



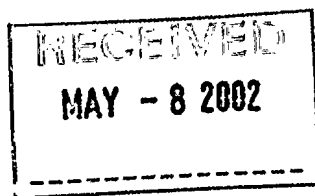
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IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER 0.18 AND
2245 LAWRENCE AVENUE WEST
CITY OF TORONTO, PROVINCE OF ONTARIO

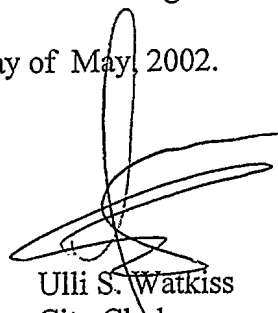
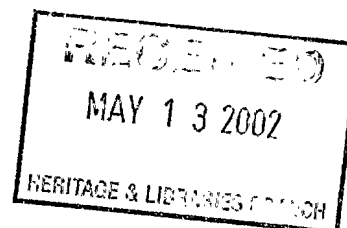
NOTICE OF PASSING OF BY-LAW

Ms. Irene Atkinson, Chair
Toronto District School Board
155 College Street
Toronto, Ontario
M5T 1P6

Ontario Heritage Foundation
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Take notice that the Council of the City of Toronto has passed By-law No. 269-2002 to designate 2245 Lawrence Avenue West as being of architectural and historical value or interest.

Dated at Toronto this 7th day of May, 2002.


Ulli S. Watkiss
City Clerk
KT

Authority: Etobicoke Community Council Report No. 4, Clause No. 1,
adopted as amended by City of Toronto Council on April 16, 17 and 18, 2002
Enacted by Council: April 18, 2002

CITY OF TORONTO

BY-LAW No. 269-2002

To designate the property at 2245 Lawrence Avenue West (Humber Heights Consolidated School) as being of architectural and historical value or interest.

WHEREAS authority was granted by Council to designate the property at 2245 Lawrence Avenue West (Humber Heights Consolidated School) as being of architectural and historical value or interest; and

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

WHEREAS the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 2245 Lawrence Avenue West and upon the Ontario Heritage Foundation, Notice of Intention to designate the property and has caused the Notice of Intention to be published in a newspaper having a general circulation in the municipality as required by the *Ontario Heritage Act*; and

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

WHEREAS no notice of objection to the proposed designation was served upon the City Clerk;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at 2245 Lawrence Avenue West, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of architectural and historical value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 2245 Lawrence Avenue West and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto as required by the *Ontario Heritage Act*.

ENACTED AND PASSED this 18th day of April, A.D. 2002.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"**HERITAGE PROPERTY REPORT****1.0 INTRODUCTION**

This report is the "Long Statement of Reasons for Designation" for the designation of the property at 2245 Lawrence Avenue West (Humber Heights Consolidated School) under Part IV of the *Ontario Heritage Act*. It contains the Heritage Property Profile, as well as sections on the Historical Occupancy, Architectural Description and Significance of the property. Sources and Photographs are included. The introduction, below, forms the "Short Statement of Reasons for Designation", intended for publication.

The property at 2245 Lawrence Avenue West is recommended for designation for architectural and historical reasons. Humber Heights Consolidated School was constructed in 1921 according to the designs of architect J. B. Cook. The school was a consolidation of three earlier schools in School Section #5 of Etobicoke Township. Opening in January 1922, Humber Heights Consolidated School was described as the most modern school in Ontario with the latest equipment. The building, which contained an entrance hall and auditorium flanked by six classrooms, was extended to the south by a two-room addition in 1924. The school served as a temporary morgue, health unit and emergency fire station following Hurricane Hazel in October 1954. After the closure of the school in 1982, the Etobicoke Board of Education used the facility as a Board Centre.

Humber Heights Consolidated School was designed in the Georgian Revival style identified by the use of Classical prototypes. Rising one storey above a brick and stone foundation, the original school and the south addition are clad with buff brick and trimmed with brick and stone. The buildings are covered by hip roofs with brick chimneys, three skylights and, on the west slope, a shed-roofed dormer. The principal (north) façade facing Lawrence Avenue is organized symmetrically into three extended bays. The centre bay is slightly recessed and contains the main entrance. Beneath a segmental pediment, a columned portico incorporates a datestone marked "MCMXXI". Double doors with a multi-paned fanlight are decorated with a stone hood mould, keystone and corbel stops. On either side of the entry, three flat-headed window openings have stone sills and keystones, brick voussoirs and multi-paned windows. The outer bays display trios of round-arched window openings with stone and brick detailing and multi-paned windows. The pattern and detailing of the window openings is continued on the side walls (east and west) where large round-arched window openings are arranged in groups of four and separated by pairs of smaller window openings, some with blind arches. A pedimented entrance with the nameplate "BOYS" is located at the north end of the west wall. The east (1949) and west (1959) wings are not included in the Reasons for Designation.

The property at 2245 Lawrence Avenue West is located on the south side of the street, east of Westona Street. Humber Heights Consolidated School is elevated above Lawrence Avenue and the Humber Valley to the east in a landscaped setting. Humber Heights Consolidated School is an excellent example of Georgian Revival design and, historically, reflects the post-World War I development of the Humber Heights neighbourhood of Etobicoke.

1.1 HERITAGE PROPERTY PROFILE

*Detailed view of principal (north) facade***HUMBER HEIGHTS CONSOLIDATED SCHOOL**

ADDRESS:	2245 Lawrence Avenue West (southeast corner of Lawrence Avenue West and Westona Street)
WARD:	2 (Etobicoke North)
NEIGHBOURHOOD/COMMUNITY:	Humber Heights
HISTORICAL NAME:	Humber Heights Consolidated School
CONSTRUCTION DATE:	1921
ORIGINAL OWNER:	School Section No. 5
ORIGINAL USE:	Educational (school)
CURRENT USE: *	Not applicable (* <i>this does not refer to permitted use(s) defined by the Zoning By-law</i>)
ARCHITECT/BUILDER/CRAFTSMAN:	J. B. Cook, architect
ARCHITECTURAL STYLE:	Georgian Revival
DESIGN/CONSTRUCTION:	Brick construction with brick and stone detailing
ALTERATIONS:	1924, south addition; 1949, Primary Wing (east wing); 1959, General Services Room (west wing)
HERITAGE CATEGORY:	Architectural and historical criteria
RECORDER:	Kathryn Anderson, Heritage Preservation Services
REPORT DATE:	May 2001 ..

2.0 HISTORICAL OCCUPANCY AND SIGNIFICANCE:

2.1 HUMBER HEIGHTS

The large area extending west from the Humber River to Kipling Avenue, and north from Rathburn Road to beyond Dixon Road, is known historically as Humber Heights. A fledgling community with a grist mill, saw mill and distillery developed on the west bank of the Humber River. In 1852, flooding destroyed all of the buildings, apart from St. Philips Church and Cemetery. Humber Heights reemerged as a farming district centered along Scarlett Road. When Weston was incorporated as a village in 1881, the municipality included Humber Heights. During World War I, tracts of houses were built in and around Weston for workers employed by the munitions plants in the area. This housing stock became the basis of new neighbourhoods in the post-war era. The Westmount subdivision occupied the area bounded by the Humber River, Scarlett Road and present-day Kingdon Street and Raymore Drive. Farmland west of Scarlett Road and north of Dixon Road was developed for Humbermount and Humbermount Heights.

2.2 HUMBER HEIGHTS CONSOLIDATED SCHOOL

In 1850, with the incorporation of Etobicoke Township, the municipality was divided into eight school districts. The Humber River, Rathburn Road, Kipling Avenue and Dixon Road bounded School Section No. 5. The first school in the district, purportedly in place in 1850, was described as "a mere hovel, dark and dilapidated" (Heyes, 95). In 1851, a frame school opened on Dixon Road. The latter building was the only school in the area until 1875, when a brick schoolhouse was completed on the "B" Line (Royal York Road). At the close of World War I, a school opened on Scarlett Road to serve the new Humbermount subdivision. After the adjoining Westmount neighbourhood demanded its own school, an agreement was reached to close the existing schoolhouses and built a consolidated school serving the district. A three-acre site was chosen on Dufferin Street (present-day Lawrence Avenue).

Constructed in 1921, Humber Heights Consolidated School opened in January 1922. The original six-room school included an entrance hall and auditorium. Humber Heights Consolidated School was described as the most modern school in Ontario with the latest equipment, including a moving picture machine, coal-fired heating plant, and operable skylights over the auditorium. The Scarlett Road schoolhouse was relocated to the grounds where it was used as a manual training room for woodworking and cabinetmaking. As part of the negotiations for a consolidated school, students living more than one mile from the site were provided with transportation on two routes. In 1940, buses replaced the original horse-drawn vehicles.

When Hurricane Hazel struck on October 16, 1954, 36 people died on Raymore Drive in Westmount. The fatalities included one pupil who attended Humber Heights Consolidated School. The school served as a temporary morgue, as well as an emergency fire station until the Lawrence Avenue Bridge reopened. A health unit operated in the building to inoculate the community against a possible outbreak of typhoid.

The original building was extended to the south by a two-room addition in 1924. In 1949, the Primary (East) Wing was added. A change in curriculum that focused on physical education led to

the construction of the General Purpose Room (west wing) in 1959. Following the closure of the school in 1982, the Etobicoke Board of Education used the facility as a Board Centre for adult education and resources.

2.3 HISTORICAL SIGNIFICANCE

Humber Heights Consolidated School is historically important for its contribution to the development of the Humber Heights neighbourhood in Etobicoke. The property at 2245 Lawrence Avenue West is included on the Inventory of Heritage Properties in Etobicoke District.

3.0 ARCHITECTURAL DESCRIPTION AND SIGNIFICANCE:

3.1 ARCHITECTURAL STYLE

Humber Heights Consolidated School is designed in the Georgian Revival style. The style recalls the architecture introduced in 1714 with the reign of King George I and copied throughout the American colonies. Georgian architecture was first revived in the United States after the Centennial of 1876 when New York architects McKim, Mead and White created Colonial inspired houses for wealthy patrons in the Eastern United States. The style enjoyed a second revival with the restoration of Colonial Williamsburg, beginning in 1926. Georgian Revival buildings are distinguished from their historic prototypes by the use of modern materials, different proportions, and a mixture of old and new elements.

3.2 ARCHITECT, BUILDER OR CRAFTSMAN

Architect J. B. Cook designed Humber Heights Consolidated School.

3.3 ARCHITECTURAL CHARACTER: DESIGN AND CONSTRUCTION

Rising one storey above a brick and stone foundation, the original (north) section of Humber Heights Consolidated School and the south addition are clad with buff brick and trimmed with brick and stone. The buildings are covered by hip roofs with brick chimneys, three skylights and, on the west slope, a shed-roofed dormer. The principal (north) façade facing Lawrence Avenue is organized symmetrically into three extended bays. The centre bay is slightly recessed and contains the main entrance. Beneath a segmental pediment, a columned portico incorporates a datestone marked "MCMXXI". Double doors with a multi-paned fanlight are decorated with a stone hood mould, keystone and corbel stops. On either side of the entry, three flat-headed window openings have stone sills and keystones, brick voussoirs and multi-paned windows. The outer bays display trios of round-arched window openings with stone and brick detailing and multi-paned windows. The pattern and detailing of the window openings is continued on the side walls (east and west) where large round-arched window openings are arranged in groups of four and separated by pairs of smaller window openings, some with blind arches. A pedimented entrance with the nameplate "BOYS" is located at the north end of the west wall. The east (1949) and west (1959) wings are not included in the Reasons for Designation.

3.4 ARCHITECTURAL SIGNIFICANCE

In a study of Etobicoke schools, Humber Heights Consolidated School is "noted for its unique design" (Sauro, 15). The original school building, with its south addition, is an excellent example of the Georgian Revival style, highlighted by the Classical detailing of the main entrance.

4.0 CONTEXT

4.1 CONTEXT AND SETTING

The property at 2245 Lawrence Avenue West is located on the south side of the street, east of Westona Street. Humber Heights Consolidated School is elevated above Lawrence Avenue and the Humber Valley to the east in a landscaped setting.

4.2 CONTEXTUAL SIGNIFICANCE

Humber Heights Consolidated School is contextually important as a local landmark in the Humber Heights area of Etobicoke.

5.0 SUMMARY

Humber Heights Consolidated School is an excellent example of Georgian Revival design and, historically, reflects the post-World War I development of the Humber Heights neighbourhood of Etobicoke.

6.0 SOURCES

Blumenson, John. Ontario Architecture. Toronto: Fitzhenry and Whiteside, 1990.

Cruickshank, F. D., and J. Nason. History of Weston. Weston, Ont.: The Times and Guide, 1937.

Harrison, Michael. "Historical Schools in Etobicoke: Pre 1930". Typescript prepared for the Etobicoke Historical Board/LACAC. August 1985.

Hayes, Esther. Etobicoke. From Furrow to Borough. Etobicoke, Ont.: Borough of Etobicoke, 1974.

"Humber Heights Says Goodbye". *Etobicoke Guardian* (11 Nov 1981) 7.

"Humber Heights School 60th Anniversary 1921-1981". Typescript, 1981.

Sauro, Silvio. A Celebration of Excellence. To Commemorate the 25th Anniversary of the Amalgamation of the Etobicoke and Lakeshore District Board of Education 1967-1992. Etobicoke, Ont.: Etobicoke Board of Education, 1992.

SCHEDULE "B"**LEGAL DESCRIPTION**

PIN 07377-0093 (LT).

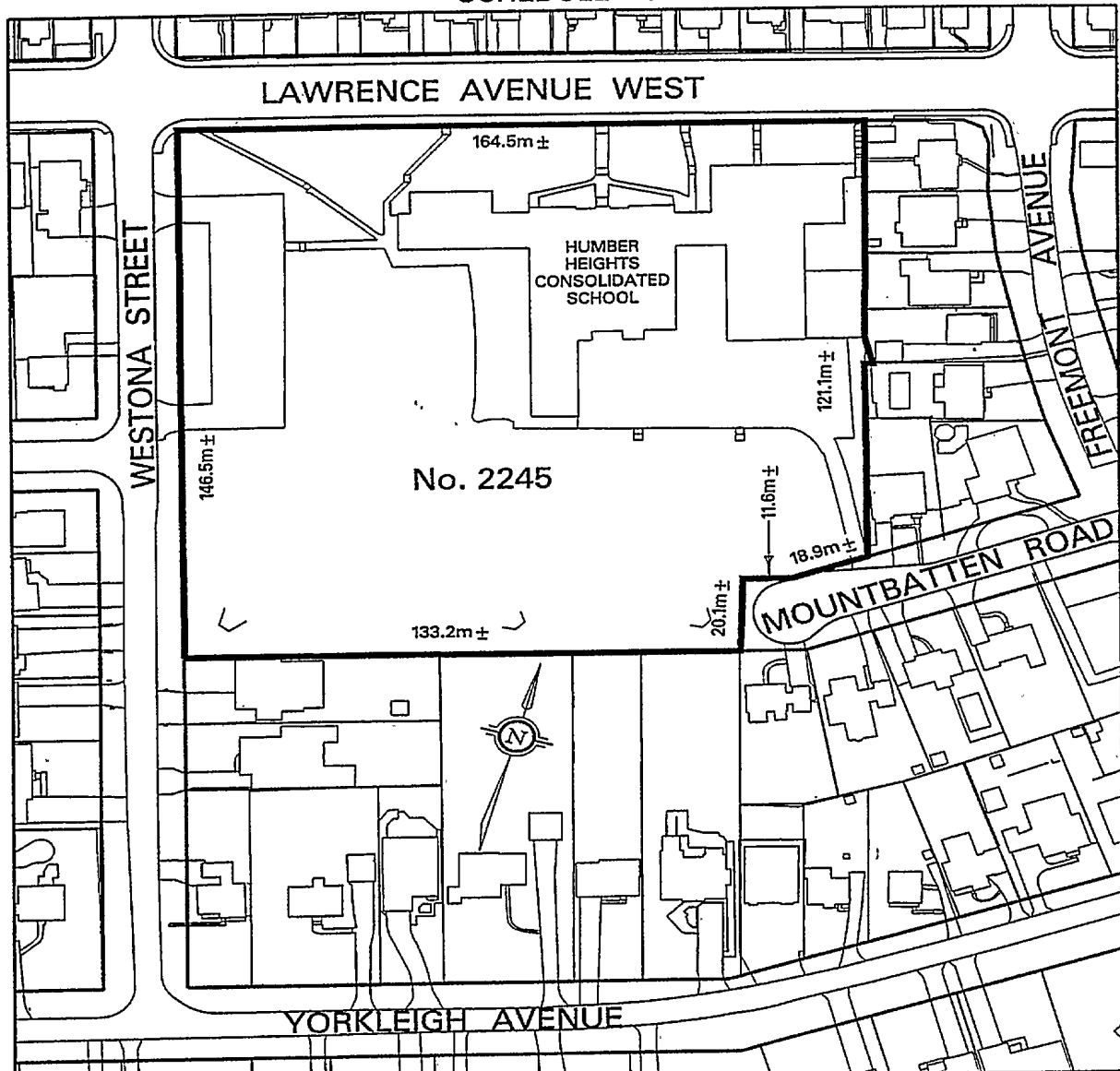
Lot 98 on Registrar's Compiled Plan 9748, Lots 9 and 10 on Plan 1650 and parts of Lots 12 and 13 on Plan 1650 as in EB67481.

Land Titles Division of the Toronto Registry Office (No. 66)

City of Toronto (formerly in the City of Etobicoke) and Province of Ontario.

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2002-004 dated January 14, 2002, as set out in Schedule "C".

SCHEDULE "C"

**Toronto**WORKS & EMERGENCY SERVICES
TECHNICAL SERVICES DIVISION
SURVEY & MAPPING

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

PROPERTY INFORMATION SHEET

No. 2245 LAWRENCE AVENUE WEST
(HUMBER HEIGHTS CONSOLIDATED SCHOOL)
LAND DESIGNATED AS BEING OF
ARCHITECTURAL AND HISTORICAL
VALUE AND INTEREST

(NOT TO SCALE)

WARD 2 ETOBICOKE NORTH
DATE: JAN. 14, 2002

SKETCH No. PS-2002-004