
- Retention of the Water Tower within a neighbourhood park, visible from the Gardiner Expressway. Recommended to be retained as a standing industrial artefact and/or interpreted as an art piece;
- Construction of a tall square brickyard “ghost chimney”, in metal or iron, visible along the rail corridor and the Gardiner Expressway as an interpreted industrial relic, projecting along these corridors;
- Recognize and acknowledge community value by: (1) undertaking an oral history project with former employees of the Christie Lakeshore Bakery to document and recognize this valued history, to be published in a document or on a website; and (2) integrating quotes by former employees/stakeholders as inlays in the ground on sidewalks leading to the neighbourhood park - e.g.

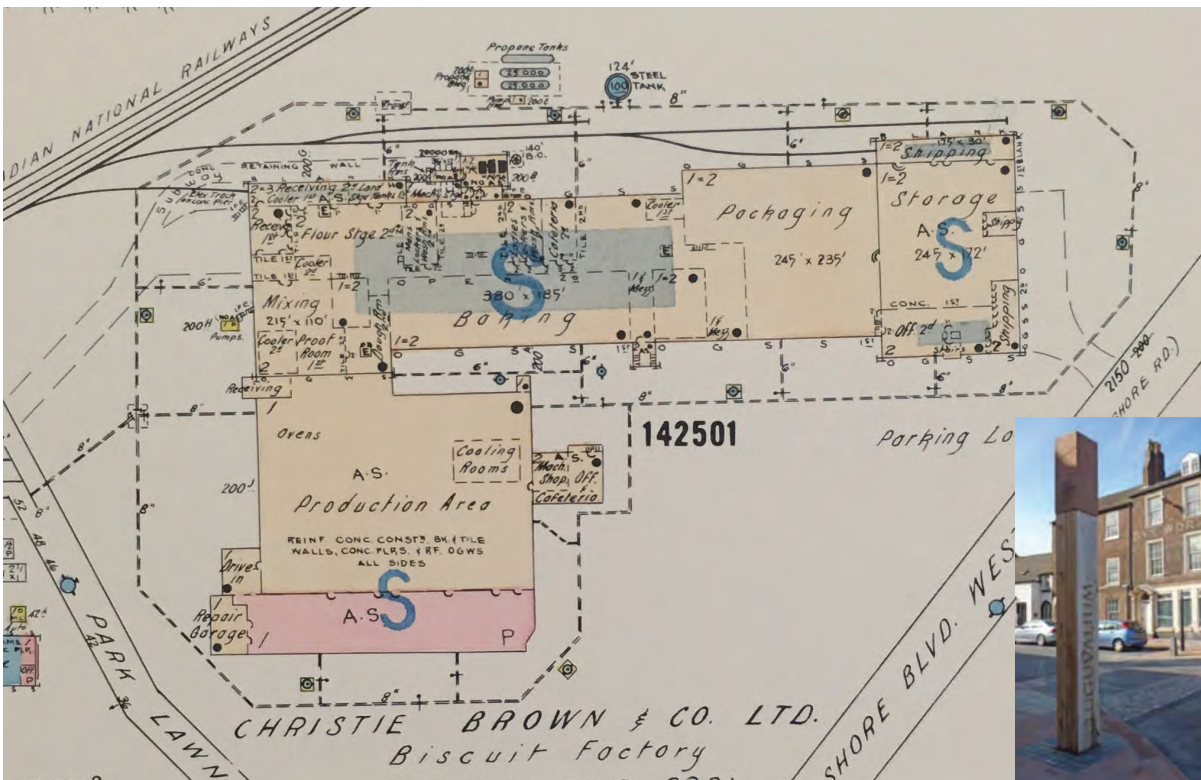
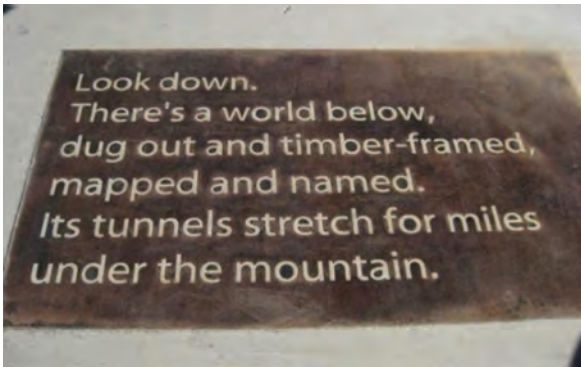
I remember arriving at the plant and looking at the Christie name on the water tower and thinking how proud I was to be working in a place that made great products by such great people - Peter DiPonio, Lakeshore Bakery employee, 2013

The Christie Lakeshore Bakery history is the central story that is valued by people within living memory, and there is an opportunity to recognize the history of workers in this community, where generations of residents and families were employed on this site, even as the industrial context is changing;

- Interpretation of the floorplan of the Christie Lakeshore Bakery, providing an opportunity to understand how the modernist factory operated - e.g. a floorplan inlaid into the ground at the neighbourhood park, or “doorways” throughout the public realm marking the real locations of entrances into sections of the factory, with some interpretation at each “doorway” explaining what occurred within that area of the factory.
- Printing of historic brick company signage on wall surfaces along the rail corridor.

Interpretation ideas demonstrated on the following page, clockwise from top left:

1. Interpretation should speak to historic industrial projections along the Gardiner and railway (RAIC Journal Feb 1950).
2. A “ghost chimney” could be interpreted with an approach similar to this planned interpretation for a “ghost spire” in St. Thomas, Ontario (ERA 2018)
3. H. Butwell Brick Yards signage/branding seen on a cart, c. 1900 (Toronto Archives).
4. Brick kiln landscape design inspiration, Taiwan (landezine.com)
5. Consider the interior circulation/floorplan within the Lakeshore Bakery as an opportunity for interpretive moments within the new neighbourhood’s public realm (Large photo: 1962 Fire Insurance Plan of factory, Toronto Public Library. Small photo at bottom right: Sidewalk marker in Carlisle, UK).

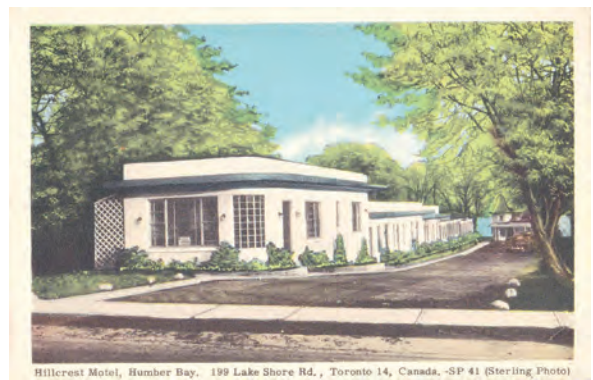


Interpretive media ideas for Theme #4: *Leisure & Recreation*

- Street location and orientation to physically and visually connect the Site to the waterfront, wherever possible;
- Mural reproductions along Lakeshore Boulevard West of nostalgic postcards of either the campgrounds on Site or the motel strip across the street, possibly at Boulevard Square;
- Small inlays of tent or cabin icons along Lakeshore Boulevard at each of the locations of campgrounds and cabin sites, with the name of each site noted in the ground;
- At Boulevard Square, gathering spots (e.g. benches) that are designed to interpret tent shelters or campsite-style gatherings.

Interpretation ideas demonstrated on the following page, clockwise from top left:

1. Consider ways to interpret the tent sites and/or camp sites on the north side of Lake Shore Road, on site, as gathering places in Boulevard Square. (City of Toronto Archives)
2. Consider how tent sites might be interpreted in contemporary fashion, as seen here (landezine.com).
3. Postcards of motor hotels along Lake Shore Road, immediately south of the site, circa 1940s - 1950s. Consider opportunities to interpret the motel strip in mural form. (Source: Chuckman's Toronto Nostalgia Blog)
4. The Christie Lakeshore Bakery's interior floorplan, circulation and operation areas interpreted with inlays or markers in the public realm, e.g. to mark the doorway between the Mixing room and the Production Area. (Source: 1962 Fire Insurance Plan, Toronto Public Library. Bottom right corner: Sidewalk marker in Carlisle, UK.)
5. Poignant quotes from Christie employee interviews integrated into the sidewalk on the streets leading toward the neighbourhood park. (Source: Poetry in the sidewalk interpreting coal mining heritage in Canmore, AB, TripAdvisor).



Hillcrest Motel, Humber Bay, 199 Lake Shore Rd., Toronto 14, Canada, -SP 41 (Sterling Photo)



8.2 Impact Mitigation Strategies

The following mitigation strategies are proposed to address any impact on the Site's tangible cultural heritage value and heritage attributes.

Proposal: Construction of tall buildings adjacent to the Water Tower

A tall office building is proposed to be constructed on the current location of the Water Tower. The building is intended to function as a sound and visual barrier to shelter the new neighbourhood and the planned neighbourhood park from the impact of the adjacent Gardiner Expressway.

In order to ensure that the Water Tower maintains the context and buffer space that contributes to its value as an iconic structure, the Water Tower is proposed to be relocated southward into the planned neighbourhood park. An alternative that was considered is moving the Tower slightly westward. While this option would have maintained a similar relationship to the Gardiner Expressway, the Tower would have lacked prominence between the newly constructed mixed-use buildings. Providing it with a new context and setting will allow it to maintain its landmark status with a substantial buffer surrounding the Tower.

Proposal: Relocation of the Water Tower further from the Gardiner Expressway and Canadian National Rail corridor

On balance, the retention of the Water Tower in situ is not considered to be necessary from a heritage conservation perspective, as the Site's heritage attributes do not relate to the Water Tower's exact location, but rather to its relationship to the Gardiner Expressway and Lake Shore Boulevard West.

Furthermore, it is acknowledged that the factors that inform the Water Tower's landmark quality -in this case, its context and setting- have evolved over the Water Tower's history, and will continue to evolve in the future.

The loss of the Water Tower's immediate adjacency to the Gardiner Expressway and its prominence as a tall industrial projection along the Gardiner Expressway is proposed to be mitigated by ensuring that view moments from these corridors to the Water Tower are retained in its new location.

ERA has prepared a comprehensive Relocation Analysis (appended), including a view study of three options for the Water Tower's relocation within the Site. The Relocation Analysis was developed to better understand what it means to be visible and prominent within the Site, and to ensure that the proposed mitigation strategy would be successful in conserving these attributes.

Proposal: Replacement of 2194 Lake Shore Boulevard West Bank of Montreal building

The proposal includes the demolition of the bank building at 2194 Lake Shore Boulevard West, and the replacement of that building with a mixed-use and transit-supportive building that animates the corner of Lake Shore Boulevard West and Park Lawn Road.

The existing building is an example of high-style mid-century modern commercial bank building architecture. At the time of its construction, the building bore a design relationship to the Christie Lakeshore Bakery. The area is evolving and since the demolition of the Bakery in 2017, the bank building has been isolated from its previous context.

In recognition of the site's evolution, the replacement of this building with a suitably designed building to reinforce the corner would mitigate the loss of this resource.

9 CONCLUSION

The proposed Master Plan for the Site and its surrounding area involves the construction of mixed-use towers, new roadways, interface with a planned GO transit station, two public squares, and one large public park that would incorporate the retained and relocated Water Tower.

The Master Plan proposes to conserve the tangible and intangible historic fabric of the Site through the development and implementation of a comprehensive, multi-media, Site-wide interpretation program.

As a key component, the interpretation program would involve the adaptation of the existing Water Tower as an interpretive medium, given that as an industrial artefact it is uniquely well positioned to help communicate the stories of the Christie Lakeshore Bakery on Site, as well as the greater theme of historic industrial activity along Toronto's waterfront transportation corridors.

As the City of Toronto continues the Secondary Plan process for this Site and surroundings, the proponent anticipates a collaborative process to determine how the Site's diversity of histories and cultural heritage value can most effectively be shared.

Recommended Next Steps

ERA recommends that two studies/plans be undertaken as the proposed development moves forward on Site:

- A Conservation Plan specific to the Water Tower; and,
- An Interpretation Plan outlining specific on- and off-Site interpretation strategies, with reference to all four of the Site's historic themes.

10 PROJECT PERSONNEL

Philip Evans

Philip Evans is a principal of ERA Architects and the founder of small. In the course of his fourteen-year career, he has led a range of conservation, adaptive reuse, design, and feasibility planning projects. Philip is a professional member of CAHP and a licensed Architect (OAA).

Samantha Irvine

Samantha Irvine is an associate with the heritage planning team at ERA Architects. She holds a BA in History and Sociology from McGill University, an MA in Historic and Sustainable Architecture from NYU, an MA in Sustainable Urbanism (University of Wales), and a JD from Queen's University.

Emma Abramowicz

Emma Abramowicz is a project manager and heritage planner at ERA Architects. She holds a Master of Planning in Urban Development from Ryerson University, as well as a Bachelor of Arts (Honours) from Queen's University.

Ray Lister

Ray Lister is a planner with ERA Architects. Ray received his Master of Planning in Urban Development at Ryerson University after completing a Bachelor of Arts (Honours) in History at the University of Victoria.

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12 APPENDICES

Appendix A: Master Plan by Allies and Morrison LLP (2020)



Appendix B:

Visual Assessment of the Water Tower by Carvajal Structural Engineers Inc. (2017)



CSE STRUCTURAL FORENSIC & REHABILITATION SERVICES

VISUAL ASSESSMENT

MR. CHRISTIE WATER TOWER
2150 LAKESHORE BLVD. W
ETOBICOKE, ON
M8V 1A3

PREPARED FOR
FIRST CAPITAL
BY
CARVAJAL STRUCTURAL ENGINEERS INC.


Professional Engineers
Alberta-British Columbia-New Brunswick
Ontario - Nova Scotia - Saskatchewan

MAY, 2017

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5.0 SUMMARY OF FINDINGS & RECOMMENDATIONS	3

APPENDICES

APPENDIX A – DRAWINGS

APPENDIX B – PHOTOGRAPHS

Attention: Mr. Chad Ropchan
First Capital Asset Management ULC
Project Manager
85 Hanna Avenue, Suite 400
Toronto, Ontario, M6K 3S3

File: 1863.17 – Visual Assessment
Mr. Christie Water Tower – 2150 Lakeshore Blvd. W, Etobicoke, ON M8V 1A3

As requested, Carvajal Structural Engineers Inc. (CSE) has completed a visual review on the condition of the existing Water Tower (Tower) located at the above captioned site. The following report provides a factual summary of our understanding of work, observations, findings and associated recommendations.

1.0 UNDERSTANDING OF WORK

The main objective of our review is to provide First Capital (Client) with a visual review report on the existing condition of the Tower and to recommend remedial measures to be undertaken by the Client.

Our scope of work included the following tasks:

1. Visit the site and perform a Visual Review of the Tower to identify any areas of structural distress and/or concerns.
2. Review the condition of the legs, horizontal braces, diagonal braces, guard rails, platform, tank etc., as accessible, for corrosion or other visible structural concerns and/or performance issues.
3. Review the condition of the welds, as accessible.
4. Review the condition of the suspended concrete slab at grade for cracking, delaminations, spalls etc.
5. Formulate an engineering opinion on the existing condition of the Tower.
6. Prepare a factual report summarizing the observations and conditions found and our associated recommendations.

2.0 DESIGN REVIEW LIMITATIONS

Please be advised that any information contained in this report is derived from our field measures and our own field observations. At this time, no existing drawings and/or other information on the existing Tower are available for review by CSE. Any third-party use of this information is restricted since our report incorporates a measure of experience with similar structure. This report is solely provided to First Capital. CSE takes no responsibilities or liabilities for any third-party use of this information. Please note that CSE reserves the right to update our observations, analysis and recommendations should additional relevant information become available.

3.0 DESCRIPTION OF STRUCTURE REVIEW

The existing Water Tower is composed of a 20 foot diameter steel tank supported by four (4) equally spaced circular HSS legs. The thickness of the steel tank is approximately 3/8" and the steel columns have 23' diameters. In the middle of the four legs is a 4' diameter water pipe

which extends the full height of the tower. As well, at the centre of the legs at grade level is a suspended concrete slab which houses the pump house below.

Along the height of the tower there are two (2) levels of intermediate horizontal HSS braces between the tower legs, and three (3) levels of diagonal bracing. The diagonal braces are 1 ½" diameter steel rods. There are also three (3) levels of horizontal ties which connect the four column legs to the centre water pipe. The circular HSS legs are anchored to concrete footings with four (4) concrete anchors per leg. No information on the depth of the footings is available.

There is one (1) vertical ladder which extends from grade level to the catwalk, and a second movable ladder attached to the tank which can be moved to rotate around the circumference of the tank.

Attached please find Appendix A which contains drawings of the existing Tower based on our best estimate since access to the water tower above grade was very limited. The following images were obtained from a drone survey of the structure, and provide an elevation view and top view of the Water Tower.



Water Tower Elevation & Birds Eye Image

4.0 VISUAL OBSERVATIONS

A visual review of the Tower was performed by CSE on April 13, 2017 to document any significant concerns with the condition of the Tower. The following paragraphs provide a summary of the significant field observations made. This information should be read in conjunction with the Appendices.

Legs – In general the four (4) circular HSS legs were found to be in good condition, with the exception of the bottom of the columns, where some surface level corrosion was observed. Corrosion was documented on the four (4) concrete anchors at each leg as well as the base plates. See Photograph No. 1.

Diagonal Braces – Our review revealed that surface corrosion was present on the diagonal braces, at the turnbuckles, gusset plates, bolted connections and closer to the ends of the steel rods. Some localized spots of corrosion were also noted along the length of the rods. See Photographs No.'s 2-3.

Horizontal Braces & Ties – The HSS braces appeared to be in good condition with only mild, localized spots of corrosion. However, the horizontal ties between the Tower legs and the water pipe were typically observed to be in relatively poor condition, with medium to high levels of surface corrosion. Corrosion was specifically predominant on the top row of horizontal ties. See Photographs No.'s 4-5.

Vertical Ladder – Although it is not a structural component it should be noted that medium levels of surface corrosion were observed on the vertical ladder along its full height, specifically closer to the bottom of the ladder on the ladder rungs. See Photograph No. 6.

Catwalk & Guards – The catwalk was found to be in relatively poor condition. Large localized spots of corrosion were documented on the top surface of the steel deck and some areas of peeling paint were noted. As well, the guard rail had a significant amount of corrosion. See Photographs No.'s 7-9.

Tank – In general the tank appeared to be in fair condition, and appears to be performing well for its design life. However, it is our understanding that at some point throughout its service life a hole formed in the tank resulting in water leakage. Our observations revealed that the red paint has become discoloured at the top of the tank and the paint is peeling at the underside of the tank. Our review also revealed that the welds appear to be in fair condition, with the exception of some localized corrosion along the second (middle) horizontal line of welds. See Photographs No.'s 10-12.

Concrete Slab – The suspended concrete slab a grade level over the pump house was observed to be in poor condition. Concrete spalling was observed as well as significant cracking. At some locations where the concrete had spalled there was also exposed rebar. See Photographs No.'s 13-14.

5.0 SUMMARY OF FINDINGS & RECOMMENDATIONS

In summary, no major structural concerns were identified with the Water Tower taking into consideration that the Water Tower will remain out of service (no water storage). Typical surface corrosion was observed on the structural members, to include the column legs, horizontal and diagonal braces, tank, catwalk and guards. Corrosion of the tank welds was also observed.

As well, the concrete slab above the underground pump house was noted to be in poor condition, with significant cracking, concrete spalling and exposed rebar.

At this time, we are recommending two (2) repair options for the Water Tower, as follows.

Repair Option No. 1:

Install scaffolding to completely enclose the Tower. Sandblast clean the entire Tower and repaint to match existing. This option will be the most expensive option but will allow for the complete cleaning (sandblasting of the tanks) and proper re-painting.

Repair Option No. 2:

Construct temporary access road so that a boom lift can access the full height of the Tower. Locally clean and repaint corroded areas. This option is less expensive but since the water tower is not enclosed, the cleaning of the steel surface will be limited we will basically only be able to apply a surface coat over many areas showing corrosion.


We are also recommending complete removal and replacement of the suspended concrete slab over the underground pump house. This slab is showing signs of structural damage and will need to be replaced.

We are requesting a meeting with First Capital to further discuss our findings so that the selected repairs option finalized so that repair drawings and specifications can be prepared.

Should you have any questions concerning our findings and recommendations, please do not hesitate to contact the undersigned.

Yours truly,

Claire Miller, E.I.T
Structural Designer
Structural Rehabilitation Engineer
CSE Structural Forensic & Rehabilitation Services
Carvajal Structural Engineers Inc.

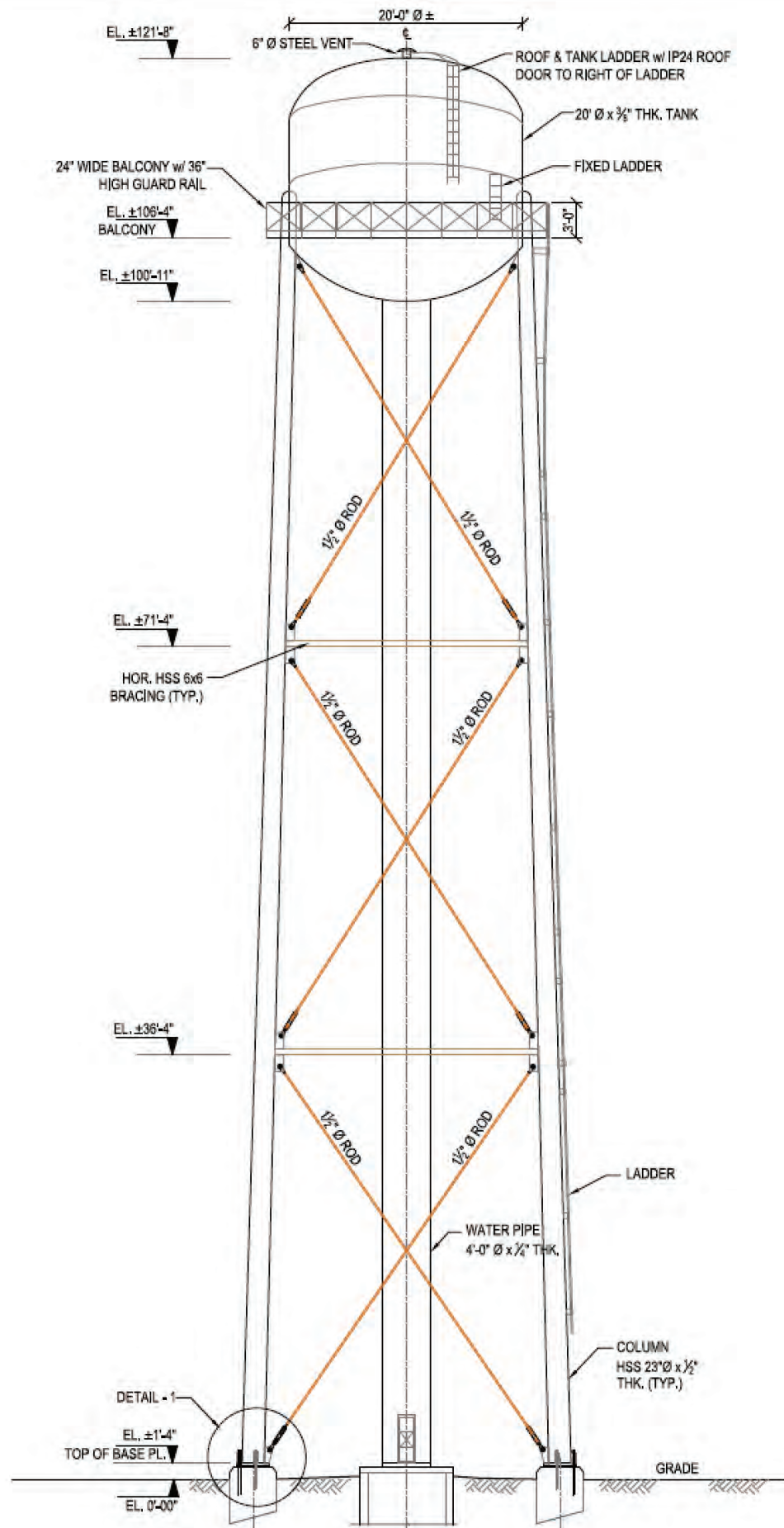

George Carvajal, P. Eng.
Senior Structural Engineer & Principal
Structural Rehabilitation Specialist

CSE Structural Forensic & Rehabilitation Services
Carvajal Structural Engineers Inc.
BCIN 31226

File: 1863.17
CC: Chad Ropchan (First Capital), Claire Miller (CSE)

APPENDIX A

DRAWINGS



WATER TOWER ELEVATION

REVISION 00 CSE Structural Forensic & Rehabilitation Services Barrie - 36 Macmillan Crescent, Barrie, (ON) L4N-7H1 Toronto - 605-3500 Dufferin St., Toronto (ON) M3K 1N2 Phone: 416-876-4357 Fax: 705-725-8949	CLIENT FIRST CAPITAL REALTY CLIENT PROJECT MR. CHRISTIE WATER TOWER, ETOBICOKE (ON) DWS TITLE TOWER ELEVATION	CSE PROJECT NO. & DATE 1863,17 - 05/03/2017 DRAWN / CHECKED BY: SW/JC/GC	DWS. NO.: SK-1 CARVAJAL STRUCTURAL ENGINEERS INC.
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APPENDIX B

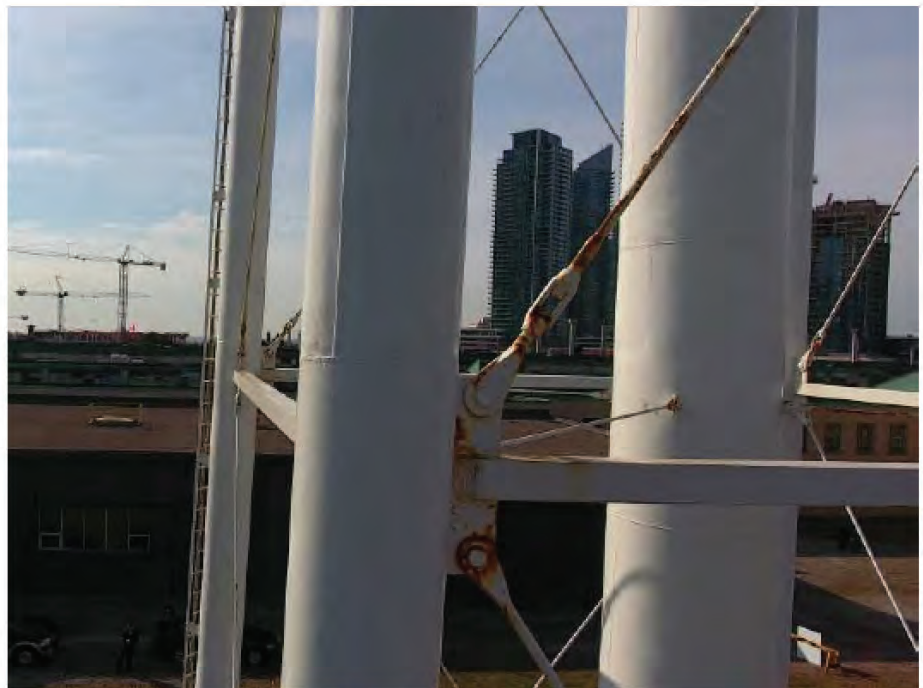
PHOTOGRAPHS

- ▶ Photo ID: CSE001
- ▶ Tower Leg
- ▶ April 13, 2017
- ▶ Problem: Corrosion at Base



PHOTOGRAPH NO. 1

- ▶ Photo ID: CSE002
- ▶ Diagonal Brace
- ▶ April 13, 2017
- ▶ Problem: Corrosion on Turnbuckle and Gusset Plate



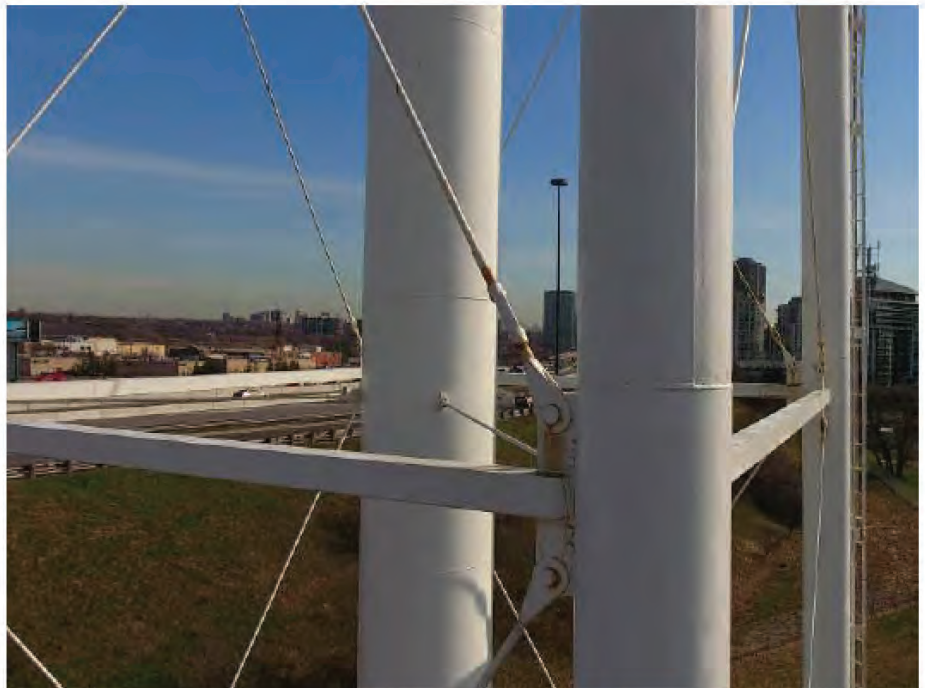
PHOTOGRAPH NO. 2

- ▶ **Photo ID: CSE003**
- ▶ **Diagonal Brace**
- ▶ **April 13, 2017**
- ▶ **Problem: Corrosion on Steel Rod (See Bottom of Photograph)**



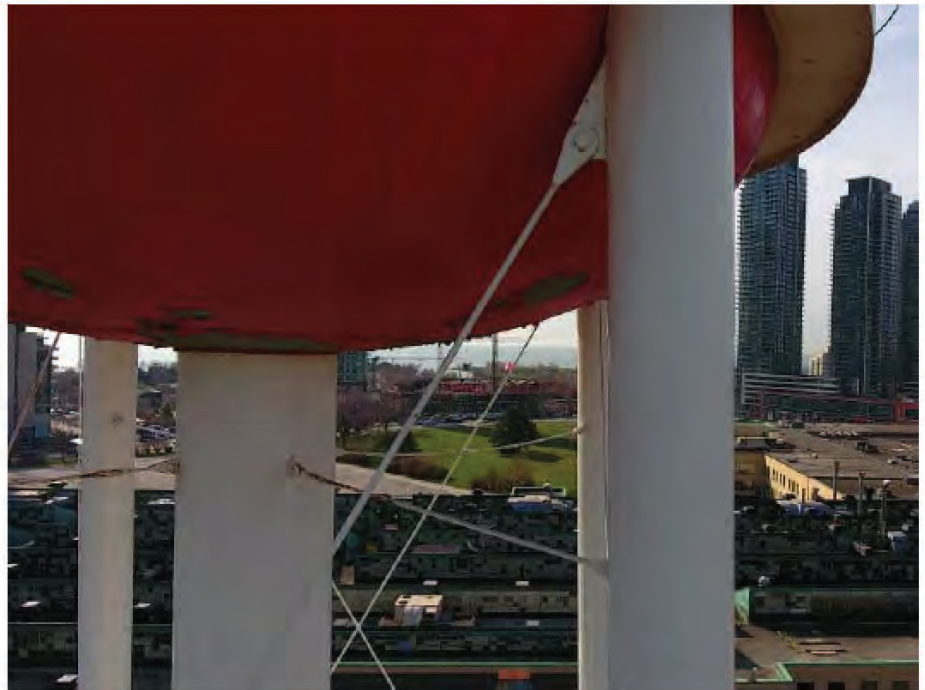
PHOTOGRAPH NO. 3

- ▶ **Photo ID: CSE004**
- ▶ **Horizontal Brace**
- ▶ **April 13, 2017**
- ▶ **Problem: HSS Typically in Good Condition. No Concerns Expressed.**



PHOTOGRAPH NO. 4

- ▶ Photo ID: CSE005
- ▶ Horizontal Tie
- ▶ April 13, 2017
- ▶ Problem: Corrosion on Horizontal Ties



PHOTOGRAPH NO. 5

- ▶ Photo ID: CSE006
- ▶ Vertical Ladder
- ▶ April 13, 2017
- ▶ Problem: Corrosion on Ladder Rungs (Typical for Full Height)



PHOTOGRAPH NO. 6

- ▶ Photo ID: CSE007
- ▶ Catwalk
- ▶ April 13, 2017
- ▶ Problem: Corrosion on Steel Deck



PHOTOGRAPH NO. 7

- ▶ Photo ID: CSE008
- ▶ Catwalk
- ▶ April 13, 2017
- ▶ Problem: Corrosion on Steel Deck & Peeling Paint



PHOTOGRAPH NO. 8

- ▶ Photo ID: CSE009
- ▶ Guards
- ▶ April 13, 2017
- ▶ Problem: Corrosion on Handrail and other Components of Guard



PHOTOGRAPH NO. 9

- ▶ Photo ID: CSE010
- ▶ Tank
- ▶ April 13, 2017
- ▶ Problem: Paint Discolouration



PHOTOGRAPH NO. 10

- ▶ Photo ID: CSE011
- ▶ Tank
- ▶ April 13, 2017
- ▶ Problem: Peeling Paint on Underside of Tank



PHOTOGRAPH NO. 11

- ▶ Photo ID: CSE012
- ▶ Tank
- ▶ April 13, 2017
- ▶ Problem: Corrosion Along Second Line of Welds



PHOTOGRAPH NO. 12

- ▶ **Photo ID: CSE013**
- ▶ **Concrete Slab**
- ▶ **April 13, 2017**
- ▶ **Problem: Concrete Spalling and Exposed Rebar**



PHOTOGRAPH NO. 13

- ▶ **Photo ID: CSE014**
- ▶ **Concrete Slab**
- ▶ **April 13, 2017**
- ▶ **Problem: Concrete Spalling & Cracking**



PHOTOGRAPH NO. 14

Appendix C:

Water Tower Relocation Analysis by ERA Architects Inc. (2020)

2150 LAKE SHORE BLVD W

WATER TOWER RELOCATION ANALYSIS

May 14, 2020



E R A

PREPARED FOR:

FCR (Park Lawn) LP
85 Hanna Avenue, Suite 400
Toronto, ON M6K 3S3
416-216-2052

PREPARED BY:

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EXECUTIVE SUMMARY

Background

The Water Tower at 2150 Lake Shore is proposed to be retained and relocated in order to conserve its value amid a changed context and setting.

While the Water Tower's visibility from certain locations has been identified as a heritage attribute, *the Water Tower's location has not been identified as a heritage attribute*. Relocation is proposed as a conservation strategy to ensure that the Water Tower continues to be highlighted amid a new context.

This Relocation Analysis explores three prospective options for the Water Tower's relocation within the 2150 Lake Shore Master Plan:

- The Park;
- Station Square; or
- Boulevard Square.

The locations are evaluated according to a set of criteria centred on three objectives:

- the conservation of heritage value;
- the provision for views, and
- the potential for placemaking.

Throughout the analysis, scoring systems and quantitative comparisons are used only for the purpose of understanding locations, and views, in relation to each other. The scores are produced only to foster and inform discussion.

Heritage Value

Each location is reviewed for its potential to convey the Site's association with the Christie Cookie Factory, and for the Water Tower's continued presence as a remnant industrial artefact and landmark feature.

Views

Each location is reviewed for its potential to provide a comparable view experience to the original location, including number of views, location of views, and relative prominence of views.

A comprehensive View Study Framework is developed to identify the relative prominence of

views. The Framework is applied to the existing views on Site so they can be compared against the views associated with each proposed location.

The definitions, view typology and criteria set out in this Framework should be subject to review with Heritage Preservation Services to evaluate the Framework's success in characterizing and measuring views at 2150 Lake Shore.

Potential for Placemaking

The inherent storytelling potential of each location is explored, with consideration to a future Site-wide interpretation program. The evaluation criteria asks whether the Water Tower is compatible as an interpretive installation at each location within this context.

The analysis finds that Boulevard Square may be most appropriate for the interpretation of rec and leisure history along the water, or the interpretation of Lake Shore as an historic transportation route.

The analysis finds that Station Square may be most appropriate for the interpretation of transportation history adjacent to the Site, including the arrival of the railway (1850s), the expansion of light rail along the waterfront (1890s), and the opening of the Queen Elizabeth Way (1939).

The analysis finds that the Park has no inherent historic theme associated with its location or identity, so it could be an appropriate location for the interpretation of other key themes on Site, including the Christie Cookie Factory theme

Recommendation

The analysis concludes that the Water Tower could be appropriately relocated to any of the three options.

The analysis yields slight preference for relocation to the Park, which offers the highest visibility, views from both the Gardiner Expressway and Lake Shore Boulevard West, and the potential to prioritize the interpretation the Christie Cookie Factory theme.

1 INTRODUCTION

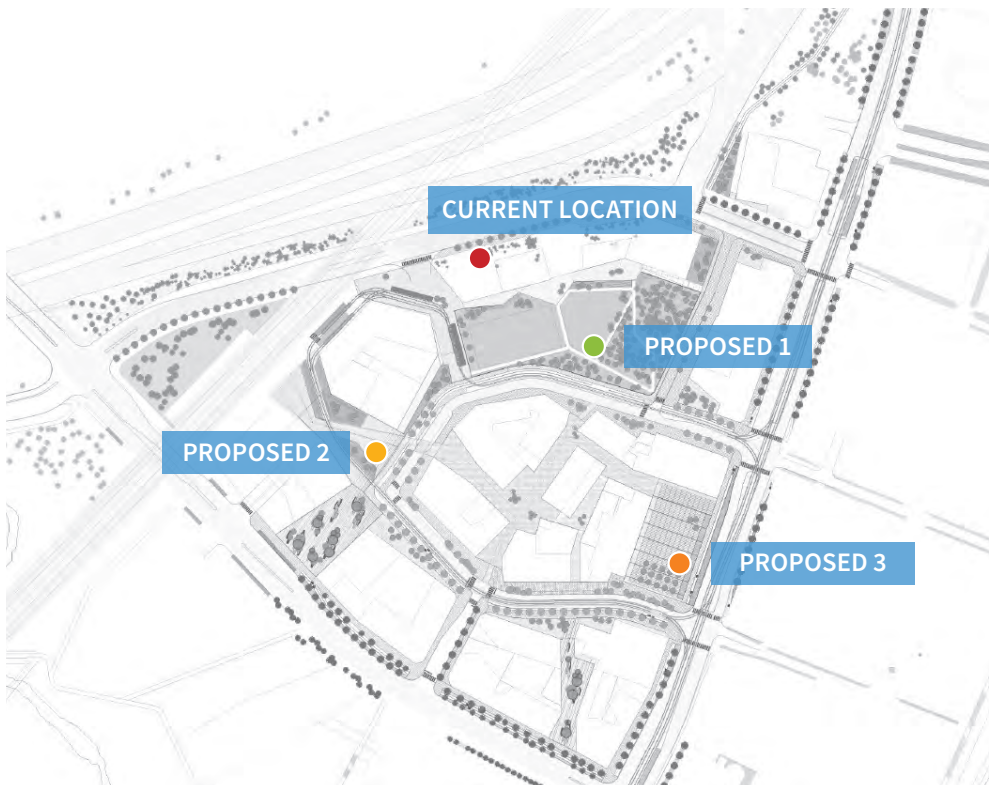
The Water Tower was installed at the northwest edge of 2150 Lake Shore Boulevard West (“the Site”) in 1949-1950, during the construction of the Etobicoke expansion of the Christie Cookie Factory.

Since the factory’s closure and demolition in 2017, the Water Tower exists as the only remaining physical evidence of the Christie Cookie Factory’s history on Site.

The Water Tower is a *remnant artefact of a mid-century industrial landscape*, currently in the process of evolution. With the development of the Humber Bay Shores neighbourhood to the south, and the upcoming redevelopment on Site, this former industrial landscape is slated to evolve as a mixed-use urban neighbourhood.

The Water Tower is also a recognizable object due to its *distinctive form*. Since the 1950s, the Water Tower has stood out on the horizon along Lake Shore Boulevard West, and particularly along the Gardiner Expressway, immediately adjacent.

The Water Tower is proposed to be relocated within the 2150 Lake Shore Master Plan in order to conserve its value amid a changed context and setting.



2150 Lake Shore Master Plan, showing the existing location of the Water Tower in red, and the three proposed new locations in green, yellow and orange (Grossmax 2020, annotated by ERA).



Christie's

NO
TRESPASSING
VIOLATION
IS PROHIBITED

2 EVALUATION CRITERIA

This study establishes an evaluation framework for the relocation of the Water Tower within the Master Plan for the new neighbourhood at 2150 Lake Shore.

The evaluation consists of three categories of analysis, outlined below. Section 2 concludes on page 13 with eight questions designed to evaluate the options for relocation according to these three categories.

Heritage Value

Does the proposed location convey the aspects of the Site's heritage value that are associated with the Water Tower?

Views Study

Does the proposed location offer a parallel view experience of the Water Tower?

Potential for Placemaking

Does the proposed location offer potential for placemaking within the new master-planned community?

2.1 Heritage Value

The Water Tower is associated with three aspects of the Site's heritage value, as described in its draft Statement of Significance (ERA Heritage Impact Assessment dated October 2019, revised May 2020):

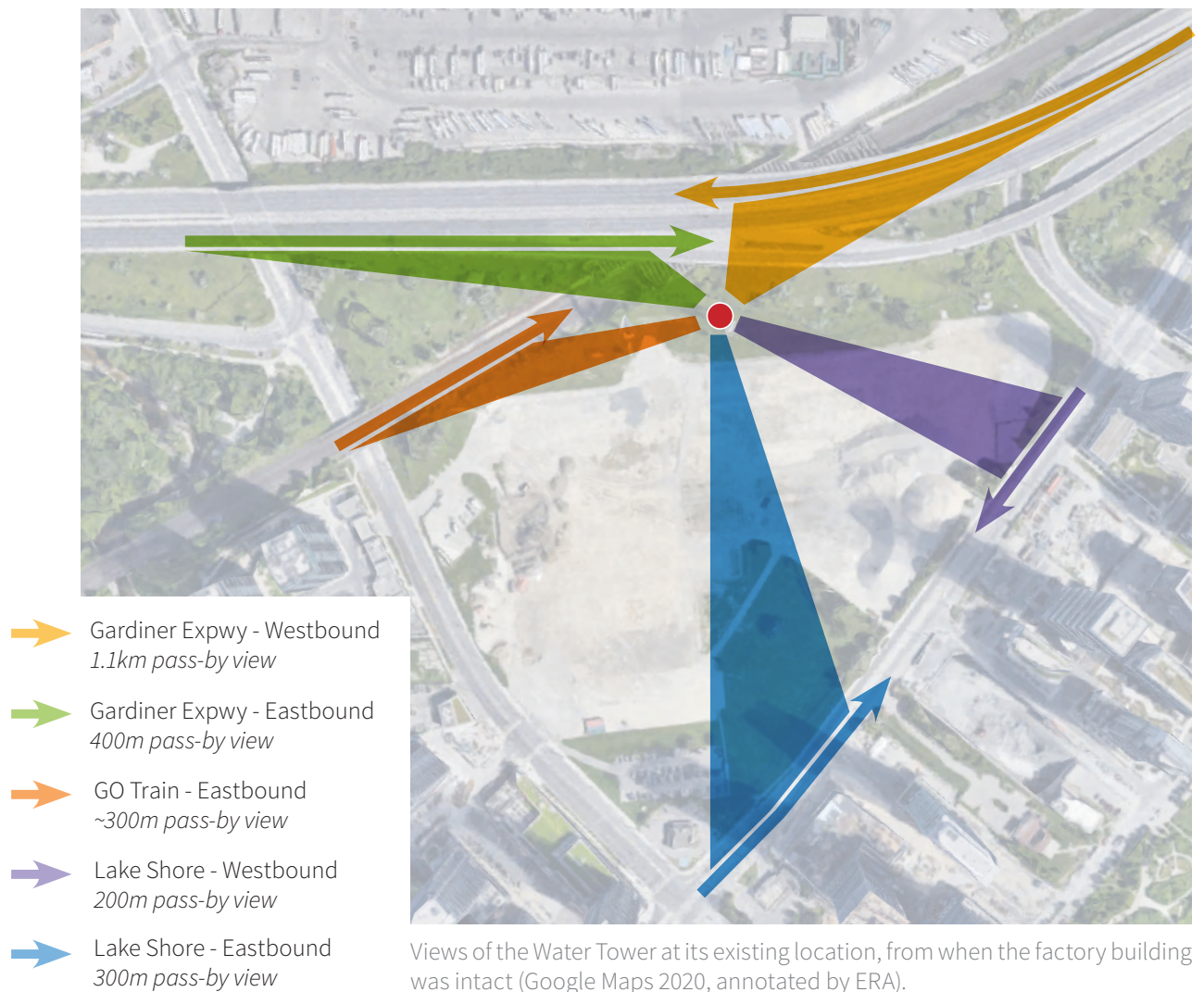
1. The Water Tower evokes the Site's *association with Christie, Brown & Co.*, a major employer in the Humber Bay community for over 60 years.
2. The Water Tower evokes the Site's *association with themes of industrial production along Toronto's waterfront* throughout its history. It appears today as a remnant industrial artefact projecting along Toronto's waterfront corridors.
3. Due to its distinctive form, the Water Tower has also been recognized as a *landmark*.



From top: 1950 newspaper ad (ProQuest Historical Newspapers Database) / 1950 aerial view (RAIC Journal).

2.2 Views Study

Five notable views of the Water Tower have been identified as a baseline for this study. These views date to the 70 years during which the Christie Cookie Factory was present on Site.



In order to determine whether the proposed new location options would offer parallel view experiences, it is necessary to understand the nature of both the existing views and the future views at the proposed locations.

The following five pages lay out a framework for the identification and comparative analysis of prominent views. The framework is then applied to the five factory-era views of the Water Tower on page 11.

VIEW STUDY FRAMEWORK

Views form a key element of our built environment. In planning and urban design frameworks, they are commonly identified for protection and enhancement.

The views we identify are not all of the same caliber or value.

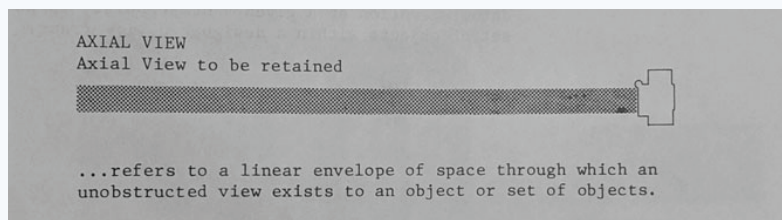
Policy 3.1.5 (45) of the *Toronto Official Plan* identifies three public ceremonial sites of exceptional importance, and describes a higher level of protection for their views, including the conservation of their silhouettes.

This is an important start in acknowledging that views vary in their contribution to the built environment, and thus may merit a range of conservation approaches.

A History of Views in Toronto: *On Building Downtown* (1974)

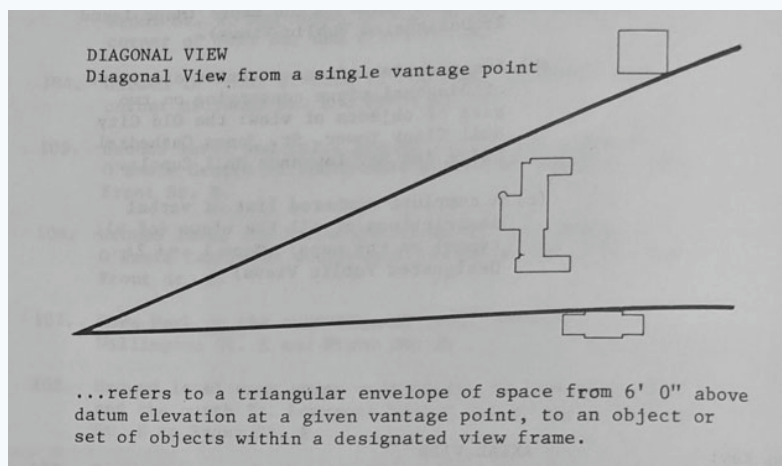
Views were first identified and characterized in Toronto in *On Building Downtown: Design Guidelines for the Core Area - A Report to the City of Toronto Planning Board*, by Baird et al. (1974).

On Building Downtown noted that many of Toronto's early landmark buildings had been sited to face south on axes with streets, intentionally creating axial views. These designed views were listed, described, and recommended to be conserved or restored.



On Building Downtown

Diagrams and definitions for axial and diagonal views. Axial views were recommended to be retained (Baird et al., 1974).



View Protections in Toronto Today

The views identified in *On Building Downtown* are reflected today in the list of views to be conserved in Schedule 4 of the *Toronto Official Plan*.

Today, many planning documents identify views to be conserved, including Heritage Conservation District Plans like the St. Lawrence HCD Plan (as adopted by Council), Secondary Plans, and Area-Specific Policies like the Port Lands Planning Framework.

These recommendations go beyond designed axial views; they reference **diagonal views, sky views, skyline views, long views,** and other terms that, as of yet, have not been officially defined.

These view descriptions typically **identify a viewpoint** from which the view is seen. This is common practice throughout view studies in other jurisdictions too; designated viewpoints are useful to define the place from which a view must be protected without obstruction.

This approach fails to acknowledge that **many views are dynamic, seen from within a zone.** To date, there is no recognized methodology for the selection of static viewpoints within a broader view zone.

Objective of this Framework

This view analysis framework has been prepared in the context of the proposed Water Tower relocation at 2150 Lake Shore.

The framework builds on the baseline established in *On Building Downtown* with a **set of definitions** and a **typology of views**. The view typology attempts to address some of the gaps in the existing dialogue around views.

The framework is intended to inform an emerging discussion around approaches to view conservation. Which views must be conserved exactly as they are? Which view experiences can be conserved even through alteration?

It concludes with a set of **criteria for the identification of prominent views**. These criteria are intended to assist in understanding views in relation to each other, and to help inform conservation decisions.

This document lays the groundwork for future studies, which could include a formal guide to views.

VIEW STUDY FRAMEWORK: DEFINITIONS

For the purposes of this report, ERA has found the following definitions to be helpful in discussing and analyzing views. Some terminology varies in precedent documents, e.g. viewpoint or vantage point, viewshed or view plane, view object or view subject.

***Viewpoint:** the singular point from which a static view is seen.

***View Zone:** the zone from within which a dynamic view is seen.

***View Object:** the subject of the view.

Viewshed: the territory emanating from a viewpoint that encompasses the [view object], its foreground, its background, and the lateral areas. (*Canada's Capital Views Protection, 2007*)

View Corridor: the linear envelope of space between the viewer and the view object. (*On Building Downtown, 1974*).

***Static View:** a view seen from a standstill, at a viewpoint facing the view object.

***Dynamic View:** a view seen while the viewer is moving toward or alongside the view object within a view zone. A dynamic view results in multiple perspectives.

Axial View: A linear envelope of space through which an unobstructed view exists to a view object. (*On Building Downtown, 1974*)

Diagonal View: A triangular envelope of space through which an unobstructed view exists to a view object. (*On Building Downtown, 1974*)

***Silhouette:** the outline of a view object seen against a contrasting background (often against sky, trees, or distant buildings).

***Intrusion:** an object in the background that projects behind a silhouetted view object.

***Obstruction:** an object in the foreground that partially obscures the view object.

***Designed View:** a view experience that was intentionally designed, either through the siting of the view object, or through the design of the environment around it.

***Incidental View:** a view experience that was not intentionally designed.

*Definitions proposed by ERA for the purposes of this discussion.

VIEW STUDY FRAMEWORK: TYPOLOGY

*SKYLINE VIEW

- A panoramic view of a combination of view objects (built and/or natural)
- Static or Dynamic

TERMINUS VIEW

- An axial view through a corridor to a view object
- Static or Dynamic

*DESIGNED VIEWPOINT

- A view from a formalized viewpoint toward a view object
- Static

FRAMED VIEW

- A diagonal view where the view object is closely framed by objects in the foreground
- Static or Dynamic

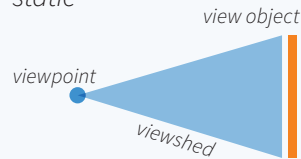
PASS-BY VIEW

- A diagonal view of the view object on approach
- Dynamic

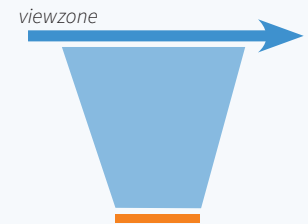
*Skyline Views and Designed Viewpoints are currently employed in City of Toronto policy documents in the context of view protections.

SKYLINE VIEW

static

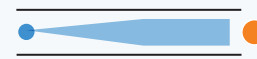


dynamic



TERMINUS VIEW

static

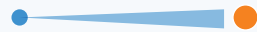


dynamic



DESIGNED VIEWPOINT

static

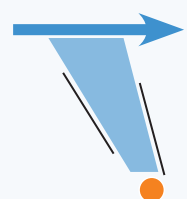


FRAMED VIEW

static

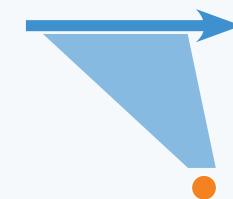


dynamic



PASS-BY VIEW

dynamic



VIEW STUDY FRAMEWORK: CRITERIA

The following seven criteria have been established to assist with the identification of prominent views. They are split into *primary* criteria and *secondary* criteria.

The primary criteria are considered the most important factors in determining if a view is prominent. The highest achievable 'score' in this category is 3; each criterion is assigned a value of 1.

IDENTIFYING PROMINENT VIEWS: PRIMARY CRITERIA

1. Is the view object distinctive due to **superior design** or **rare form**?
2. Is the view object recognized in the collective consciousness as a **public ceremonial site** or a **place of civic importance**?
3. Was the view a **designed view**?

The secondary criteria consider other factors that can influence the prominence of a view. The highest achievable 'score' in this category is also 3; each criterion is assigned a total value of 1. (Note that criteria 6 and 7 are never applied together, as 6 is for dynamic views and 7 is for static views.)

IDENTIFYING PROMINENT VIEWS: SECONDARY CRITERIA

4. Is the view **accessible to a large audience**?
 - Is the viewpoint or view zone located in a **high-traffic area**?
 - Is the viewpoint or view zone accessible by **multiple modes** of transportation?
 - Can the view object be seen globally and locally, from a **wide range of distances or perspectives**?
5. Is the **view object silhouetted against the sky** at the viewpoint (for static views), or at a location in the view zone (for dynamic views)?
6. If dynamic, does the view last for a **significant duration**?
7. If static, is the view object **unobstructed by objects in its foreground** at the viewpoint?

The framework allows for scoring so that views may be benchmarked and understood in relation to each other. The scores exist only to foster discussion; conservation decisions should not be based solely on scores achieved using this framework.

ANALYSIS: PROMINENCE OF THE EXISTING WATER TOWER VIEWS		GARDINER EXPWY WESTBOUND	GARDINER EXPWY EASTBOUND	LAKESHORE GO LINE EASTBOUND	LAKE SHORE BLVD W WESTBOUND	LAKE SHORE BLVD W EASTBOUND
PRIMARY CRITERIA						
1	Is the view object distinctive due to superior design or rare form ?	Yes (rare water tower form)	Yes (rare water tower form)	Yes (rare water tower form)	Yes (rare water tower form)	Yes (rare water tower form)
2	Is the view object recognized in the collective consciousness as a public ceremonial site or a place of civic importance ?	No (industrial water tower)	No (industrial water tower)	No (industrial water tower)	No (industrial water tower)	No (industrial water tower)
3	Was the view a designed view ?	No	No	No	No	No
TOTAL		1	1	1	1	1
SECONDARY CRITERIA						
4	Is the view accessible to a large audience ? (a) Is the viewpoint or view zone located in a high-traffic area ? (b) Is the viewpoint or view zone accessible by multiple modes of transportation? (c) Can the view object be seen globally and locally , from a wide range of distances and perspectives ?	Yes (major highway) No (only vehicles) No	Yes (major highway) No (only vehicles) No	Yes (daily commuter route) No (only rail passengers) No	Yes (arterial road) Yes (vehicles, pedestrians, streetcar riders) No	Yes (arterial road) Yes (vehicles, pedestrians, streetcar riders) No
5	Is the view object silhouetted against the sky at the viewpoint (for static views), or at a location in the view zone (for dynamic views)?	No	No	No	No	Yes
6	If dynamic, does the view last for a significant duration ?	Yes (1.1km)	Yes (400m)	Yes (~300m)	Yes (200m)	Yes (300m)
7	If static, is the view object unobstructed by objects in its foreground at the viewpoint?	n/a	n/a	n/a	n/a	n/a
TOTAL		1.33	1.33	1.33	1.66	1.66

2.3 Potential for Placemaking

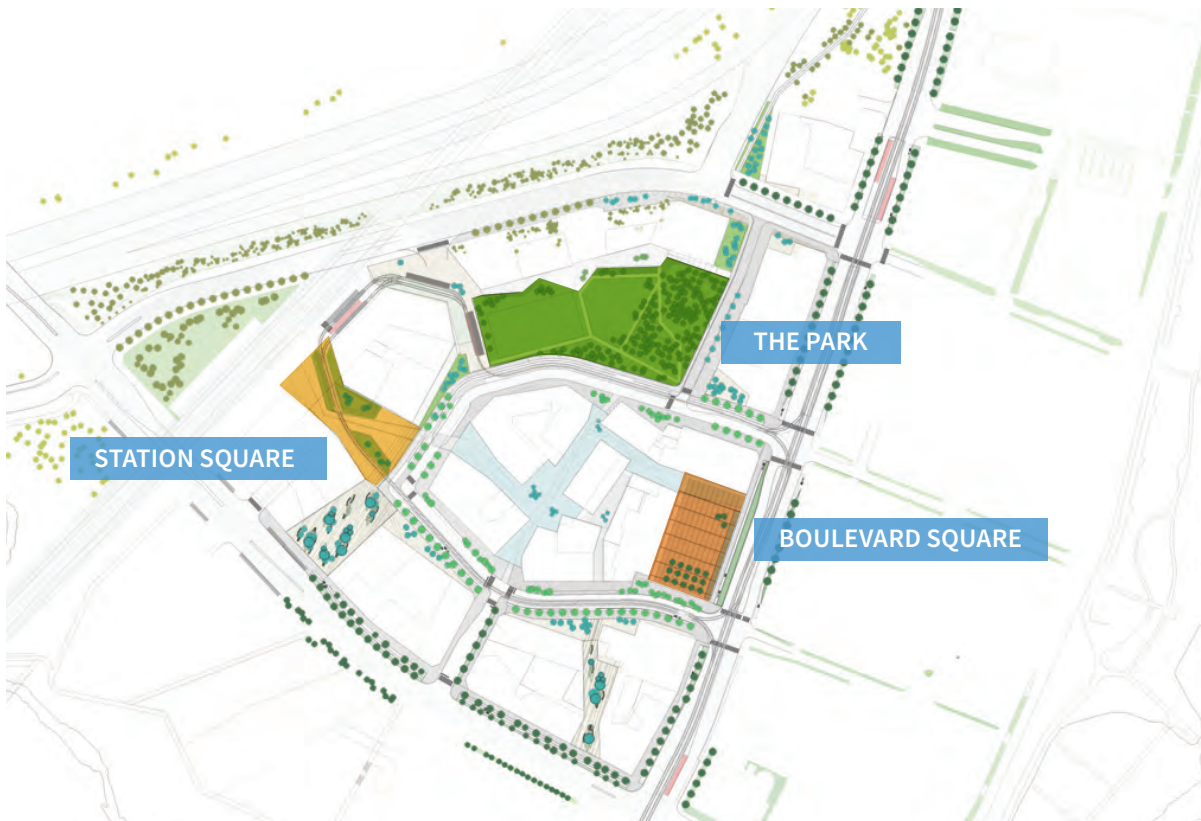
As a distinctive, recognizable object, the Water Tower offers placemaking potential for its future location within the master-planned community.

There are three key places within the 2150 Lake Shore Master Plan where the Water Tower may be relocated:

- **Boulevard Square:** a major civic gathering place along Lake Shore Boulevard West;
- **Station Square:** a commuting hub adjacent to the Park Lawn GO Station; and
- **The Park:** a large neighbourhood public park.

These places may carry inherent potential for storytelling or placemaking, which could be highlighted through the future interpretation program for the 2150 Lake Shore Master Plan as a whole. This storytelling potential is explored in the following pages.

There may also be potential for the adaptive reuse of the Water Tower as an interactive feature, which could further contribute to its potential for placemaking.



The three key 'public' places within the 2150 Lake Shore Master Plan (Grossmax 2020, annotated by ERA).

BOULEVARD SQUARE



STORYTELLING POTENTIAL

History of Rec and Leisure: early vehicle travel campgrounds, motel strip across the street

History of Lake Shore Boulevard West: indigenous portage trail, Upper Canada plank road, 1916 expansion as a highway for early vehicle travel



Hillcrest Motel, Humber Bay. 199 Lake Shore Rd., Toronto 14, Canada. ~SP 41 (Sterling Photo)



Clockwise from top: Rendering of Boulevard Square (Allies & Morrison 2020) / 1924 photo of the campsite on Site (Toronto Archives) / Hillcrest Motel, date unknown (BlogTO).

STATION SQUARE



STORYTELLING POTENTIAL

History of Key Transportation Routes Adjacent to Site

- Pre-1790s: Lake Shore indigenous portage trail
- 1850s: Rail connection and Mimico freight yard drives new towns, local industry
- 1894: Light rail extended along Lake Shore, drives recreation / tourism identity
- 1939: QEW opens adjacent to site



From top: Rendering of Station Square (Allies & Morrison 2020) / 1890s photo of a Toronto & Mimico Electric Rail car (Toronto Public Library) / 1940 entrance to the new Queen Elizabeth Way, marked by the Somerville, Loring & Wyle lion monument (Chuckman's Toronto Nostalgia).

THE PARK



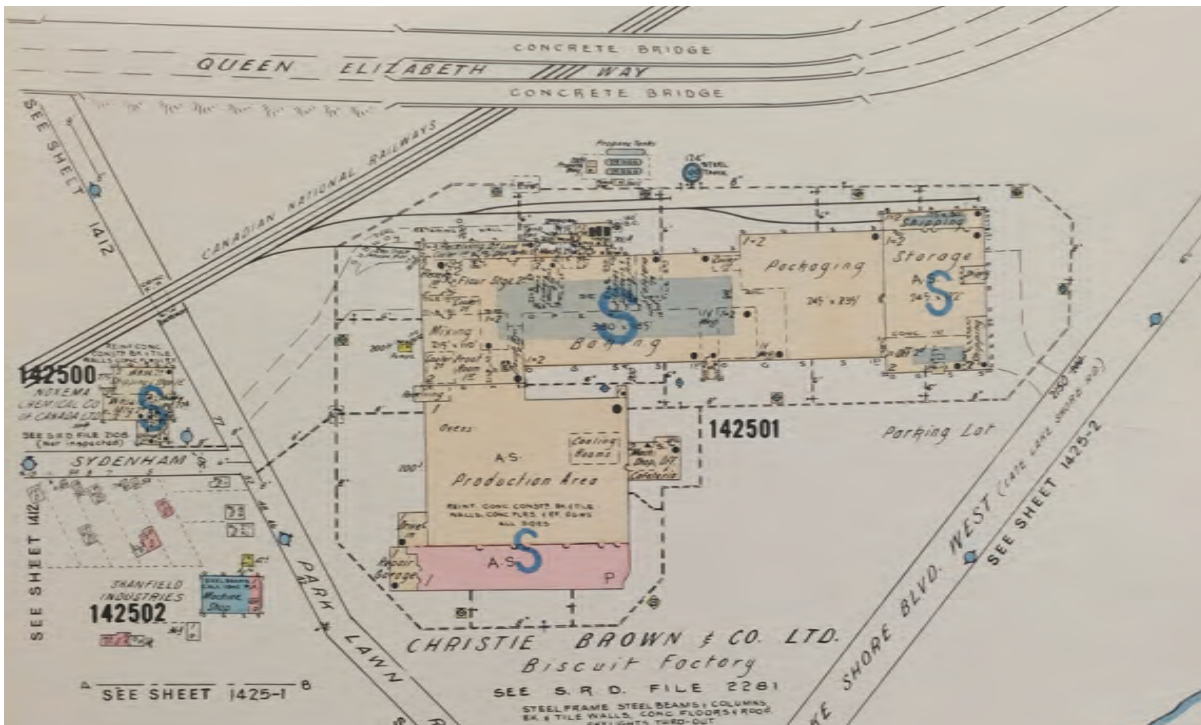
STORYTELLING POTENTIAL

Other Key Themes, e.g.:

- Christie Cookie Factory
- Brickyards on Site
- Natural Heritage



From top: Rendering of the Park (Allies & Morrison 2020) / 1950 photo of Christie factory (RAIC Journal) / 1962 plan of Christie factory (Toronto Reference Library)



2.4 Relocation Evaluation Criteria

The following 8 criteria provide a framework for the evaluation of relocation options for the Water Tower:

Heritage Value

1. Does the Water Tower continue to **convey its association with the Christie Cookie Factory**?
2. Does the Water Tower **remain visible on Site** as a remnant industrial artefact and a landmark?

Views Study

3. Does this location offer the **same number of identified views**, at minimum?
4. Does this location offer **views from the same three identified locations** as the original?
5. Does this location offer at least **one identified Water Tower view of similar (or higher) prominence** than the views of the Water Tower at its original location?

*Note that because the existing views of the Water Tower were not intentionally designed and are of relatively low prominence (as evaluated in Section 2.2), our approach is that they can be conserved and expressed at new locations.

Potential for Placemaking

6. Does this location have specific storytelling potential associated with the **Christie Cookie Factory** or the evolving **industrial landscape**?
7. Is the Christie Cookie Factory / industrial landscape the **primary theme to be interpreted at this location**?
8. Does this location offer the potential for **adaptive reuse as an interactive piece**?

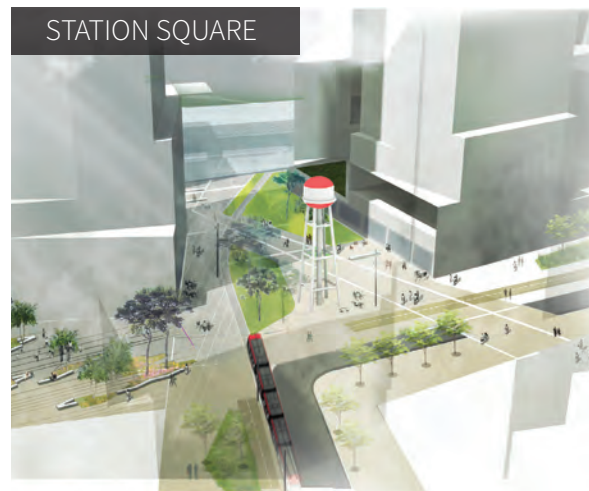
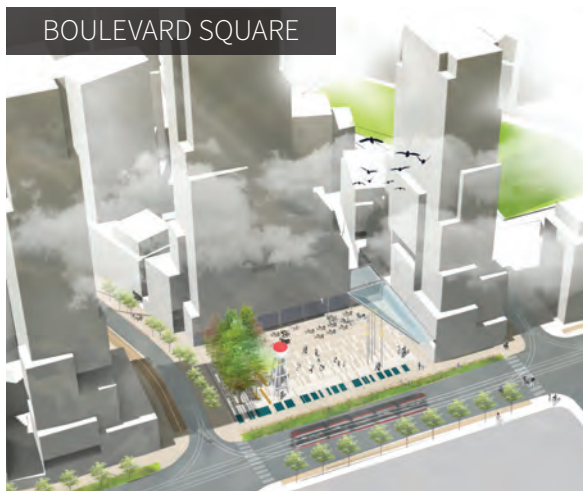
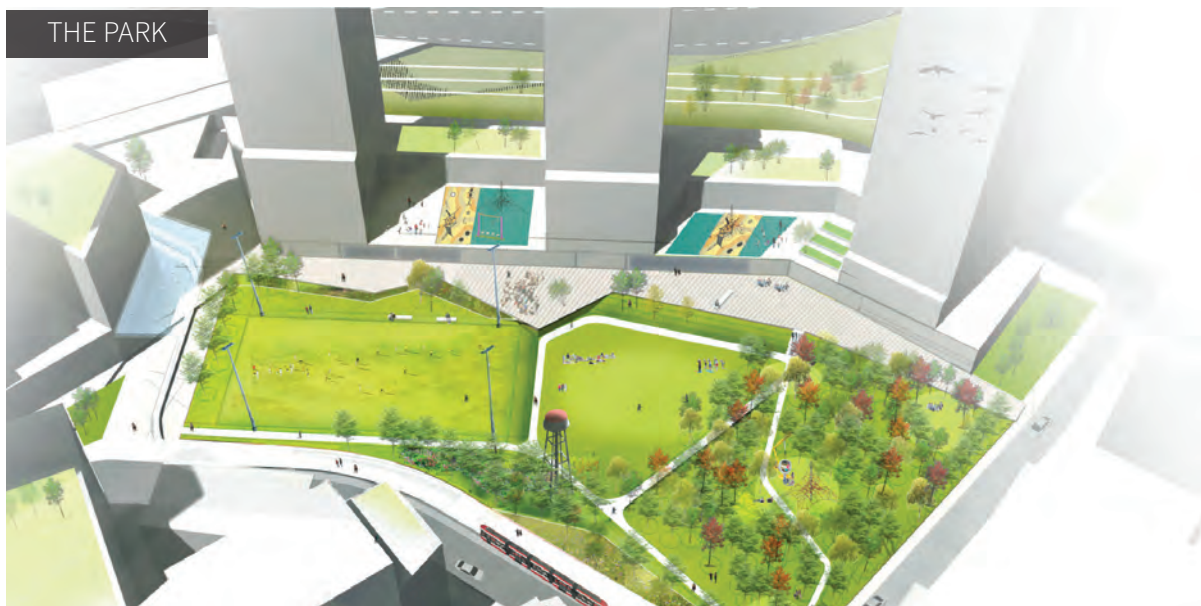


3 RELOCATION OPTIONS

The Water Tower is proposed to be relocated to one of three locations within the 2150 Lake Shore Master Plan: the Park, Station Square, or Boulevard Square.

The following section reviews each proposed location for:

- the new water tower views that would be created; the prominence of these views is analyzed according to the seven criteria established in Section 2.2 of this report; and
- the way the new location measures against the eight Relocation Evaluation Criteria established in Section 2.4 of this report. The view analysis described above is applied to respond to the Relocation Evaluation Criteria 3-5.

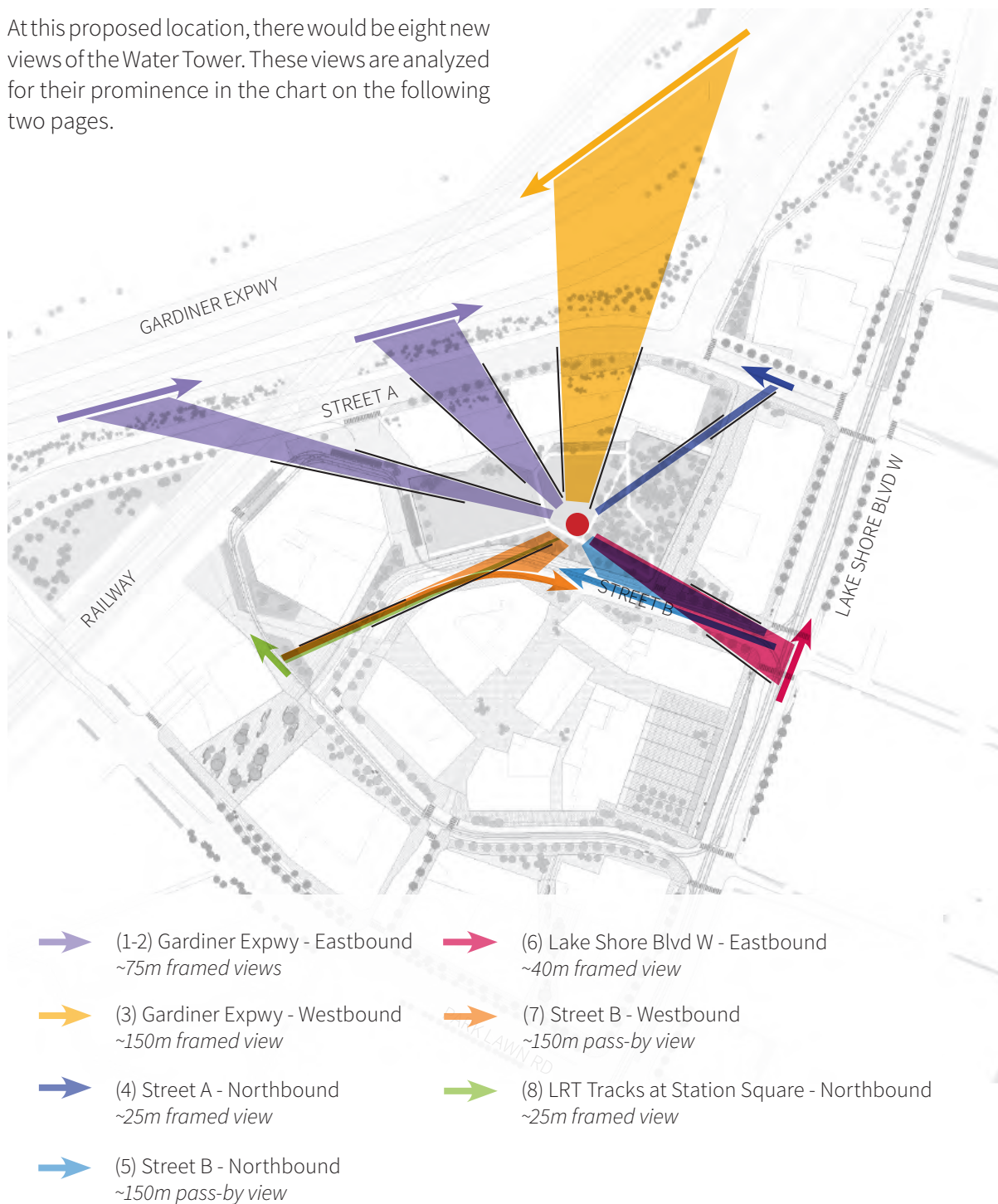


Modelled views of the Water Tower at the three proposed options for relocation (Grossmax 2020).

3.1 The Park

3.1.1 Views Study

At this proposed location, there would be eight new views of the Water Tower. These views are analyzed for their prominence in the chart on the following two pages.



Views of the Water Tower at the proposed location, layered onto the master plan (Grossmax 2020, annotated by ERA).

ANALYSIS: PROMINENCE OF THE PROPOSED WATER TOWER VIEWS AT THE PARK (VIEWS 1-5)		(1) GARDINER EXPWY EASTBND (W)	(2) GARDINER EXPWY WESTBND (E)	(3) GARDINER EXPWY EASTBND	(4) STREET A NORTHBND	(5) STREET B NORTHBND
PRIMARY CRITERIA						
1	Is the view object distinctive due to superior design or rare form ?	Yes (rare water tower form)	Yes (rare water tower form)	Yes (rare water tower form)	Yes (rare water tower form)	Yes (rare water tower form)
2	Is the view object recognized in the collective consciousness as a public ceremonial site or a place of civic importance ?	No (industrial water tower)	No (industrial water tower)	No (industrial water tower)	No (industrial water tower)	No (industrial water tower)
3	Was the view a designed view ?	No	No	No	No	No
TOTAL		1	1	1	1	1
SECONDARY CRITERIA						
4	Is the view accessible to a large audience ? (a) Is the viewpoint or view zone located in a high-traffic area ? (b) Is the viewpoint or view zone accessible by multiple modes of transportation? (c) Can the view object be seen globally and locally , from a wide range of distances and perspectives ?	Yes (major highway) No (only vehicles) No	Yes (major highway) No (only vehicles) No	Yes (major highway) No (only vehicles) No	No (secondary road) Yes (vehicles, pedestrians) No	No (neighbourhood road) Yes (vehicles, pedestrians, streetcar riders, cyclists) No
5	Is the view object silhouetted against the sky at the viewpoint (for static views), or at a location in the view zone (for dynamic views)?	No	No	No	No	No
6	If dynamic, does the view last for a significant duration ?	No (~75m)	No (~75m)	Yes (~150m)	No (~25m)	Yes (~150m)
7	If static, is the view object unobstructed by objects in its foreground at the viewpoint?	n/a	n/a	n/a	n/a	n/a
TOTAL		0.33	0.33	1.33	0.33	1.33

ANALYSIS: PROMINENCE OF THE PROPOSED WATER TOWER VIEWS AT THE PARK (VIEWS 6-8)		(6) LAKE SHORE BLVD EASTBND	(7) STREET B WESTBND	(8) LRT TRACKS AT STN SQ NORTHBND
PRIMARY CRITERIA				
1	Is the view object distinctive due to superior design or rare form ?	Yes (rare water tower form)	Yes (rare water tower form)	Yes (rare water tower form)
2	Is the view object recognized in the collective consciousness as a public ceremonial site or a place of civic importance ?	No (industrial water tower)	No (industrial water tower)	No (industrial water tower)
3	Was the view a designed view ?	No	No	No
TOTAL		1	1	1
SECONDARY CRITERIA				
4	<p>Is the view accessible to a large audience?</p> <p>(a) Is the viewpoint or view zone located in a high-traffic area?</p> <p>(b) Is the viewpoint or view zone accessible by multiple modes of transportation?</p> <p>(c) Can the view object be seen globally and locally, from a wide range of distances and perspectives?</p>	<p>Yes (arterial road)</p> <p>Yes (vehicles, pedestrians, streetcar riders)</p> <p>No</p>	<p>No (neighbourhood road)</p> <p>Yes (vehicles, pedestrians, streetcar riders, cyclists)</p> <p>No</p>	<p>No (pedestrian connection)</p> <p>Yes (pedestrians, streetcar riders)</p> <p>No</p>
5	Is the view object silhouetted against the sky at the viewpoint (for static views), or at a location in the view zone (for dynamic views)?	No	No	No
6	If dynamic, does the view last for a significant duration ?	No (~40m)	Yes (~150m)	No (~25m)
7	If static, is the view object unobstructed by objects in its foreground at the viewpoint?	n/a	n/a	n/a
TOTAL		0.66	1.33	0.33

3.1.2 Relocation Analysis

Achieving 5.66 - 6.66 out of a total of 8 points (the range is dependent on the potential to prioritize Christie Cookie Factory interpretation at the Park), the analysis determines that the Park would be an appropriate option for the Water Tower's relocation.

PUBLIC PARK		
HERITAGE VALUE		
1	Does the water tower continue to convey its association with the Christie Cookie Factory ?	Yes
2	Does the water tower remain visible on Site as a remnant industrial artefact and a landmark?	Yes
HERITAGE VALUE TOTAL		2
VIEW STUDY		
3	Does this location offer the same number of identified views , at minimum?	Yes (8, compared to the original 5)
4	Does this location offer views from the same three identified locations as the original? <i>Each location is worth 1/3 of a point.</i>	Yes (Gardiner Expwy) Yes (Lake Shore Blvd W) No (Lakeshore GO Line)
5	Does this location offer at least one identified view of similar (or higher) prominence than the views of the Water Tower at its original location?	Yes (highest rated view is 2.33 / 8, compared to the original 2.66 / 8)
VIEW STUDY TOTAL		2.66
POTENTIAL FOR PLACEMAKING		
6	Does this location have specific storytelling potential associated with the Christie Cookie Factory or the evolving industrial landscape ?	No
7	Is the Christie Cookie Factory / industrial landscape the primary theme to be interpreted at this location ?	Possible
8	Does this location offer the potential for adaptive reuse as an interactive piece ?	Yes
PLACEMAKING TOTAL		1-2
FULL TOTAL		5.66 - 6.66

3.2 Station Square

3.2.1 Views Study

At this proposed location, there would be five new views of the Water Tower. These views are analyzed for their prominence in the chart on the following page.



Views of the Water Tower at the proposed location, layered onto the master plan (Grossmax 2020, annotated by ERA).

ANALYSIS: PROMINENCE OF THE PROPOSED WATER TOWER VIEWS AT STATION SQUARE		(1) STREET B NORTHBOUND	(2) PEDESTRIAN ST EASTBOUND	(3) PARK LAWN RD NORTHBOUND	(4) STREET B WESTBOUND	(5) GARDINER EXPWY EASTBOUND
PRIMARY CRITERIA						
1	Is the view object distinctive due to superior design or rare form ?	Yes (rare water tower form)	Yes (rare water tower form)	Yes (rare water tower form)	Yes (rare water tower form)	Yes (rare water tower form)
2	Is the view object recognized in the collective consciousness as a public ceremonial site or a place of civic importance ?	No (industrial water tower)	No (industrial water tower)	No (industrial water tower)	No (industrial water tower)	No (industrial water tower)
3	Was the view a designed view ?	No	No	No	No	No
TOTAL		1	1	1	1	1
SECONDARY CRITERIA						
4	<p>Is the view accessible to a large audience?</p> <p>(a) Is the viewpoint or view zone located in a high-traffic area?</p> <p>(b) Is the viewpoint or view zone accessible by multiple modes of transportation?</p> <p>(c) Can the view object be seen globally and locally, from a wide range of distances and perspectives?</p>	<p>No (neighbourhood road)</p> <p>Yes (vehicles, pedestrians, streetcar riders, cyclists)</p> <p>No</p>	<p>No (pedestrian connection)</p> <p>No (only pedestrians)</p> <p>No</p>	<p>No (secondary road)</p> <p>Yes (vehicles, pedestrians)</p> <p>No</p>	<p>No (neighbourhood road)</p> <p>Yes (vehicles, pedestrians, streetcar riders, cyclists)</p> <p>No</p>	<p>Yes (major highway)</p> <p>No (only vehicles)</p> <p>No</p>
5	Is the view object silhouetted against the sky at the viewpoint (for static views), or at a location in the view zone (for dynamic views)?	No	No	No	No	No
6	If dynamic, does the view last for a significant duration ?	Yes (~150m)	No (~100m)	No (~50m)	Yes (250m)	Yes (~150m)
7	If static, is the view object unobstructed by objects in its foreground at the viewpoint?	n/a	n/a	n/a	n/a	n/a
TOTAL		1.33	0	0.33	1.33	1.33

3.2.2 Relocation Analysis

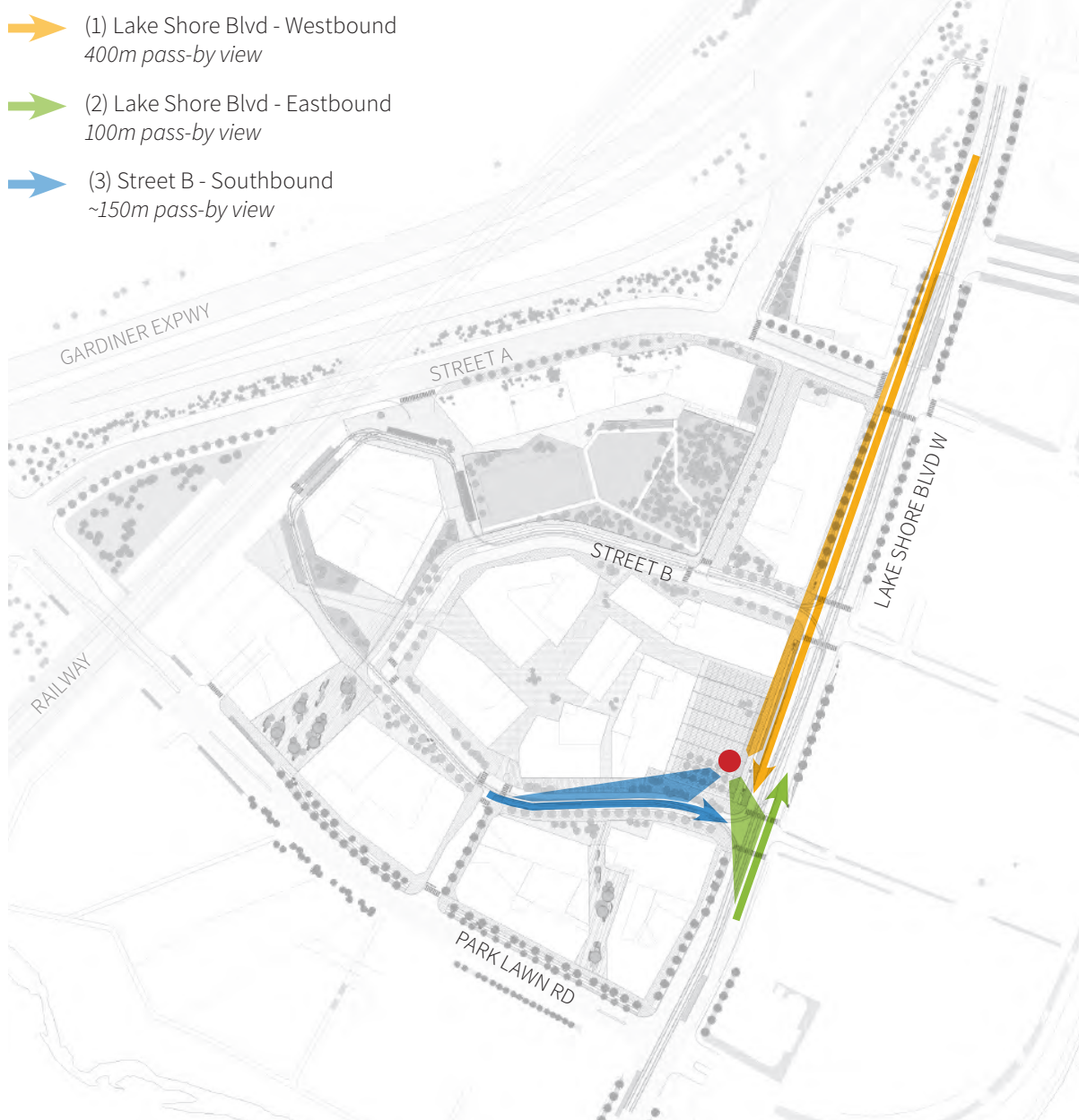
Achieving 5.33 out of a total of 8 points, the analysis determines that Station Square would be an appropriate option for the Water Tower's relocation.

STATION SQUARE		
HERITAGE VALUE		
1	Does the water tower continue to convey its association with the Christie Cookie Factory ?	Yes
2	Does the water tower remain visible on Site as a remnant industrial artefact and a landmark?	Yes
HERITAGE VALUE TOTAL		2
VIEW STUDY		
3	Does this location offer the same number of identified views , at minimum?	Yes (5, compared to the original 5)
4	Does this location offer views from the same three identified locations as the original? <i>Each location is worth 1/3 of a point.</i>	Yes (Gardiner Expwy) No (Lake Shore Blvd W) No (Lakeshore GO Line)
5	Does this location offer at least one identified view of similar (or higher) prominence than the views of the Water Tower at its original location?	Yes (highest rated view is 2.33 / 8, compared to the original 2.66 / 8)
VIEW STUDY TOTAL		2.33
POTENTIAL FOR PLACEMAKING		
6	Does this location have specific storytelling potential associated with the Christie Cookie Factory or the evolving industrial landscape ?	No
7	Is the Christie Cookie Factory / industrial landscape the primary theme to be interpreted at this location ?	No (transportation history)
8	Does this location offer the potential for adaptive reuse as an interactive piece ?	Yes
PLACEMAKING TOTAL		1
FULL TOTAL		5.33

3.3 Boulevard Square

3.3.1 Views Study

At this proposed location, there would be three new views of the Water Tower. These views are analyzed for their prominence in the chart on the following page.



Views of the Water Tower at the proposed location, layered onto the master plan (Grossmax 2020, annotated by ERA).

ANALYSIS: PROMINENCE OF THE PROPOSED WATER TOWER VIEWS AT BOULEVARD SQUARE		(1) LAKE SHORE BLVD W WESTBOUND	(2) LAKE SHORE BLVD W EASTBOUND	(3) STREET B SOUTHBOUND
PRIMARY CRITERIA				
1	Is the view object distinctive due to superior design or rare form ?	Yes (rare water tower form)	Yes (rare water tower form)	Yes (rare water tower form)
2	Is the view object recognized in the collective consciousness as a public ceremonial site or a place of civic importance ?	No (industrial water tower)	No (industrial water tower)	No (industrial water tower)
3	Was the view a designed view ?	No	No	No
TOTAL		1	1	1
SECONDARY CRITERIA				
4	<p>Is the view accessible to a large audience?</p> <p>(a) Is the viewpoint or view zone located in a high-traffic area?</p> <p>(b) Is the viewpoint or view zone accessible by multiple modes of transportation?</p> <p>(c) Can the view object be seen globally and locally, from a wide range of distances and perspectives?</p>	<p>Yes (arterial road)</p> <p>Yes (vehicles, pedestrians, streetcar riders)</p> <p>No</p>	<p>Yes (arterial road)</p> <p>Yes (vehicles, pedestrians, streetcar riders)</p> <p>No</p>	<p>No (neighbourhood road)</p> <p>Yes (vehicles, pedestrians, streetcar riders, cyclists)</p> <p>No</p>
5	Is the view object silhouetted against the sky at the viewpoint (for static views), or at a location in the view zone (for dynamic views)?	No	No	No
6	If dynamic, does the view last for a significant duration ?	Yes (400m)	No (100m)	Yes (~150m)
7	If static, is the view object unobstructed by objects in its foreground at the viewpoint?	n/a	n/a	n/a
TOTAL		1.66	0.66	1.33

3.3.2 Relocation Analysis

Achieving 4.33 out of a total of 8 points, the analysis determines that Boulevard Square would be an appropriate option for the Water Tower's relocation.

BOULEVARD SQUARE		
HERITAGE VALUE		
1	Does the water tower continue to convey its association with the Christie Cookie Factory ?	Yes
2	Does the water tower remain visible on Site as a remnant industrial artefact and a landmark?	Yes
HERITAGE VALUE TOTAL		2
VIEW STUDY		
3	Does this location offer the same number of identified views , at minimum?	No (3, compared to the original 5)
4	Does this location offer views from the same three identified locations as the original? <i>Each location is worth $\frac{1}{3}$ of a point.</i>	No (Gardiner Expwy) Yes (Lake Shore Blvd W) No (Lakeshore GO Line)
5	Does this location offer at least one identified view of similar (or higher) prominence than the views of the Water Tower at its original location?	Yes (highest rated view is 2.66 / 8, compared to the original 2.66 / 8)
VIEW STUDY TOTAL		1.33
POTENTIAL FOR PLACEMAKING		
6	Does this location have specific storytelling potential associated with the Christie Cookie Factory or the evolving industrial landscape ?	No
7	Is the Christie Cookie Factory / industrial landscape the primary theme to be interpreted at this location ?	No (rec + leisure history, Lake Shore Blvd history)
8	Does this location offer the potential for adaptive reuse as an interactive piece ?	Yes
PLACEMAKING TOTAL		1
FULL TOTAL		4.33

4 COMPARATIVE ANALYSIS

The Relocation Analyses for the proposed new locations are compared below. With scores ranging from 4.33 to 6.66, all three locations are considered appropriate options for the Water Tower's relocation.

COMPARATIVE ANALYSIS				
RELOCATION OPTIONS		THE PARK	STATION SQUARE	BOULEVARD SQUARE
HERITAGE VALUE				
1	Does the water tower continue to convey its association with the Christie Cookie Factory ?	Yes	Yes	Yes
2	Does the water tower remain visible on Site as a remnant industrial artefact and a landmark?	Yes	Yes	Yes
HERITAGE VALUE TOTAL		2 / 2	2 / 2	2 / 2
VIEW STUDY				
3	Does this location offer the same number of identified views , at minimum?	Yes (8, compared to the original 5)	Yes (5, compared to the original 5)	No (3, compared to the original 5)
4	Does this location offer views from the same three identified locations as the original? <i>Each location is worth 1/3 of a point.</i>	Yes (Gardiner Expwy) Yes (Lake Shore Blvd W) No (Lakeshore GO Line)	Yes (Gardiner Expwy) No (Lake Shore Blvd W) No (Lakeshore GO Line)	No (Gardiner Expwy) Yes (Lake Shore Blvd W) No (Lakeshore GO Line)
5	Does this location offer at least one identified view of similar (or higher) prominence than the views of the Water Tower at its original location?	Yes (highest rated view is 2.33 / 8, compared to the original 2.66 / 8)	Yes (highest rated view is 2.33 / 8, compared to the original 2.66 / 8)	Yes (highest rated view is 2.66 / 8, compared to the original 2.66 / 8)
VIEW STUDY TOTAL		2.66 / 3	2.33 / 3	1.33 / 3
POTENTIAL FOR PLACEMAKING				
6	Does this location have specific storytelling potential associated with the Christie Cookie Factory or the evolving industrial landscape ?	No	No	No
7	Is the Christie Cookie Factory / industrial landscape the primary theme to be interpreted at this location ?	Possible	No (transportation history)	No (rec + leisure history, Lake Shore Blvd history)
8	Does this location offer the potential for adaptive reuse as an interactive piece ?	Yes	Yes	Yes
PLACEMAKING TOTAL		1-2 / 3	1 / 3	1 / 3
FULL TOTAL		5.66 - 6.66 / 8	5.33 / 8	4.33 / 8

5 RECOMMENDATION

The Water Tower is proposed to be relocated within the 2150 Lake Shore Master Plan in order to conserve its value amid a changed context and setting.

Given that the Water Tower's location has not been identified as a heritage attribute, this is considered to be an appropriate conservation strategy in order to highlight the Water Tower within its changed context.

This analysis concludes that the Water Tower could be successfully relocated to any of the three civic spaces explored in this document: Boulevard Square, Station Square, or the Park.

The analysis yields a slight preference for relocation to the Park, which allows for:

- the highest visibility (i.e. most number of views);
- the retention of views from both the Gardiner Expressway and Lake Shore Boulevard West;
- the potential to prioritize the interpretation of the Christie Cookie Factory theme.

