



**STAFF REPORT
ACTION REQUIRED**

**Intention to Designate under Part IV, Section 29 of the
Ontario Heritage Act – 1-95 Ellesmere Road**

Date:	June 15, 2012
To:	Toronto Preservation Board Scarborough Community Council
From:	Director, Urban Design, City Planning Division
Wards:	Scarborough Centre – Ward 37
Reference Number:	P:\2012\Cluster B\PLN\HPS\SCC\September 11 2012\scHPS33

SUMMARY

This report recommends that City Council state its intention to designate the property at 1-95 Ellesmere Road under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value. Located on the southeast corner of Ellesmere Road and Victoria Park Avenue, City Council listed the property on the City of Toronto Inventory of Heritage Properties in 2009.

The property is being redeveloped with additional commercial buildings at the northwest corner of the site. As part of the development application, the property owners have agreed to the designation of the property under Part IV, Section 29 of the Ontario Heritage Act.

Following research and evaluation, staff have determined that the property at 1-95 Ellesmere Road merits designation under Part IV, Section 29 of the Ontario Heritage Act, and meets Regulation 9/06, the criteria for municipal designation that is prescribed by the Province of Ontario.

RECOMMENDATIONS

The City Planning Division recommends that

1. City Council state its intention to designate the property at 1-95 Ellesmere Road under Part IV, Section 29 of the Ontario Heritage Act.

2. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
3. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
4. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designation of the property.

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

City Council listed the property at 1-95 Ellesmere Road on the City of Toronto Inventory of Heritage Properties at its meeting of January 25, 2009.

ISSUE BACKGROUND

The property at 1-95 Ellesmere Road contains Parkway Plaza where a rare mid 20th century supermarket with a distinctive curved roof is currently occupied by a Metro franchise. The site is being redeveloped with the addition of commercial buildings in the parking lot near the northwest corner of the property.

As part of the redevelopment application, the property owners have agreed to the designation of the site. The Reasons for Designation (Attachment No. 3) contain a description of the heritage attributes, which are the same as those identified when the property was listed on the City's heritage inventory, with the addition of the view corridor from the north side of Ellesmere Road to the grocery store.

COMMENTS

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached.

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment No. 4) and determined that the property at 1-95 Ellesmere Road meets Ontario Regulation 9/06, the criteria proscribed for municipal designation.

The property at 1-95 Ellesmere Road is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual values. Located on the southeast corner of Ellesmere Road and Victoria Park Avenue, the Parkway Plaza Supermarket (1958) is a rare example of a mid 20th century commercial building designed with a distinctive curved roof by the

Toronto architectural partnership of Bregman and Hamann that is associated with the post-World War II suburban development of Scarborough where it stands as a local landmark in the Maryvale neighbourhood.

CONTACT

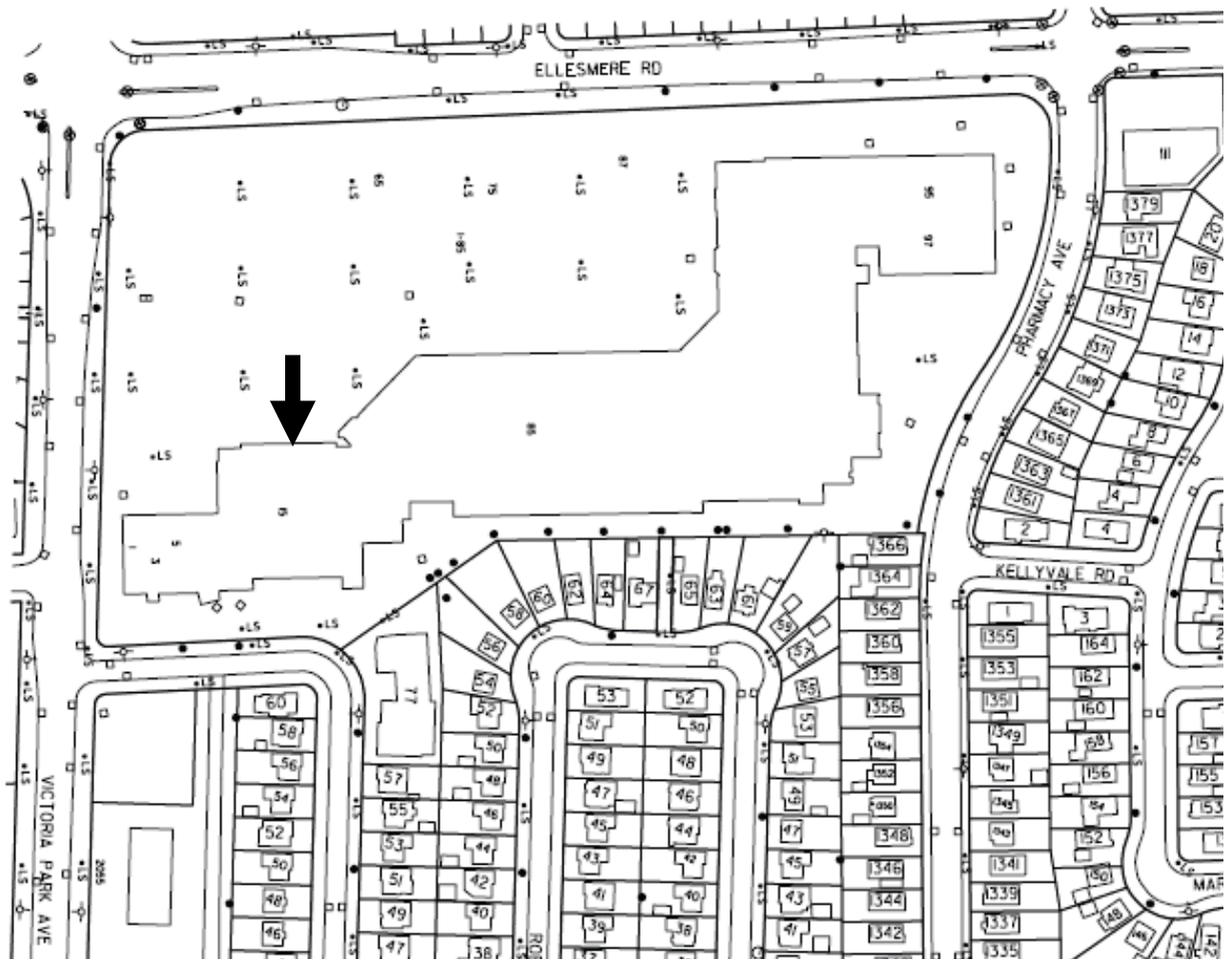
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SIGNATURE

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ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photographs
Attachment No. 3 – Reasons for Designation (Statement of Significance)
Attachment No. 4 – Heritage Property Research and Evaluation Report



The **arrow** marks the portion of the property at 1-95 Ellesmere Road containing the Parkway Plaza Supermarket that is the subject of this report

This location map is for information purposes only;
the exact boundaries of the property are not shown.



The above photographs were taken in 2008 before the signage was changed to “Metro” (Heritage Preservation Services)

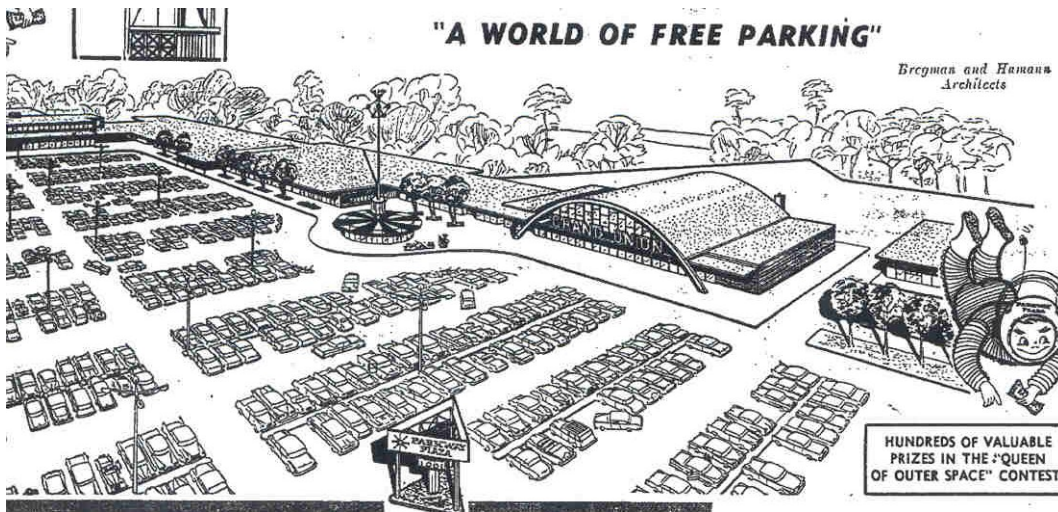


Illustration from the Toronto Star (September 3, 1958) for the grand opening of Parkway Plaza

REASONS FOR DESIGNATION: 1-95 ELLESMERE ROAD ATTACHMENT NO. 3
(STATEMENT OF SIGNIFICANCE)

Parkway Plaza Supermarket

Description

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

Statement of Cultural Heritage Value

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

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

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

in continuous operation for over half a century, with the Grand Union, Steinberg's, Miracle Food Mart, Dominion and (most recently) Metro franchises.

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

Heritage Attributes

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

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

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



**PARKWAY PLAZA SUPERMARKET
1-95 ELLESMERE ROAD, TORONTO**

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

June 2012

1. DESCRIPTION



Above: close-up of the north façade of the supermarket, where the interior beams are visible through the glazing (Heritage Preservation Services, January 2008)
 Cover: principal (north) façade & west elevation of the supermarket as viewed from Victoria Park Avenue (Heritage Preservation Services, May 2011)

1-95 Ellesmere Road: Parkway Plaza Supermarket	
ADDRESS	1-95 Ellesmere Road (southeast corner of Victoria Park Avenue)
WARD	37 (Scarborough Centre)
LEGAL DESCRIPTION	Plan M646, Block A
NEIGHBOURHOOD/COMMUNITY	Maryvale
HISTORICAL NAME	Parkway Plaza Supermarket
CONSTRUCTION DATE	1958
ORIGINAL OWNER	Cadillac Development Corporation Limited
ORIGINAL USE	Commercial (supermarket)
CURRENT USE*	Commercial (supermarket) * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Bregman & Hamann, architects
DESIGN/CONSTRUCTION/MATERIALS	Concrete, steel, wood, glass, brick & tile
ARCHITECTURAL STYLE	Modern
ADDITIONS/ALTERATIONS	2008, exterior sign changed
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Listed on City of Toronto Inventory of Heritage Properties
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	June 2012

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 1-95 Ellesmere Road and applies evaluation criteria to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1953	The Grand Union supermarket chain enters the Canadian market
1954	Plan M646 is registered for the subdivision of parts of Lots 34 and 35, Concession 1, Scarborough Township on the southeast corner of Ellesmere Road & Victoria Park Avenue
1957	Bregman and Hamann, architects, prepare plans for Parkway Plaza
1958 Mar	The tax assessment roll records "unfinished buildings" on the site
1958 Sept	Parkway Plaza opens, with the Grand Union Supermarket as the anchor tenant
1959	Steinberg's Supermarkets acquires Grand Union's Canadian stores
1960	Steinberg's is the anchor tenant at Parkway Plaza
1969	Steinberg's renames all of its grocery stores – including Parkway Plaza's – Miracle Food Mart
1959	Steinberg's corporation, including the food stores & real estate holdings, is sold to a Quebec consortium
1990	The Parkway Plaza grocery store houses a Dominion outlet after A&P Canada (owner of Dominion since 1985) secures the Miracle Food Mart division
2005	Metro Incorporated purchases A&P Canada, renaming all of its food stores "Metro"
2008	The Parkway Plaza Supermarket acquires its "Metro" sign
2009	Parkway Plaza is listed on the City of Toronto Inventory of Heritage Properties

ii. HISTORICAL BACKGROUND

Maryvale

The property at 1-95 Ellesmere Road is located in Scarborough, which was first surveyed in 1791 and incorporated as a township in 1850. With the lands divided into farm lots along concessions and side roads, present-day Victoria Park Avenue formed Scarborough's western boundary with York Township. The subject property, which occupied parts of farm lots 34 and 35 in Concession I south of Ellesmere Road, was associated in the 19th century with Irish immigrant and farmer, William Sylvester, as well as Toronto businessman and philanthropist William Gooderham of the famous Gooderham and Worts distillery.¹

¹ Historical Atlas of York County, 7. Further west of the subject site on Ellesmere Road, the hamlet of "Ellesmere" adjoined the crossroads with present-day Kennedy Road where a post office of the same name opened in 1853

Following World War II, Scarborough Township was “transformed...into Canada’s fastest growing community”.² When the lands east of Victoria Park Avenue between the Canadian Pacific Railway (south) and the future alignment of Highway 401 (north) were redeveloped for a residential subdivision in the mid 1950s, the neighbourhood was called “Maryvale” for its proximity to Senator Frank O’Connor’s famous farm of the same name.³ The commercial complex originally known as Parkway Plaza was developed on the southeast corner of Ellesmere and Victoria Park to serve the Maryvale community.

Parkway Plaza Supermarket

An aerial map attached as Image 3 shows the subject property in 1947 when the area was still farmland. The acreage bounded by Ellesmere Road (north), Victoria Park Avenue (west), the Canadian Pacific Railway (south) and Pharmacy Avenue (east) was subdivided under Plan M646 and registered in 1954. At the southeast corner of Ellesmere and Victoria Park, the Cadillac Development Corporation financed Parkway Plaza as a major commercial destination for the neighbouring residential subdivisions. Founded in 1953 to develop high-rise apartment complexes, Cadillac later merged with the Fairview Corporation as today’s Cadillac Fairview.⁴

The anchor building at Parkway Plaza was originally occupied by the Grand Union Supermarket, an American chain that was introduced to Canada in 1953 with its acquisition of the Carroll’s group of food retailers. After opening its first store in the Crang Plaza at Jane Street and Wilson Avenue in 1954, the company became the main tenant in Parkway Plaza.⁵ The supermarket’s opening in September 1958 was accompanied by a marching band, bagpipers, clowns and live-radio broadcasts (Image 6). Less than a year later in June 1959, Sam Steinberg acquired Grand Union’s Canadian operation for his Quebec-based Steinberg’s Supermarkets enterprise.⁶ The deal included the Grand Union stores at Parkway Plaza, the inaugural location in York Township (later the City of York) and two Etobicoke sites in the Thorncrest Plaza on Islington Avenue at Rathburn Road (Image 4) and at Brown’s Line and Evans Avenue (Image 5).⁷ A decade

² Bonis, 206. According to this source, Scarborough Township’s population doubled between 1950 and 1955

³ The founder of Laura Secord Candy, O’Connor acquired property on the west side of Victoria Park Avenue in North York after the First World War where his “Maryvale” estate included a well-known horse breeding operation. The name was co-opted for the residential subdivision on the east side of Victoria Park Avenue and Maryvale Public School (1955) at 1325 Pharmacy Avenue

⁴ Founded in 1958, the Fairview Corporation was the real estate subsidiary of CEMP Investments, the holding company of Montreal’s influential Bronfman family. It merged with the Cadillac Corporation Limited two decades later

⁵ The original supermarket at present-day 2200 Jane Street (most recently a “Food Basics” store) has been significantly altered and, while visible on Google Map’s Streetview, is not illustrated in this report

⁶ Steinberg’s grew from a single grocery store to one of Quebec’s largest supermarket chains before expanding into the Ontario market. In 1989, Steinberg’s corporation was sold to a consortium that divested the Miracle Food Mart division the next year

⁷ Steinberg’s immediately began a 10-store expansion, starting with a location at Sheppard Avenue West and Bathurst Street that was recorded in the City Directory for 1960 and captured in an image from the City of Toronto Archives (Fonds 1257, Item 6543)

later and operating as a Miracle Food Mart, Steinberg's had 20 locations in Toronto, including the one at Parkway Plaza.⁸ In 1989, the Miracle Food Mart enterprise was acquired by A&P Canada, another grocery conglomerate that had previously purchased the Dominion chain.⁹ After Metro Incorporated secured A&P's operations in 2005, all of its grocery stores were renamed and the signage at Parkway Plaza was subsequently changed from "Dominion" to "Metro."¹⁰ The shopping centre is now known as Parkway Mall.

Bregman and Hamann, Architects

Parkway Plaza with its distinctive supermarket was designed by the Toronto architectural partnership of Bregman and Hamann, forerunners to today's B + H Architects (extracts from the architectural plans are appended as Images 8 and 9). Sidney Bregman and George Frederick Hamann began their practice in 1953, coinciding with the founding of the Cadillac Development Corporation that commissioned the firm to design Parkway Plaza. Through this association with the company that became Cadillac Fairview, the pair's subsequent projects in Toronto included the Eaton Centre and Toronto Dominion Centre, as well as other local landmarks such as First Canadian Place, BCE Place (now Brookfield Place), the Canadian Broadcasting Centre and Terminal Three at Pearson Airport.¹¹

iii. ARCHITECTURAL DESCRIPTION

Contemporary and archival photographs of the supermarket at Parkway Plaza are found on the cover and in Sections 1 and 6 of this report. The illustration attached as Image 7 shows the distinctive arched roof of the supermarket that, according to this conceptual plan, was intended to be mimicked along the otherwise flat roofline of the adjoining L-shaped shopping centre.

The placement of the Parkway Plaza Supermarket on the site and its architectural appearance were "caused by the motor car".¹² In Toronto and elsewhere in North America, the economic prosperity that followed World War II made automobiles widely available and encouraged the development of residential subdivisions on former farmland bordering cities and towns. The large-scale commercial shopping centres with expansive surface parking lots that served suburban developments in neighbourhoods like Maryvale were usually anchored by a "supermarket," a building type that first appeared in the

⁸ None of the locations listed in the city directories were in downtown Toronto, but served the independent municipalities of East York, Etobicoke, North York, Scarborough and York

⁹ Originating in the 19th century United States as the Atlantic and Pacific Tea Company, A&P Canada was started in the 1920s and competed with Steinberg's in the Quebec market before moving to Ontario in the late 20th century

¹⁰ Metro Inc. also acquired Food Basics, which kept its name to distinguish it as a discount chain. Toronto's first Grand Union supermarket at Jane & Wilson was most recently a Food Basics outlet

¹¹ Many of Bregman and Hamann's projects were joint commissions with other Toronto firms, as well as internationally recognized architects including Mies van der Rohe, Philip Johnson and Edward Durell Stone

¹² Pevsner, 272

1930s to sell groceries along with other commodities.¹³ These structures announced their modernity through their designs following the International Style of the Modern Movement, “a new architecture in generous curling bands” where “the expression of function was all important” and “applied ornament was abandoned.”¹⁴

The Parkway Plaza Supermarket is set apart by its curved parabolic arch. The shape is similar to the “Marina” design developed for the famed Safeway store in San Francisco (and repeated elsewhere), although that iconic building was completed in 1959, the year after the Parkway Plaza grocery store opened.

The Parkway Plaza Supermarket features a rectangular plan that rises one extended storey in the centre, with flat-roofed wings on either side (east and west) that create horizontal lines along the north and south ends of the structure. Constructed and clad with steel, concrete, wood, brick, tile and glass, the hallmark of the design is the parabolic arched roof with the ends of the arch exposed and extending to ground level. The principal (north) facade consists of a glazed curtain wall with glass panels. It features a projecting single-storey portico or canopy composed of steel trusses beneath a flat roof that creates a horizontal line across the façade and provide a visual counterpart to the arch. On the interior, the exposed vaulted roof structure with curved beams is an original and important surviving feature.

Designed as the anchor building at Parkway Plaza, the supermarket was strategically placed near the southwest corner of the property where it could be viewed from Victoria Park Avenue (with the north facade exposed to southbound traffic) and in either direction along Ellesmere Road.

iv. CONTEXT

The location of the property at 1-95 Ellesmere Road is shown on the property data map attached as Image 1, as well as the extract from Bing maps found in Image 2. The supermarket is part of Parkway Mall (originally Parkway Plaza) that anchors the southeast corner of Ellesmere Road and Victoria Park Avenue in the Scarborough neighbourhood of Maryvale. It is surrounded by residential subdivisions, with Maryvale Public School (1955) located on Pharmacy Avenue to the southeast.

3. EVALUATION CHECKLIST

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the

¹³ Sunnybrook Plaza (1947) on the northeast corner of Eglinton Avenue East and Bayview Avenue in Leaside is regarded as the first outdoor shopping centre in present-day Toronto (however, it has been substantially altered). Nearly 20 years later, the first phase of Yorkdale (1965) opened in North York as the first enclosed mall in what is now the City of Toronto

¹⁴ Reid, unpagged

City of Toronto Inventory of Heritage Properties. The evaluation table is marked “N/A” if the criterion is “not applicable” to the property or X if it is applicable, with explanatory text below.

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	X
ii. displays high degree of craftsmanship or artistic merit	X
iii. demonstrates high degree of scientific or technical achievement	X

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

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N/A
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	X
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	X

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

Architect - The development of the site is associated with the Toronto architectural partnership of Bregman and Hamann, which was founded in 1953 and prepared the plans for the complex for the Cadillac Development Corporation, forerunners to Cadillac Fairview. Parkway Plaza was among the first commissions for the firm that went on to design such iconic Toronto complexes as the Toronto-Dominion Centre and the Eaton

Centre, and an array of nationally and internationally recognized projects, often in conjunction with other notable architectural firms. Bregman and Hamann are associated with Toronto ‘firsts,’ including Canada’s earliest completely air-conditioned apartment building at 484 Avenue Road, and North York’s original high-rise office complex at Eglinton Avenue East and Don Mills Road.

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	N/A
ii. physically, functionally, visually or historically linked to its surroundings	N/A
iii. landmark	X

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

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 1-95 Ellesmere Road has design, associative and contextual values as a rare example of a mid 20th century commercial building designed by the Toronto architectural partnership of Bregman and Hamann that contributes to an understanding of the post-World War II development of Scarborough where the Parkway Plaza Supermarket is a local landmark in the Maryvale neighbourhood.

One of four surviving supermarkets in Toronto designed for the Grand Union Supermarket chain in the 1950s, the Parkway Plaza grocery store is the only one with a distinctive and rare arched roofline. While the remainder of the shopping centre has been altered over time, the Parkway Plaza Supermarket retains its architectural integrity.

5. SOURCES

Archival Sources

Abstract Indices of Deeds, Plan M646, Block A
 Architectural Plans and Photographs, B+H Architects
 Assessment Rolls, Scarborough Township, Ward 2, Division 3-4, 1957 ff.
 City of Toronto Directories, 1957 ff.
Historical Atlas of York County, Miles, 1878
 Illustration, Panda Photography, Canadian Architectural Archives, University of Calgary
 Photograph, Thorncrest Plaza, c. 1956, City of Toronto Archives, Series 1464, Item 16
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Secondary Sources

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"Parkway Plaza," Toronto Star (September 3, 1958)

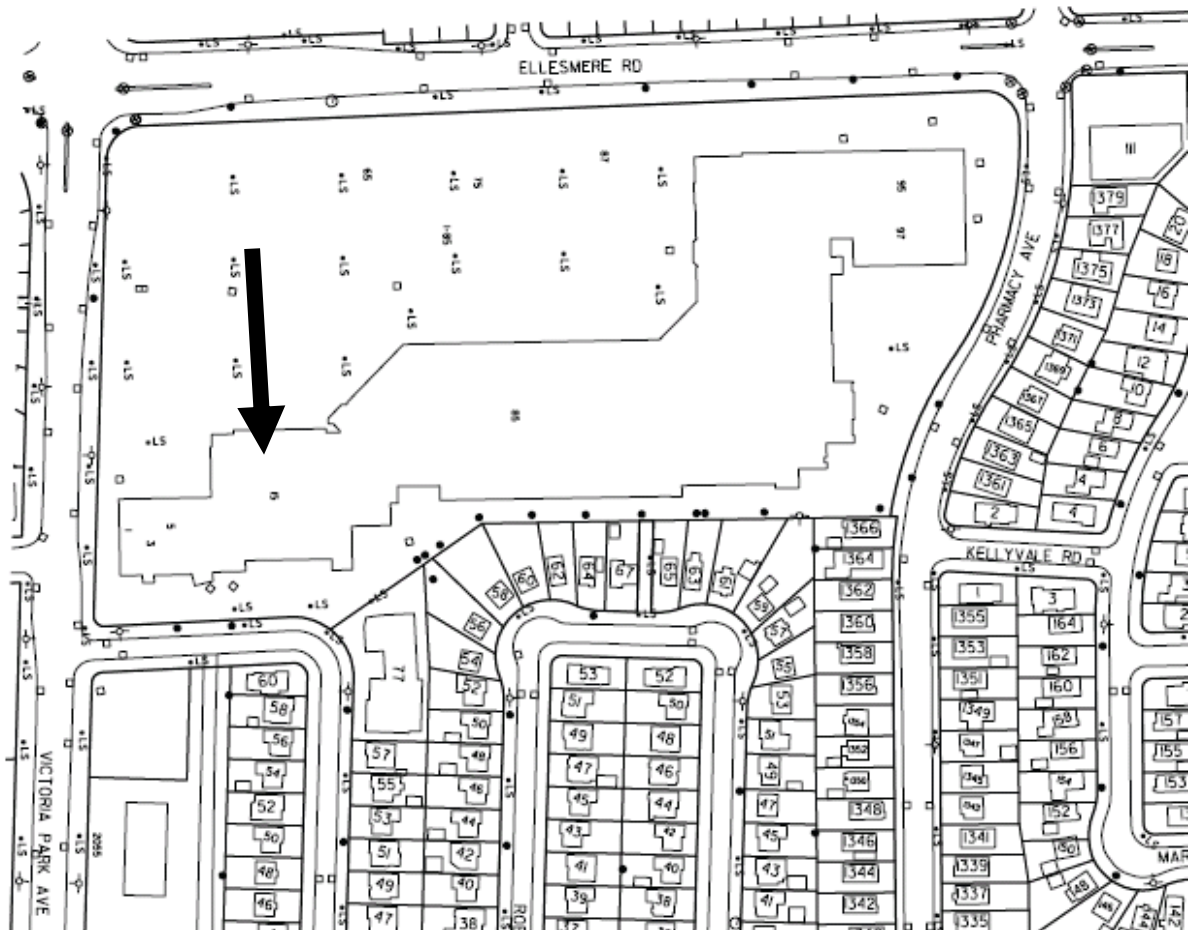
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Reid, Richard, Designing for Commerce, 1977

"Toronto Chain Grocery Locations, 1950-1980,"

<http://www.groceteria.com/place/outside-the-usa/torontosouthern-ontario/toronto-chain-supermarket-locations-1950-1980>

6. IMAGES – **arrows** mark the subject property at 1-95 Ellesmere Road



1. City of Toronto Property Data Map, showing the location of Parkway Plaza (now Parkway Mall) on the southeast corner of Ellesmere Road and Victoria Park Avenue where the **arrow** marks the location of the supermarket



2. Aerial View, Parkway Mall, 2012: showing the location of the property and the surrounding residential neighbourhood. The distinctive round-arched roof of the supermarket is clearly shown in the image (<http://www.bing.com/maps>)



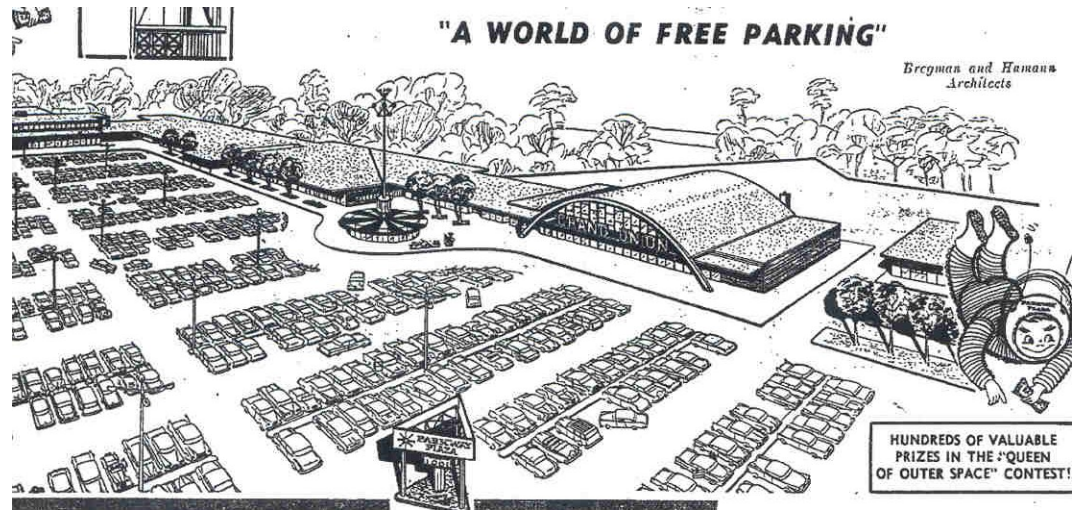
3. Aerial Photograph, Ellesmere Road and Victoria Park Avenue, 1947: showing the rural community immediately following World War Two where Parkway Plaza was built a decade later near the southeast corner of the intersection (City of Toronto Archives)



4. Archival Photograph, Thorncrest Plaza, c. 1956: showing one of the four surviving supermarkets in Toronto built for the Grand Union chain in the 1950s. This version, featuring a curved wall rather than the dramatic arched roof employed at Parkway Plaza, survives in the shopping centre at Islington Avenue and Rathburn Road in Etobicoke (City of Toronto Archives, Series 1464, Item 16)



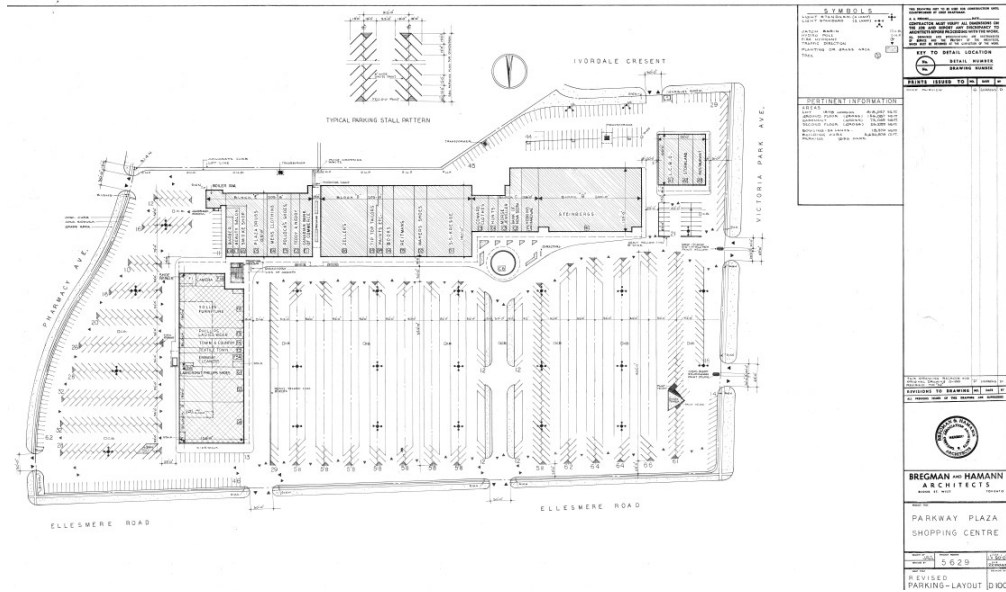
5. Photograph, former Grand Union Supermarket, Brown's Line, 2009: one of four surviving buildings in Toronto constructed for the Grand Union Supermarket chain in the 1950s, it retains its curtain wall but is less distinguished in its architectural design when compared to Parkway Plaza. A fourth Grand Union store that remains at Wilson Avenue and Jane Street has been drastically altered and is not pictured in this report (Google Streetview, 2009, <http://maps.google.ca/maps>)



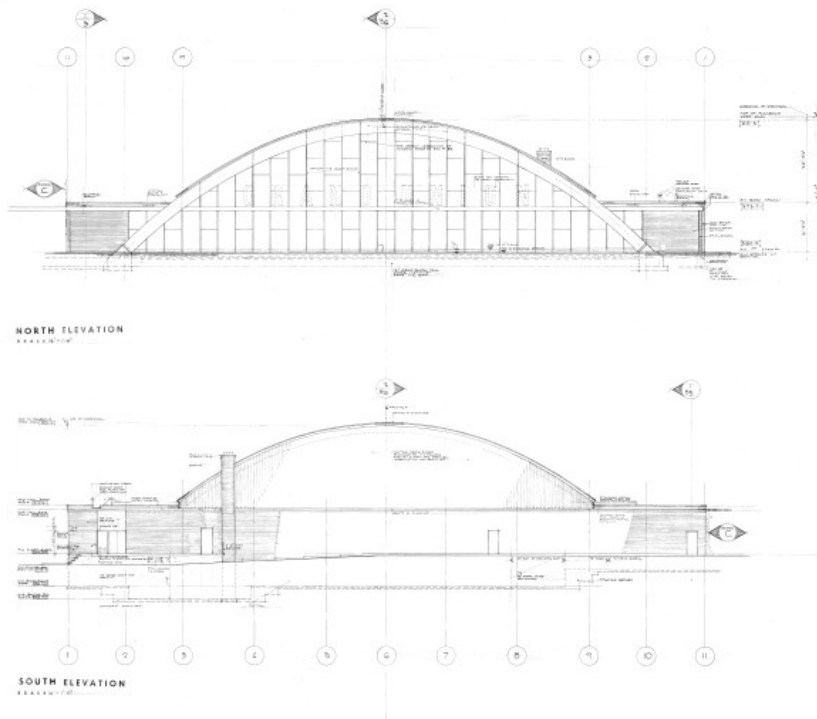
6. Illustration, Parkway Plaza, 1958: showing the shopping centre with the grocery store on the right (Toronto Star, September 3, 1958)



7. Illustration, Parkway Plaza, 1958: showing the layout of the shopping centre with the distinctive arched roof of the supermarket (as constructed, its shape was not mimicked on the adjoining plaza as shown here) (Panda Photography, Canadian Architectural Archives, University of Calgary)



8. Architects' Drawing, Parkway Plaza, 1958: showing the original configuration of the shopping centre with the supermarket on the upper right (B+H Architects)



9. Architects' Drawing, Parkway Plaza, 1958: where the uppermost drawing shows the distinctive glazed and arched principal (north) façade of the supermarket (B+H Architects)



10. Archival Photograph, 1958: aerial view of Parkway Plaza and the surrounding residential neighbourhood, showing the scale of the complex and the visibility of the distinctive supermarket (B + H Architects)



11. Archival Photograph, 1958: with the supermarket on the right (B+H Architects)



12. Photograph, Parkway Plaza, 2007: showing the north façade of the supermarket prior to the replacement of the "Dominion" sign with "Metro" (Heritage Preservation Services)



13. Photograph, Parkway Plaza, 2007: showing the north and west elevations of the grocery store, looking east from the Victoria Park Avenue entrance to the shopping mall (Heritage Preservation Services)



14. Photograph, Parkway Plaza, January 2008: showing the extended entrance canopy and, on the right, the lower part of the glazed north facade (Heritage Preservation Services)



15. Photograph, Parkway Plaza, 2011: showing the supermarket from the entrance to the shopping mall on Ellesmere Road (Heritage Preservation Services, May 2011)



16. Photographs, Parkway Plaza: showing the views of the north façade of the Parkway Plaza Supermarket from the north side of Ellesmere Road (above) and the northwest corner of Ellesmere Road and Victoria Park Avenue (below) (Heritage Preservation Services)