

Authority: Planning and Housing Committee Item PH24.8,
as adopted by City of Toronto Council on October 8 and 9,
2025

CITY OF TORONTO

Bill 1471

BY-LAW -2025

To designate the property at 1151 Weston Road as being of cultural heritage value or interest.

Whereas the Ontario Heritage Act authorizes the Council of a municipality to enact By-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 1151 Weston Road as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the lands and premises known as 1151 Weston Road and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act; and

Whereas no notice of objection was served upon the Clerk of the municipality within the prescribed time under the Ontario Heritage Act; and

Whereas the reasons for designation are set out in Schedule A to this By-law;

The Council of the City of Toronto enacts:

- 1.** The property at 1151 Weston Road, more particularly described in Schedule B attached to this By-law, is designated as being of cultural heritage 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 1151 Weston Road at and upon the Ontario Heritage Trust and to cause notice of this By-law to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act.

Enacted and passed on December , 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A
STATEMENT OF SIGNIFICANCE
REASONS FOR DESIGNATION
1151 Weston Road

Reasons for Designation

Description

The property at 1151 Weston Road (Mount Dennis Bank of Nova Scotia) is located at the northeast corner of Weston Road and Eglinton Avenue, in the Mount Dennis neighbourhood. The property contains a 1949 limestone-clad one-storey bank building fronting onto Weston Road with stucco clad rear wing, and 1981-82 one-storey stucco-clad addition extension to the south.

Statement of Cultural Heritage Value

Design and Physical Value

The property at 1151 Weston Road has design and physical value as a representative example of a post World War II branch bank building. Unlike earlier branch banks, which dominated their surroundings as a means of expressing their importance, post-War branch banks were frequently understated. Emphasizing openness and accessibility, their designs reflected the changing role of banks, which offered a wider range of products and services to a more diverse clientele. Often single storied, their designs combined the simplicity of form and clean lines of the Modernist Style with traditional materials such as brick and stone and Classical elements. This is evidenced in the property's low rectangular massing with flat roof, large window openings and front entrance framed in stainless steel, asymmetrical principal elevation, and limestone cladding, cornice and bas-relief carved panels. In October 1950, the property was one of the fourteen branch banks in Canada selected by the Journal of the Royal Architectural Institute of Canada representing the social and architectural changes after the Second World War.

The property also has design value for its high degree of craftsmanship and artistic merit. This is evidenced in the building's balance of Modernist and Classical elements including extensive window glazing and entrance vestibule framed in stainless steel, limestone cladding, and finely executed bas relief carved stone panels.

Historical and Associative Value

The property at 1151 Weston Road has value for its association with the Bank of Nova Scotia, which has served the Mount Dennis community since 1913 and has continuously operated from the property since its construction in 1949.

The property also has historical value for its contribution to an understanding of the historical development and evolution of Mount Dennis as an independent community where the property, like many bank buildings, occupies a prominent location at the centre of the community.

The property at 1151 Weston Road has further value for its association with important Canadian architect Gordon S. Adamson (1904-1986), who is credited with advancing Canadian modernism after World War II. Important modernist achievements by Adamson and his firm, Gordon S. Adamson and Associates, include the Part IV designated William Wrigley Jr. Company Headquarters (1962) at 1123 Leslie Street; the Massey Medal award winning Savoy Plaza Apartments (1951) at 130 Old Forest Hill Road and Kipling Collegiate Institute (1961) at 130 The Westway; the critically acclaimed E.J. Pratt Library (1960) and Edward Johnson Building (1961-63) at the University of Toronto; and the Redpath Sugar Refinery (1957) at 95 Queens Quay East and Defence Research Medical Laboratories (1956) at 1133 Sheppard Avenue West, which are included on the City of Toronto's Heritage Register.

Contextual Value

The property at 1151 Weston Road is important in defining, supporting, and maintaining the small-town commercial main street character of Weston Road between Eglinton Avenue West and Oxford Avenue, which forms the centre of Mount Dennis' downtown.

Constructed for the Bank of Nova Scotia at the centre of the commercial area of Mount Dennis, the property at 1151 Weston Road is functionally and historically linked to its surroundings. Prominently located at the northeast corner of Weston Road and Eglinton Avenue West, the property has served as a local landmark since its construction in 1949.

Heritage Attributes

Design or Physical Value

The following heritage attributes contribute to the design and physical value of the Property:

- The scale, form, and massing of the structure, with its rectangular plan, one-storey height, and flat roof
- The ashlar faced limestone cladding, parapet, and overhanging cornice featuring raked white mortar joints
- The symmetrically placed fenestration on the north elevation with window lights featuring stainless-steel frames with muntin and mullions featuring decorative square plates at their intersections

- The asymmetrically placed fenestration on the principal (west) elevation with window lights featuring stainless-steel frames with muntin and mullions featuring decorative square plates at their intersections and an offset glass and stainless-steel double entrance with vestibule and projecting roof
- The principal (west) elevation's three carved limestone bas relief panels featuring the emblems from the Bank of Nova Scotia's Coat of Arms: the Bluenose Schooner, the codfish, and the wheat and plow
- The orientation of the structure at the northeast corner of Weston Road and Eglinton Avenue West with the principal (west) elevation set parallel to Weston Road

Historical and Associative Value

The following heritage attributes contribute to the historical and associative value of the Property:

- The three carved limestone bas relief panels featuring the emblems from the Bank of Nova Scotia's Coat of Arms: the Bluenose Schooner, the codfish, and the wheat and plow
- The location of the structure at the northeast corner of Weston Road and Eglinton Avenue West with the principal (west) elevation with entrance facing Weston Road

Contextual Value

The following heritage attributes contribute to the contextual value of the Property:

- The scale, form, and massing of the structure with its rectangular plan, one-storey height, and flat roof
- The ashlar faced limestone cladding, parapet, and overhanging cornice featuring raked white mortar joints
- The asymmetrically placed fenestration on the principal (west) elevation with window lights featuring stainless-steel frames with muntin and mullions featuring decorative square plates at their intersections and an offset glass and stainless-steel double entrance with vestibule and projecting roof
- The principal (west) elevation's three carved limestone bas relief panels featuring the emblems from the Bank of Nova Scotia's Coat of Arms: the Bluenose Schooner, the codfish, and the wheat and plow
- The orientation of the structure with the principal (west) elevation fronting onto Weston Road.

NOTE: The rear wing of the 1949 building and the 1981-82 extension to the south are not considered heritage attributes.

SCHEDULE B
LEGAL DESCRIPTION

PIN 10509-0440 (LT)
LOTS 2, 3 & 4, REGISTERED PLAN 1806
GEOGRAPHIC TOWNSHIP OF YORK
PART OF LOT 1, REGISTERED PLAN 285
GEOGRAPHIC TOWNSHIP OF YORK
PART OF LOT 1, REGISTERED PLAN 1806
DESIGNATED AS PARTS 2 AND 3 PLAN RS-571
SAVE AND EXCEPT
PARTS 1 & 2, EXPROPRIATION PLAN AT3779872 AND
PART 1, EXPROPRIATION PLAN AT6229172
City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)