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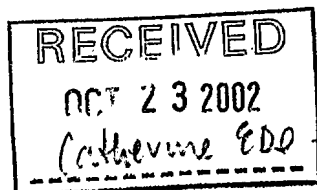
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Ulli S. Watkiss
City Clerk

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
637 LAKESHORE BOULEVARD WEST
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF INTENTION TO DESIGNATE

Black Saxon Lakeshore Inc.
36 Toronto Street
#1160
Toronto, Ontario
M5C 2C5


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

Take notice that the Council of the City of Toronto, at its meeting held on October 1, 2, and 3, 2002 decided to designate the lands and buildings known municipally as 637 Lakeshore Boulevard West (Tip Top Tailors Building) (Trinity Spadina, Ward 20).

Short Statement of Reasons for Designation

The property at 637 Lake Shore Boulevard West is recommended for designation for architectural and historical reasons. The Tip Top Tailors Building was completed in 1929 according to the designs of the Toronto architect and engineer, Roy H. Bishop. David Dunkelman, the founder in 1909 of Tip Top Tailors, commissioned the building as the firm's head office and warehouse. A well-known manufacturer of men's suits, the company produced the uniforms for Canadian servicemen during World War II. The Tip Top Tailors Building was constructed on reclaimed land created according to the Toronto Harbour Commission's waterfront development plan.

The Tip Top Tailors Building displays the decorative motifs, stylized elements and use of colour epitomising Art Deco design. The building is constructed of concrete with exposed and painted concrete walls and cast concrete detailing. Four corner towers anchor the U-shaped plan. Above a raised basement with window openings, the building originally extended five stories prior to the addition of the sixth floor in 1951. The flat roof has a concrete parapet and, along the east, north and west edges, three signs with large illuminated letters reading "TIP TOP TAILORS". Facing north onto Lake Shore Boulevard West, the principal façade extends seven bays. In the centre, the main entrance is elevated and accessed by a set of stairs flanked by concrete pillars with decorated panels.



The entry is placed in a two-storey frontispiece with period light fixtures, multiple piers with finials in sunrise motifs, and two pairs of stylized figure sculptures. A set of doors with sidelights and a multi-paned transom are executed in bronze and glass. Above the entry, a round-arched window opening with three lights has a decorated spandrel. On the remainder of the south wall, narrow piers with finials rise five stories to organize rows of large flat-headed window openings (the original metal sash windows have been replaced). The finials, featuring the same motifs introduced on the frontispiece, are linked by a decorated band course. The fenestration is repeated on the side (east and west) walls.

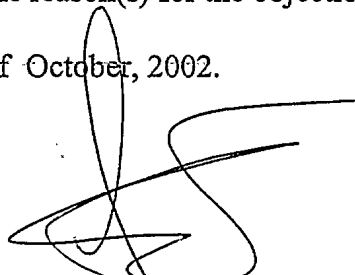
On the east elevation, entrances are found at the north and south ends. The four corner towers display sculpted cornices and panels beneath copper-clad hipped roofs. The outer faces of the towers feature pairs of narrow flat-headed window openings in the first five stories. Spandrels are composed of glazed coloured tiles applied in two patterns. The towers at the southeast and southwest corners reveal blank rear (south) elevations with inset panels, and flat-headed window openings on the inside faces. The south wall is indented according to the U-shaped plan. A mixture of large rectangular and smaller flat-headed window openings overlook a courtyard that is enclosed in the first storey and lighted by skylights.

On the interior, the entrance lobby retains its travertine-clad walls beneath an arched ceiling.

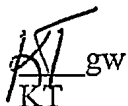
The Tip Top Tailors Building is located on the southwest corner of Lake Shore Boulevard West and Stadium Road. The landscaped setting incorporates a circular driveway off Lake Shore Boulevard West with a fountain and lamp standards. To the east, a residential community occupies the site of Maple Leaf Stadium (1926-1968) and Little Norway (the World War II camp for Norwegian airmen). The Tip Top Tailors Building overlooks Coronation Park to the west. An excellent example of Art Deco design built for an important Canadian retailer, the Tip Top Tailors Building (shown in Attachment No. 3) is a landmark along Toronto's waterfront.

Notice of an objection to the designation may be served on the City Clerk, c/o Frances Pritchard, Committee Administrator, Toronto East York Community Council, Toronto City Hall, 4th Floor, West Tower, 100 Queen Street West, Toronto, Ontario M5H 2N2, within thirty days of the 18th of October, 2002, setting out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 18th day of October, 2002.



Ulli S. Watkiss
City Clerk



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