



## STAFF REPORT ACTION REQUIRED

### Inclusion on the City of Toronto Inventory of Heritage Properties - 1151 Weston Road

<b>Date:</b>	September 11, 2013
<b>To:</b>	Toronto Preservation Board Etobicoke York Community Council
<b>From:</b>	Acting Director, Urban Design, City Planning Division
<b>Wards:</b>	York South – Weston – Ward 11
<b>Reference Number:</b>	P:\2013\Cluster B\PLN\HPS\EYCC\October 17 2013\eyHPS32

#### SUMMARY

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This report recommends that City Council include the property at 1151 Weston Road on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. Located on the northeast corner of Weston Road and Eglinton Avenue, the property contains the building historically known as the Mount Dennis Bank of Nova Scotia (1949, addition 1981-2) now known as Scotiabank, Weston Road and Eglinton Avenue.

The nomination for inclusion of this property was made by the Mount Dennis Community Association. Following research and evaluation, staff have determined that the property at 1151 Weston Road meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation that is also used by the City when assessing properties for the City of Toronto Inventory of Heritage Properties.

#### RECOMMENDATIONS

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**The City Planning Division recommends that:**

1. City Council include the property at 1151 Weston Road (The Bank of Nova Scotia) on the City of Toronto Inventory of Heritage Properties.

## **Financial Impact**

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

## **ISSUE BACKGROUND**

The property at 1151 Weston Road contains a post-World War II bank branch designed by the notable Toronto architect Gordon S. Adamson that has served as a branch for the Bank of Nova Scotia (now Scotiabank) since 1949. The inclusion of the property on the City's heritage inventory would enable staff to monitor any applications affecting the property. As part of the Eglinton Crosstown Light Rail Transit: West Section Project, this building was identified as of interest and a cultural heritage resource report was prepared by Unterman McPhail Associates. While the initial design for the transit expansion would have had a major impact on the bank current designs indicate that the bank will be avoided. The listing is not anticipated to have an impact on the transit expansion plans or the Cross Eglinton LRT line. A nomination to include the property at 1151 Weston Road on the City's Inventory of Heritage Buildings was submitted by the Mount Dennis Community Association with the support of the Etobicoke York Preservation Panel on 17 June 2013.

## **COMMENTS**

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached. The Reasons for Listing are found in Attachment No. 3. Staff have completed the attached Research and Evaluation Summary (Attachment No. 4) for the property at 1151 Weston Road. As the result of this assessment, staff have determined that the property meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the Ontario Heritage Act that is also applied by the City when evaluating sites for the City of Toronto Inventory of Heritage Properties.

The property at 1151 Weston Road is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value and meets Ontario Regulation 9/06 under all three categories of design, historical association and context.

Crowning the public open space at the northeast corner of Weston Road and Eglinton Avenue, the Bank of Nova Scotia (1949, 1981-2) is a significant example of a post-World War II bank branch designed by the influential Toronto architect Gordon S. Adamson. Expressive of the change in architecture and society following World War II, the bank stands as a local landmark as well as an institution of continuing importance in the Mount Dennis community.

## **CONTACT**

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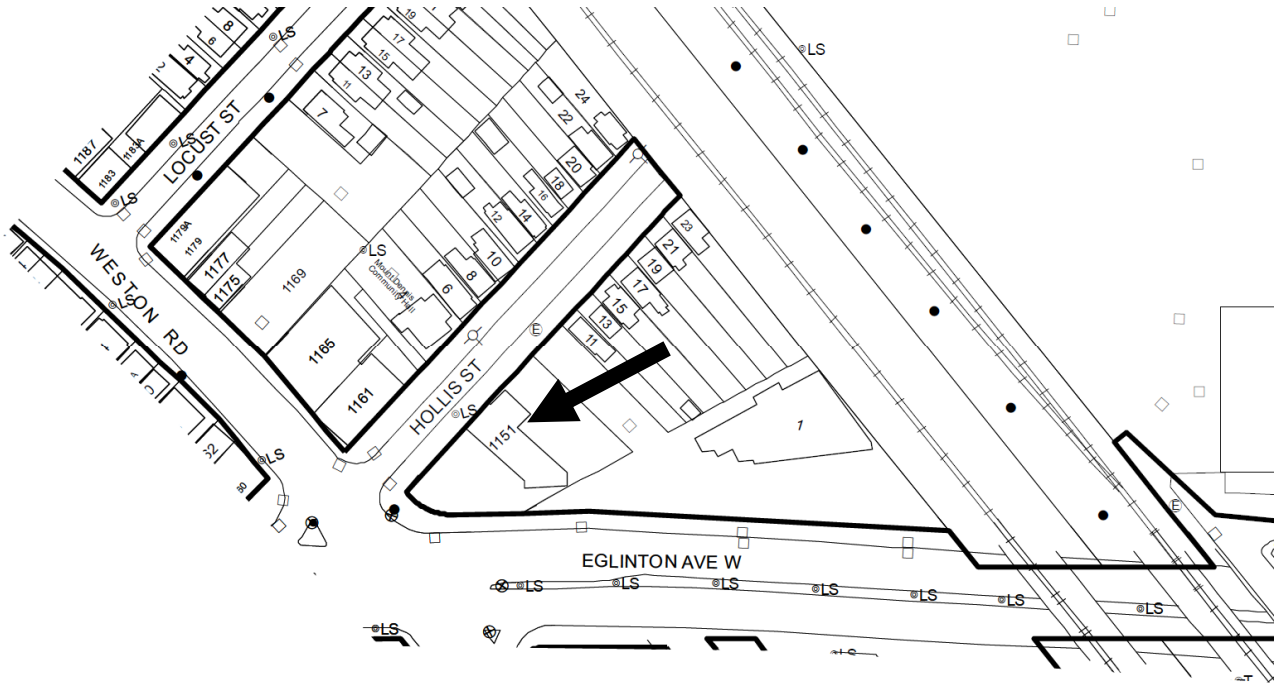
## **SIGNATURE**

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James Parakh  
Acting Director, Urban Design  
City Planning Division

## **ATTACHMENTS**

Attachment No. 1 – Location Map  
Attachment No. 2 – Photographs  
Attachment No. 3 – Reasons for Listing (Statement of Significance)  
Attachment No. 4 – Research and Evaluation Summary



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

The **arrow** marks the site.



Archival photograph of the Mount Dennis Bank of Nova Scotia, the principal west facade and south elevation (photograph: 1952; CAA, Panda Associates Fonds, 52726-1, Unterman McPhail, p11)



Principle west façade of the Mount Dennis Bank of Nova Scotia in its current location following the move in 1967 and with its addition of 1981-2 on the south elevation (Heritage Preservation Services, August 2013)

The Mount Dennis Bank of Nova Scotia (now Scotiabank) (1949, addition 1981-2)

### Description

The property at 1151 Weston Road is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. Situated at the north east corner of Weston Road and Eglinton Avenue, the site contains the building historically known as the Mount Dennis Bank of Nova Scotia (1949, addition 1981-2) now known as Scotiabank. The bank was originally a one-story L-shaped building clad in Indiana limestone and stucco with extensive areas of glazing and a projecting entry vestibule framed in stainless steel and three stone panels carved in relief with a 1981 one-story addition clad in stucco.

### Statement of Cultural Heritage Value

The bank is an institution of historical importance in Mount Dennis. Since first opening in 1913, a branch of the bank of Nova Scotia has existed at the intersection of Weston and Eglinton Roads and has been a part of Mount Dennis's evolution since its earliest days of emerging from a rural settlement to a community with a distinct identity.

The building's design is a significant example of a post World War II bank branch where a new emphasis on openness and accessibility to a wide-ranging population reflected the changing dynamics in post war society. The building's Modernist features exemplify this new sensibility in the simple one-story L-shaped form, flat roof extended in a shallow plane, asymmetry and extensive use of stainless steel and glass. In contrast, traditional Classical elements are present in the Indiana limestone cladding and the three stone panels carved in relief with the elements from the bank's seal: the Bluenose Schooner, a codfish and wheat with a plough. Selected in 1950 by the Journal of the Royal Architectural Institute of Canada as one of fourteen branch banks in Canada representing social and architectural changes after World War II it continues to be a dignified and accessible community facility.

Designed in 1946-8 the Bank of Nova Scotia is one of the earliest commissions of the important Canadian architectural practise known as Gordon S. Adamson and Associates (now Adamson Associates) which was founded in 1946 by Gordon Sinclair Adamson (1904-1986) and is credited with advancing Canadian modernism after World War II. The practise undertook a wide range of building types including the Savoy Plaza mid-rise apartment block (1951, Massey Medal recipient), the Redpath Sugar Refinery (1957, listed on the City's Heritage Inventory) and the E J Pratt Library at Victoria College, University of Toronto, (1960, OAA winner of 25-year Award in 1996) as well as numerous commercial buildings and institutional buildings in Toronto and across the province. Following his retirement in 1971 the practice continued to expand and grow with large projects in Toronto including Toronto Pearson International Airport

redevelopment, Medical and Related Sciences (MaRS) Centre as well as commissions in partnership with internationally renowned practices in New York, London, Kuala Lumpur for which the firm has received multiple awards including one for the record-breaking Petronas Towers, the 2004 recipient of the Aga Khan Award for Architecture). The Bank of Nova Scotia represents an important early small scale commercial building in the development of the firm's body of work.

Contextually, the Bank of Nova Scotia (Scotiabank) stands as a neighbourhood landmark at the heart of the Mount Dennis community where it crowns the northeast corner of Weston Road and Eglinton Avenue. Its significance to the community was indicated in 1965 when Metro Council authorized the acquisition of land, the purchase and expropriation of properties and the funding of the relocation of the bank due to the widening of Eglinton Avenue. Originally in close proximity to the corner of the street, following its relocation it is now set back from the intersection in a long lawn with pathways which is designated as public open space in the Toronto's Official Plan.

### Heritage Attributes

The heritage attributes of the property at 1151 Weston Road are:

- The building known historically as the Bank of Nova Scotia
- The scale, form and massing of the bank building
- The single-storey structure with its original L-shaped plan combining a large public banking hall in one arm with private facilities including the vault in the other, the projecting glass entry on the west elevation and the later 1981-2 extension to the south for offices
- The original flat roof with the extended horizontal plane of the parapet
- The materials, with ashlar Indiana limestone cladding with raked white mortar joints, colour-matched stucco on the east wing of the L and later south extension, and stainless steel framing of the projecting entry and fenestration.
- The projecting stainless steel and glass entry vestibule
- On the principal (west) façade, the asymmetrical placement of the fenestration and main entrance at the southern corner with the three vertically aligned stone relief panels to the north
- The symmetrically placed fenestration on the north façade
- The fenestration, with its stainless steel framing and decorative square plates at the intersections of the frames
- The fenestration of the 1981-2 addition including the circular window with horizontal frame and the curtain wall providing a transparent connection between the 1949 building and the 1981-2 addition
- The stone relief panels of the Bluenose Schooner, the codfish and the wheat and plow
- The placement of the structure on the northeast corner of Weston Road and Eglinton Avenue with the public open space



**RESEARCH AND EVALUATION SUMMARY: 1151 WESTON ROAD**

Principal (west) façade of Mount Dennis Bank of Nova Scotia  
(Heritage Preservation Services, August 2013)

**HISTORICAL CHRONOLOGY**

<b>Key Date</b>	<b>Historical Event</b>
c 1800	Lot 1 Con. 5 WYS granted to John Dennis a Loyalist from Philadelphia
c 1800	Weston Road is surveyed linking Dundas St to Weston Village
1832	Bank of Nova Scotia is founded in Halifax, Nova Scotia
1840	Weston Plank Road Company operates tolls on Weston Road
1894	Street cars begin to operate on Weston Road
1897	Bank of Nova Scotia opens a branch in Toronto
1913	Bank of Nova Scotia establishes a branch in Mount Dennis
1913	Kodak Canada opens its factory complex on property beyond the north east corner of Eglinton Avenue and Weston Road
1946, January 24	Bank of Nova Scotia board meeting authorizes the purchase of property for larger premises in a more prominent location at 1185 Weston Road at Eglinton Avenue (directory numbers change – now 1151) Gordon S Adamson is appointed architect for the commission



1948	Tender accepted of Gatehouse Bros. Ltd for the erection of a banking office at Mount Dennis
1949 Labour Day	Mount Dennis Weekly News announces open house of the new Bank of Nova Scotia on September 12 <sup>th</sup> and 13 <sup>th</sup>
1950, October	Journal of the Royal Institute of Canada, Volume 27 October issue is devoted to Canadian branch banks and features the Mount Dennis Bank of Nova Scotia by Gordon S Adamson and Associates as one of 14 examples from across the country to represent the best in modern Canadian branch design
1965, February 9	With the widening of Eglinton Avenue, Metro Council authorizes the cost of purchasing land and purchasing and expropriating properties on Hollis Street and relocating the bank building approximately 27 metres further away from Eglinton Avenue
1966 December	Bank move is complete. Building is set back from Weston Road and Eglinton parallel to Hollis Street
1980	Branch name changes to Weston Road and Eglinton Avenue
1981-2	Building permit is granted to Annau Architects to extend the bank to the south parallel to Eglinton Avenue
1987	Building permit is granted to renovate the front vestibule to accommodate an automated bank machine
1999	Building permit is granted to alter the building to include two more automated bank machines.

The location of the property at 1151 Weston Road is shown on the property data map below (Image 1) where it crowns the open space at the north-west corner of Eglinton Avenue and Weston Road. Eglinton Avenue originated as the Base Line concession road which formed the division in the 1793 survey of the Township of York between the concessions to the south that were parallel to Lake Ontario and those to the north that were laid out parallel to Yonge Street. Surveyed in the early 1800's, Weston Road diverted from the York Township's orthogonal street grid, branching off at Dundas Street just east of the third west concession road (now Keele Street) to link to the Village of Weston (now at Lawrence Avenue). (Image 3) By the 1840's the road was owned and operated with tolls by the Weston Road Plank Company. The Weston Road/Eglinton Avenue intersection marks the heart of the Mount Dennis community.

The Mount Dennis neighbourhood is bound by Scarlett Road to the west, Weston on the east, Denison and Trethewey Roads to the north and Alliance Avenue to the south. (Image 2) The name of the neighbourhood recalls its early nineteenth century origins as the farm owned by John Dennis a loyalist from Philadelphia who was granted Lot 1, Concession 5 WYS. He subsequently purchased Lot 2 and also owned a sawmill, wool factory and a boatbuilding yard on the Humber River. The "Mount" element of the name is due to the higher aspect of the land as it rises between the Humber River in the West and Black Creek in the east.<sup>1</sup> Throughout the 19<sup>th</sup> century Mount Dennis remained a mixed community of orchards, market gardens and gravel and clay pits. By the 1890's

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<sup>1</sup> Unterman McPhail, p 7.

several stores, a school and the Mount Dennis post office were located on Weston Road. In 1894 street cars began operating on Weston Road from the Village of Weston down to Dundas and Keele Streets. In 1913 Kodak Canada opened its factory complex to the north east of the corner of Eglinton and Weston Road becoming a major employer for the generations of new immigrants who moved into the area until the factory's closure in 2005.

The Bank of Nova Scotia, now known as Scotiabank originated in Halifax, Nova Scotia in 1832 with an initial focus on Atlantic trade between North America, Britain and the West Indies. Its first branches outside of Nova Scotia were in other Maritime provinces but by 1897 it had opened a branch in Toronto. In 1913, the same year Kodak relocated to the area the bank opened a branch in Mount Dennis, in leased premises at the M J O'Connor store on the north east corner of Weston Road and Eglinton Ave. The following year they had relocated to new leased premises owned by William J Inch on the west side at 1128 Weston Road (now 1166 Weston Road) just south of Eglinton.<sup>2</sup> (Image 4) By 1946 they were ready to build a purpose built branch and on June 25, 1946 the bank authorized the purchase of a vacant lot at the north east corner of Weston Road and Eglinton Avenue West.<sup>3</sup>

Following World War II there was a significant shift in the priorities of banks in their attitudes to customers and staff and this was to be reflected in the design of the new bank branches. In its October 1950 issue devoted to recent bank branch architecture, the *Journal of the Royal Institute of Canadian Architecture* highlighted the changes in a series of essays by bankers and architects.<sup>4</sup> It also featured the Bank of Nova Scotia branch at Mount Dennis as one of 14 national examples of exemplary new branch design. Noting that there was by this time a drive-in branch in Vancouver, the writers collectively spoke of a new interest in making banks more welcoming and comfortable recognizing that their customer base had been extended: "Banks today – more than at any time in their history – are part of the stream of life in Main Street... by contrast with their carriage-trade clientele of two or three decades back, they serve literally every Tom Dick and Harry."<sup>5</sup> This social inclusion was extended to all genders, ages and economic status: "The bank must be the kind of place the businessman, the housewife and the high-school boy can all walk into without embarrassment, transact their business with ease, however many or few the dollars they are dealing in and speak well of to their friends."<sup>6</sup> Interiors were to be visible from the outside, with a sense of being open and light.

To this end windows were larger to increase natural daylight and pale paint colours and woods were favoured. Heavy ornament and teller screens were eliminated This was in contrast to what was described as an attitude of conservatism favouring "forbidding structures patterned on temple of old, designed to impress upon the beholder financial

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<sup>2</sup> Christina Trastelis, Archivist, Bank of Nova Scotia Archives, email 9 September 2013.

<sup>3</sup> Op cit.

<sup>4</sup> Journal of the Royal Architectural Institute of Canada, Volume 27, 1950.

<sup>5</sup> Ibid. Bruce H. Wright, issue editor, Introduction, p.331.

<sup>6</sup> Ibid. L W Townsend, Assistant General Manager, Bank of Montreal, "The Why and Wherefore of Modern Bank Design," p. 333.

strength and the security of a prison."<sup>7</sup> In this new spirit of openness and accessibility the main door "is no longer a massive piece of wood,...but is of glass, forming an integral part of the whole welcoming façade."<sup>8</sup> Baby carriage parks were provided.

There was an interest in improving conditions for staff recognizing an increase of women on bank staff. This meant not only were architects to "soften the rigors of the functional designs,"<sup>9</sup> bank hall counters were lower, lunchrooms and restrooms were provided.

While bankers and their architects embraced the social change and sought to express it in their new bank buildings and branches there was to be kept in balance: "While customs change and banks are changing with them, our buildings must retain a feeling of security, combined with dignity and good taste....neither do we accept the grocery or corner drug store as a model for a bank."<sup>10</sup> "We wisely seek to retain from the past much that is worth retaining as we plan for the atomic future.... Large areas of bank exteriors are now of glass and light metal with masonry parts covered with fine stone or marble slabs."<sup>11</sup>

The Bank of Nova Scotia completed in 1949 at Mount Dennis exhibited all of these concerns in its design and details. (Image 5) In its simple rectilinear form with three of its walls open with large expanses of glass and an entry vestibule of glass and steel it conveyed a new sense of modernity and openness. Although originally designed to be of brick with stone trim the final building is clad in large panels of Indiana limestone on its north, west and south elevations. The large scale of the limestone sheets: 7 rows were sufficient to reach the height of the facade and the white mortar joints emphasizing the joint pattern provide a sense of the monumental and timeless. The rear east elevation is clad in stucco and originally had two glass-block windows to provide daylight for the stairs and the conference room.

The dignity of the stone walls was enhanced by the two large windows set symmetrically in the end elevations facing north and south. (The southern window has since been replaced with the extension.) The stainless steel window frames had decorative plates with the incised square motifs at their intersections in a reductive classical styling. (Image 6). The composure of north and south facades was eclipsed by the principal west elevation in which a large expanse of stainless steel framed windows is set asymmetrically towards the southern corner with the steel and glass framed entry vestibule with its projecting flat roof. This modern element is an inversion of the traditional heavy recessed porticoes and panelled doors of previous decades of bank design. It provides a striking visual counterbalance to the stone wall plane at the north end of the façade which is embellished with three vertically set panels of carved stone

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<sup>7</sup> Ibid. Wright.

<sup>8</sup> Ibid., L. W. Townsend, p. 332.

<sup>9</sup> Ibid., p. 333.

<sup>10</sup> Ibid., Wright.

<sup>11</sup> Ibid., S. G. Davenport, Consulting Architect, The Royal Bank of Canada, p. 334-5.

reliefs.<sup>12</sup> These feature the Bluenose schooner, codfish and wheat with plough (Image 7 and 8) derived from the bank's coat of arms (Image 9). The stone cladding and these stone relief panels convey the dignity and continuity with tradition considered appropriate for a financial institution. The final element was the bank's name in black metal letters fixed to the façade. The sans serif type face was the final modernist element which nonetheless conveyed dignity and provided a visual play of shadow in response to changing angles of sunlight. The letters have been removed and replaced with a back-lit sign with the "scotiabank" red logo.

The bank's L-shaped plan with a large banking hall and smaller wing with conference room, vault and private coupon rooms (Image 10) indicates that originally the large banking hall had an L-shaped service counter and the bank manager's office was directly opposite the front door effectively communicating instant accessibility and a high standard of service. A photograph of the interior dating from 1950 shows an emphasis on lightness and openness. (Image 11) In September 1949 shortly after it opened the Mount Dennis Weekly News featured an illustration of the bank and declared it "one of the most up-to-date one story banking rooms in the country."<sup>13</sup> (Image 12) The basement included vault storage as well as a staff lunchroom, restroom and washrooms. Located on the south side of the building these staff facilities received south light from window wells.

The bank commissioned the architect Gordon S. Adamson (1904-1986) to design the project in 1946.<sup>14</sup> Blueprints were first prepared and dated December 1947 and issued 18 August 1948.<sup>15</sup> Gordon S. Adamson Architect was newly formed as a practice just in advance of receiving the commission. Adamson was educated at the University of Toronto, and worked for various firms including Sproatt & Rolph and Mathers and Haldenby, before creating his own practice in 1934, joining in partnership with Earle Morgan from 1943-5 before emerging on his own again in 1946. He is credited with "making a major contribution to the introduction and development of Canadian modernism after World War II."<sup>16</sup> He was the recipient of numerous awards including two Massey Medals, as well as being the President of the Ontario Association of Architects (1953) and being elected an associate member of the Royal Canadian Academy of Arts. Adamson retired in 1971 but his firm Adamson Associates has continued in the intervening decades to establish itself internationally and to receive awards for work done not only in North America but Europe and Asia as well.

With the widening of Eglinton Avenue in 1965 Metro Council voted to move the bank approximately 27 metres feet back from Weston Road, to pay for the cost of the move

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<sup>12</sup> The sculptor of these relief panels has not been confirmed to this date. Although Frederick Winkler was the sculptor of the Bank of Nova Scotia Headquarters buildings at King and Bay 1949-51 these relief panels do not bare the hallmark of his more robust, stylized Art Deco style.

<sup>13</sup> "Maximum Light in New Bank Building," Mount Dennis Weekly News, 15 September 1949.

<sup>14</sup> This is indicated by the number on Adamson's drawings for the project "4648" the first number of which indicates the year of the commission according to Adamson Associates archivist Carol Watson, 11 September 2013.

<sup>15</sup> Building Permit #37997, Toronto Building, West District Records

<sup>16</sup> Robert Hill, *Biographical Dictionary of Architects in Canada 1800-1950*, view 15

and to purchase land and expropriate properties as necessary.<sup>17</sup> The move was completed in December 1966. (Images 11, 12). With the move the vault was relocated to the basement and the new rear elevation was stuccoed. In 1981-2 an extension in a Late Modernist Style was done on the south side of the bank. The essence of the Late Modernist style is evident in the emphasis on geometry: the diagonal introduced into the plan which enabled the bank to be parallel to Eglinton Avenue, and in the large dramatic circular window facing Eglinton which would have served to provide an "up-dated" image for the bank when mid-century Modernism was looking tired. In addition the use of curtain wall glazing to connect the south wall to the extension heightened the renewed modernity of the bank. (Image 13) The addition was also stuccoed in a colour and texture that matched the limestone. Further alterations were undertaken in 1987 with the addition of an automated bank machine in the entry vestibule and in 1999 two more automated bank machines were added. A ramp providing universal access was also added. On March 1, 2013 the bank celebrated its 100<sup>th</sup> anniversary in the Mount Dennis Community and put a display of historic photos. The expanse of lawns and walkways in front of the bank has been designated a park and open space area in Toronto's Official Plan.<sup>18</sup>

EVALUATION: Regulation 9/06, the criteria prescribed by the Province of Ontario for municipal designation under Part IV, Section 29 of the Ontario Heritage Act

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

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

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

<sup>17</sup> Council Minutes, 9 February 1965, Metro Toronto Council (City of Toronto Archives, Fonds 220 – Chamberlain)

<sup>18</sup> Map 14 – Land Use Plan of the Toronto Official Plan.

The Mount Dennis branch of the Bank of Nova Scotia is an excellent representative example of a post World War II branch bank responding to the changing dynamics of a post-war society requiring a new emphasis on openness and accessibility along with a need to express institutional tradition, continuity and stability. This was achieved through a combination of modernist and traditional classical architectural elements. While the building's simple L-shaped form, large expanses of window glazing and asymmetrically disposed entry vestibule with steel framing are modernist, through the use of Indiana limestone cladding and carved relief panels of the traditional Bank of Nova Scotia coat of arms a traditional Classical language is invoked. Selected in 1950 by the Journal of the Royal Architectural Institute of Canada as one of fourteen branches to represent the changes in branch banking in Canada after World War II it continues to be a dignified and accessible community facility.

The Bank of Nova Scotia (now Scotiabank) has been located at the intersection of Weston Road and Eglinton Avenue which is the heart of Mount Dennis since 1913. The bank has been a part of the neighbourhood since the first decades when Mount Dennis emerged from a collection of farms to become a community with a strong identity. Having been located in three different premises, with the final one subject to relocation as well as extension and alterations to accommodate automated bank machines the bank's history is interwoven with the change and growth of the community's history.

The Mount Dennis Bank of Nova Scotia is an excellent example of the mid-century work of the important firm of Gordon S. Adamson Architect, whose career and work has been awarded with multiple honours at a local, provincial and national levels.

Contextually the Scotiabank (formerly Bank of Nova Scotia) continues to stand as a neighbourhood landmark in Mount Dennis where at the crest of the public open space it crowns the northeast corner of Weston Road and Eglinton Avenue West.

## SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 1151 Weston Road has design, associative and contextual values as a significant example of a post World War II bank branch, designed by the notable Toronto architect Gordon S Adamson in a Modernist style with traditional Classical influences that is a long-standing banking institution as well as a local landmark in the Mount Dennis community.

## SOURCES

Aerial Map, City of Toronto, 1947 (Toronto Archives)  
Boylen, J. C., *York Township: An Historical Summary*, Township of York, 1954  
Toronto Building, West Distric Records, Permit Applications #37997 (1948, one-story brick bank building), #71607 (1981-2-2, addition to the south), #76185 (1987, front entrance renovation), #0783 (1999, alteration to a commercial building)



Chamberlain, Simon, "Heritage Property Nomination Form: 1151 Weston Road." 17 June 2013.

Goad's Atlases, 1923

"Gordon Sinclair Adamson," entry in *Biographical Dictionary of Architects in Canada 1800-1950*, <http://dictionaryofarchitectsincanada.org/architects/view/15>

*Journal of the Royal Architectural Institute of Canada*, Volume 27, October 1950.

(various articles on Branch Banks across Canada, p 340 featured the Mount Dennis Bank of Nova Scotia by Gordon S Adamson, architect)

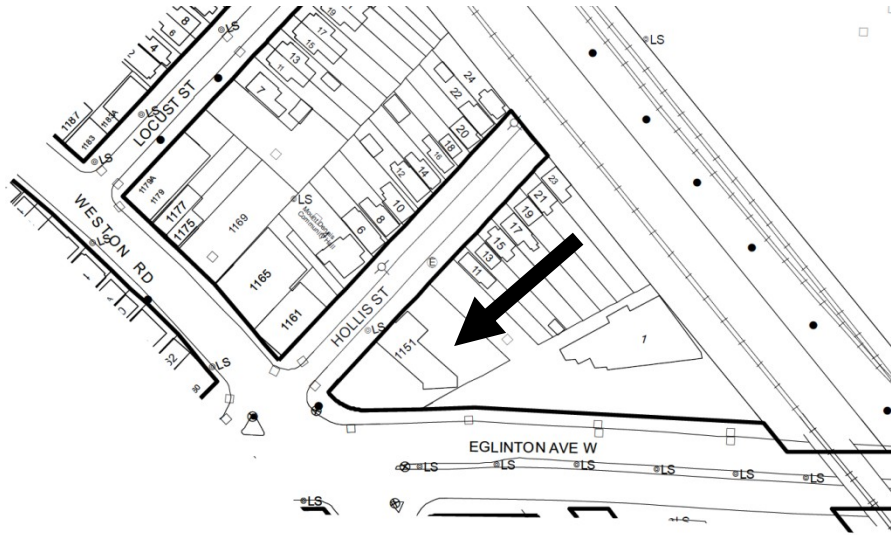
Maitland, Leslie, Jacqueline Hucker and Shannon Ricketts, *A Guide to Canadian Architectural Styles*, 1992

Photographs, City of Toronto Archives and Toronto Reference Library (individual citations in Section 6)

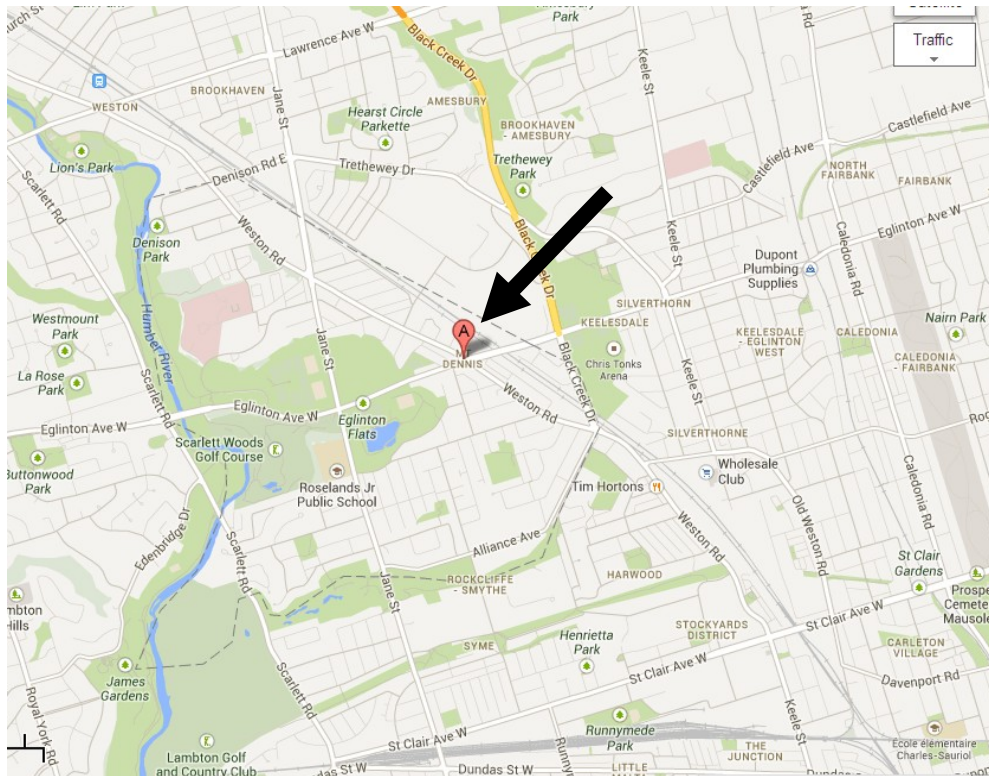
Scotiabank Archives, (Christina Trastelis, Records and Information Services), 44 King Street West, Toronto

Unterman McPhail Associates, "*Cultural Heritage Resources Evaluation Report: Weston Road & Eglinton Branch, Scotiabank, 1151 Weston Road; Eglinton Crosstown LRT: West Section, Jane Station to Keele Street, City of Toronto, Ontario*". May 2013

IMAGES – **arrows** mark the location of the property at 1151 Weston Road.



1. City of Toronto Property Data Map: showing the location of the property at 1151 Weston Road at the northeast corner of Weston Road and Eglinton Avenue



2. Google Map: showing the Mount Dennis neighbourhood boundaries and indicating the intersection of Weston Road and Eglinton Avenue as the heart of the community (<https://maps.google.ca/maps?hl=en&tab=w1> retrieved 9 September, 2013)



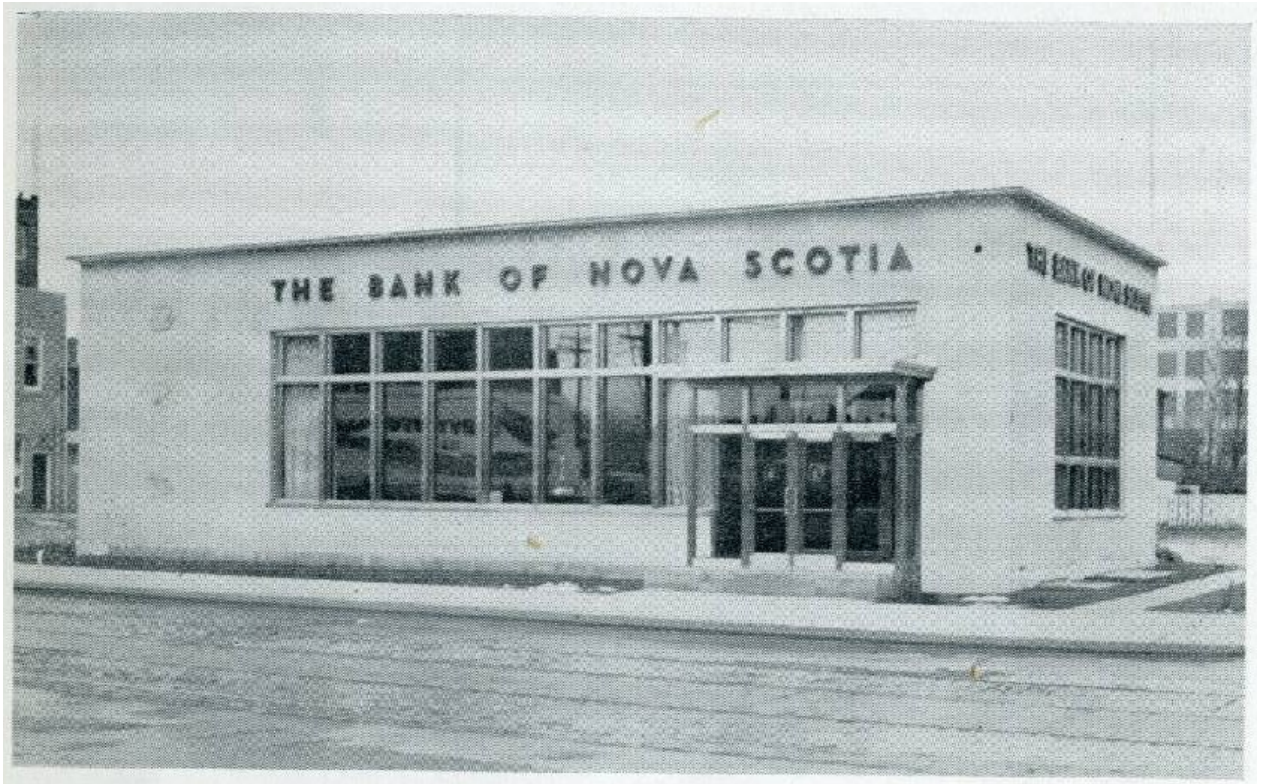


3. Tremaine's Map of York County, 1860: showing the Weston Plank Road branching off of Dundas Street and continuing to Weston Village, crossing the Base Line Concession Road (Eglinton Avenue West) just south of one of Joseph Dennis' properties. The arrow pinpoints the location of the Bank of Nova Scotia. (Toronto Archives)



4. Mount Dennis Branch of the Bank of Nova Scotia, 1128 Weston Road, 1923 (Scotiabank 100<sup>th</sup> Anniversary Display, Unterman McPhail)





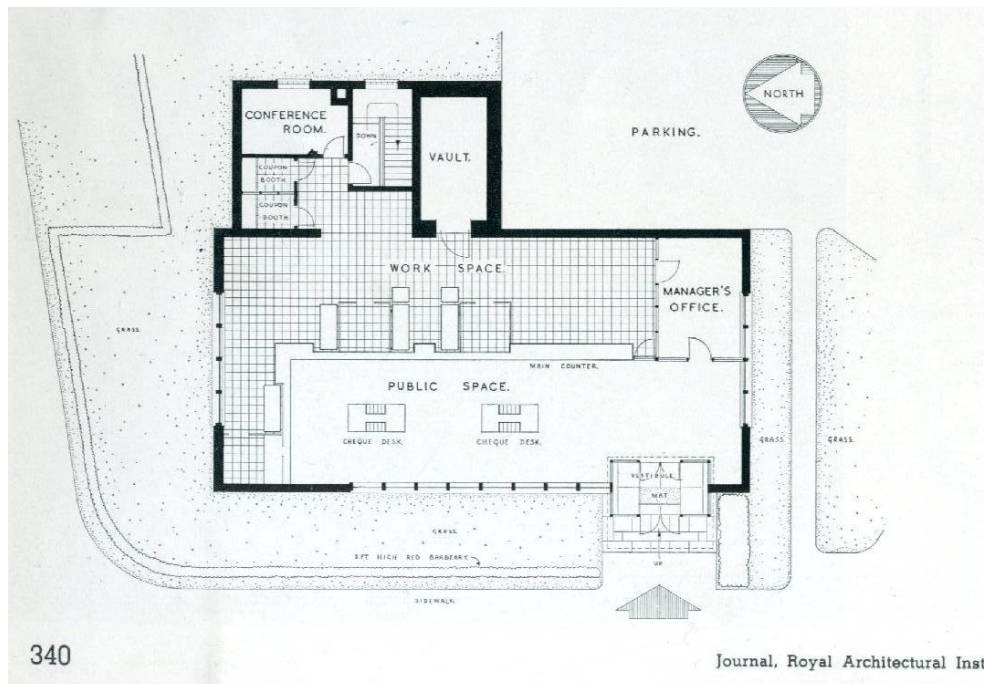
5. Exterior of the Bank, 1950 showing principle west façade and side south-facing elevation, with three relief panels at the left side of the photo



6. Details of stainless steel frames and decorative plates (Heritage Preservation Services, August, 2013)

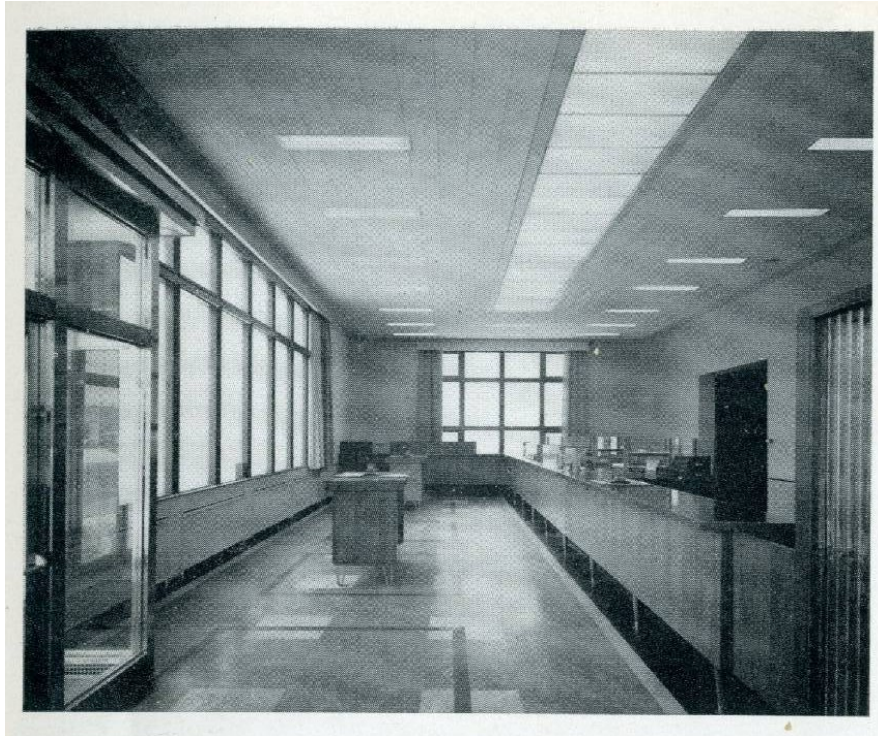


7. Two Relief Panels showing the Bluenose Schooner and Codfish. (Heritage Preservation Services, September 2013)
8. Third Relief Panel of wheat with a plough has been vandalized (Unterman McPhail, Appendix C)
9. Bank of Nova Scotia Coat of Arms  
<http://www.scotiabank.com/ca/en/0,,494,00.html> retrieved 8 September 2013)

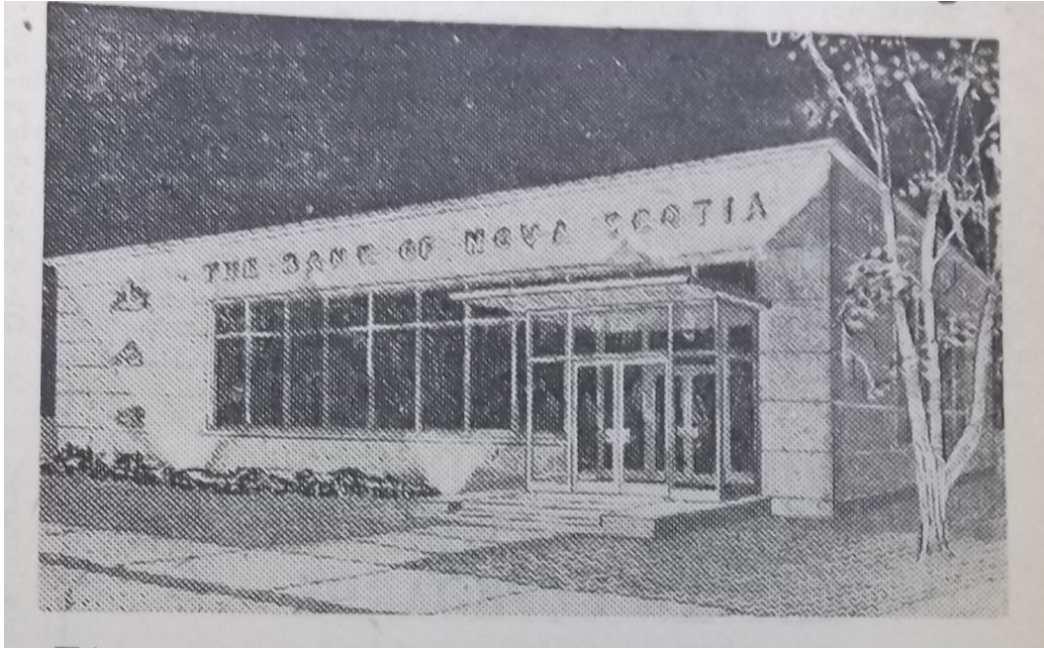


10. Plan of the Bank of Nova Scotia (*Journal of the Royal Architectural Institute of Canada, Volume 27, October 1950, p. 350*)





11. Interior of the Bank of Nova Scotia, 1950 (*Journal of the Royal Architectural Institute of Canada, Volume 27, October 1950, p. 350*)



12. Illustration of the Bank of Nova Scotia (Mount Dennis Weekly News, September 15, 1949, Chamberlain, Heritage Property Nomination Form, 17 June 2013)

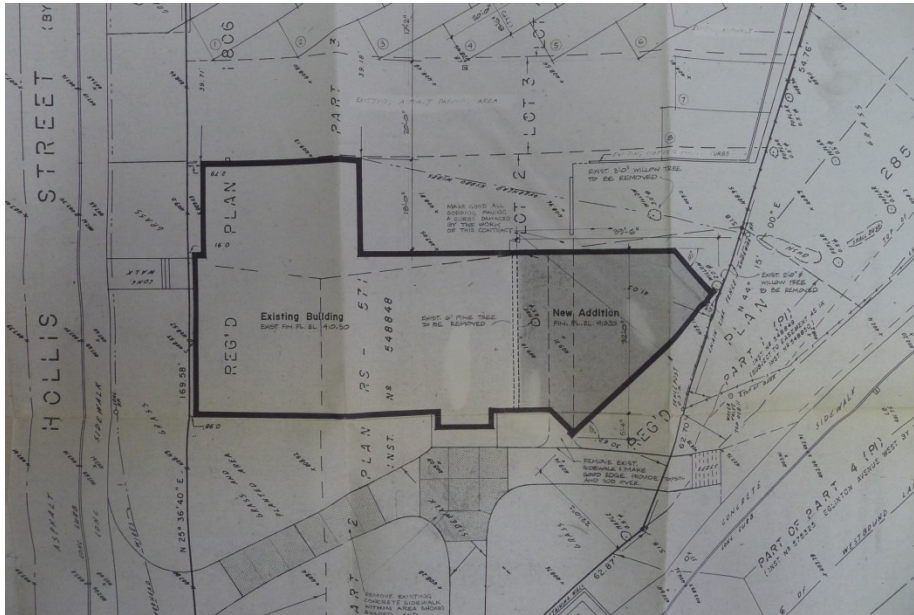




13. Archival Photograph, Eglinton Avenue: showing the bank in its original location. (City of Toronto Archives, Chamberlain, Heritage Property Nomination Form, 17 June, 2013)



14. Bank of Nova Scotia relocated: view from Weston Road at the corner with Hollis Road (Scotiabank 100<sup>th</sup> Anniversary Display, Chamberlain)



15. Annau Architects Plan for the Extension of the Bank of Nova Scotia, 1981-2: showing the alignment with Eglinton Avenue and the increased public open space at the corner of Weston Road and Eglinton Avenue. (Toronto Building, West District Records, Permit #71607)



16. Current Photograph: view of the 1981-2-2 extension with its stucco wall and circular window from Eglinton Avenue West (Heritage Preservation Services, September, 2013)