

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 421 Roncesvalles Avenue

Date: January 20, 2017

To: Toronto Preservation Board

Toronto and East York Community Council

From: Chief Planner and Executive Director, City Planning Division

Wards: 14 - Parkdale-High Park

SUMMARY

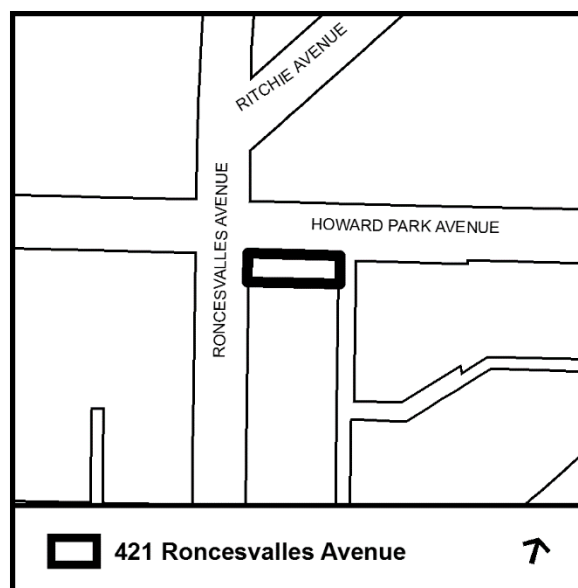
This report recommends that City Council include the property at 421 Roncesvalles Avenue (including the address at 61 Howard Park Avenue) on the City of Toronto's Heritage Register, and state its intention to designate it under Part IV, Section 29 of the Ontario Heritage Act.

The subject property is located on the southeast corner of Roncesvalles Avenue and Howard Park Avenue and contains a two-storey building that was constructed in 1914 as a Dominion Bank branch.

Following research and evaluation, it has been determined that the property at 421 Roncesvalles Avenue meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act for its design, associative and contextual value.

Properties on the Heritage Register will be conserved and maintained in accordance with Official Plan Heritage Policies. Designation enables City Council to review alterations to the site, enforce heritage property standards and maintenance, and refuse demolition.

On October 21, 2016, the owners of the property applied for a demolition permit which is currently under review. Building permit applications for construction or demolition are



reviewed for compliance against the Building Code Act, 1992, the Ontario Building Code (the "OBC"), and all applicable law, as that term is defined in the OBC.

Under the Ontario Heritage Act, initiating a designation is one way of protecting a threatened heritage property to allow more time for considering alternatives.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning Division recommends that:

1. City Council include the property at 421 Roncesvalles Avenue (including the address at 61 Howard Park Avenue) on the City of Toronto's Heritage Register.
2. City Council state its intention to designate the property at 421 Roncesvalles Avenue (including the address at 61 Howard Park Avenue) under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 421 Roncesvalles Avenue (Reasons for Designation) attached as Attachment No. 3 to the report (January 20, 2017) from the Chief Planner and Executive Director, City Planning Division.
3. If there are no objections to the designation in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the necessary bill in Council.
4. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
5. 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

FINANCIAL IMPACT

There are no financial implications resulting from adopting this report.

DECISION HISTORY

There is no decision history on this matter.

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) for the property at 421 Roncesvalles Avenue and determined that the property meets Ontario Regulations 9/06, the criteria prescribed for municipal

designation under Part IV, Section 29 of the Ontario Heritage Act under all three categories of design, associative and contextual values.

The property at 421 Roncesvalles Avenue is valued as a well-crafted early-20th century bank branch designed with Edwardian Classical styling according to Beaux-Arts principles by the notable Toronto architect, John M. Lyle that contributes to the character of Roncesvalles Avenue where it anchors the southeast corner of Howard Park Avenue.

The Statement of Significance (Attachment No. 3) for 421 Roncesvalles Avenue comprises the Reasons for Designation, which is the Public Notice of Intention to Designate and will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the Ontario Heritage Trust to the provisions of the Ontario Heritage Act.

CONTACT

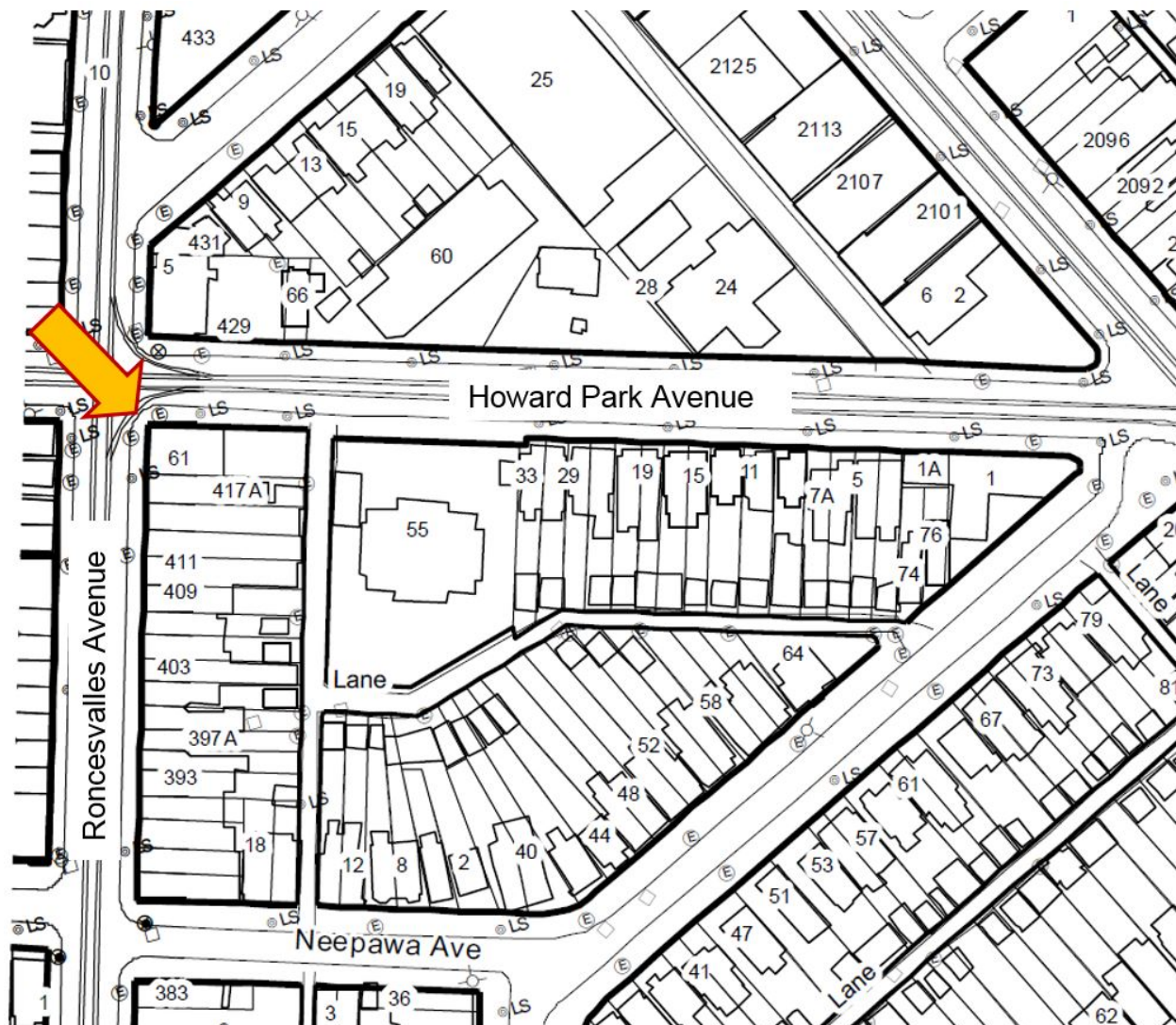
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SIGNATURE

Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

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



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

The arrow marks the location of the site at 421 Roncesvalles Avenue (including the address at 61 Howard Park Avenue).



Current photographs of the property at 421 Roncesvalles Avenue showing its context on the southeast corner of Howard Park Avenue (above) and the principal (west) elevation of the Dominion Bank Branch (below) (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 421 RONCESVALLES AVENUE ATTACHMENT 3 (REASONS FOR DESIGNATION)

The property at 421 Roncesvalles Avenue (including the address at 61 Howard Park Avenue) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual values.

Description

Located on the southeast corner of Roncesvalles Avenue and Howard Park Avenue, the property at 421 Roncesvalles Avenue contains at the west end of the site a two-storey building that was completed in 1914 as a branch of the Dominion Bank (forerunner to the Toronto-Dominion Bank) according to the designs of Toronto architect John M. Lyle, with a parking lot currently occupying the east end.

Statement of Significance

The property at 421 Roncesvalles Avenue has design value as a well-crafted example of an early-20th century bank building with Edwardian Classical detailing inspired by Beaux-Arts principles that is part of a collection of surviving branch banks by Toronto architect, John M. Lyle. The custom design is distinguished by the classical detailing, including the main (west) entrance, as well as the extended cornice inscribed “The Dominion Bank” on the west and north elevations facing Roncesvalles and Howard Park avenues.

The association of the Dominion Bank Branch with the famed Toronto architect, John M. Lyle reflects the historical value of the property. The training that Lyle received at the École des Beaux Arts in France and in New York City influenced his subsequent portfolio in Toronto, including the Royal Alexandra Theatre (his first project in the city) and Union Station (in collaboration with other architects). Lyle was noted in particular for his work for major Canadian banks, where his firm designed nearly two dozen branches in Toronto for the Dominion Bank, including the subject building at 421 Roncesvalles Avenue.

Contextually, the property at 421 Roncesvalles Avenue supports and maintains the character of the street, which extends from Queen to Dundas streets and developed in the pre-World War I era as a major thoroughfare that marked the boundary between the formerly independent Town of Parkdale (east) and the established residential neighbourhood adjoining High Park (west). Highlighted with local landmarks, including the Revue Theatre (1912) and the Church of St. Vincent de Paul (1915-25) that are recognized on the City of Toronto’s Heritage Register, Roncesvalles Avenue is characterized by the blocks of residential properties along the west side of the street, opposite the mainly commercial buildings on the east side. The Dominion Bank Branch contributes to the character of the Roncesvalles Avenue with its corner location,

positioned near the north end of the street, adjoining an important intersection and anchoring a block of commercial buildings that share its vintage, setback and scale.

The Dominion Bank Branch at 421 Roncesvalles Avenue is also visually and historically linked to its setting where it anchors the southeast corner of Howard Park Avenue, an important local street that provides a direct connection from Dundas Street West to High Park.

Heritage Attributes

The heritage attributes of the Dominion Bank Branch at 421 Roncesvalles Avenue are:

- The setback, placement and orientation of the building on the southeast corner of Roncesvalles Avenue and Howard Park Avenue
- The scale, form and massing of the building that rises two stories above the stone base
- The materials, with the red brick cladding and the brick and stone detailing
- The flat roofline, with the stone coping
- On the west elevation on Roncesvalles Avenue, the symmetrical organization with the central entrance, which is placed in the incised stone surround with the bracketed entablature and the sculpted frieze
- On the west and north elevations, the stone cornice dividing the first and second stories, the flat-headed window openings with the large single openings in the first floor, the small paired openings in the second floor, and the brick flat arches with the stone corner blocks
- The secondary entrance on the north elevation on Howard Park Avenue, with the flat-headed surround and the brick and stone detailing
- The classical detailing, with the stone quoins and, extending across the west and north elevations, the large stone cornice inscribed "The Dominion Bank"

There are no distinguishing features on the rear (east) elevation that is viewed from the current parking lot and Howard Park Avenue, and the south elevation is concealed by the adjacent building.

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



DOMINION BANK BRANCH
421 RONCESVALLES AVENUE, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

January 2017

1. DESCRIPTION



Above: contextual view looking north along the east side of Roncesvalles and showing the subject property on the southeast corner of Howard Park Avenue; cover: principal (west) elevation on Roncesvalles Avenue (right) and north elevation on Howard Park Avenue (left) (Heritage Preservation Services, 2017)

421 Roncesvalles Avenue: Dominion Bank Branch	
ADDRESS	421 Roncesvalles Avenue, with an entrance address at 61 Howard Park Avenue (southeast corner of Howard Park Avenue)
WARD	Ward 14 (Parkdale-High Park)
LEGAL DESCRIPTION	Plan 1214, Lot 1 and Part Lot 2
NEIGHBOURHOOD/COMMUNITY	Roncesvalles Village
HISTORICAL NAME	Roncesvalles Avenue Branch, Dominion Bank
CONSTRUCTION DATE	1914
ORIGINAL OWNER	Dominion Bank
ORIGINAL USE	Commercial (bank and office building)
CURRENT USE*	Commercial * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	John M. Lyle, architect
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding with brick and stone trim
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Cultural Heritage Evaluation
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	January 2017

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 421 Roncesvalles Avenue, and applies evaluation criteria to determine whether it merits inclusion on the City of Toronto's Heritage Register and 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
1797	The area on the north side of present-day Queen Street West, west of Dufferin Street is divided into "park lots" and farm lots (Image 2)
1850	Colonel Walter O'Hara begins assembling property northwest of Queen and Dufferin streets where he establishes a country estate named "West Lodge" (the area is shown in Image 3)
1856	O'Hara lays out Roncesvalles Avenue as the west boundary of a residential subdivision at the south end of his estate (which is illustrated four years later on Tremaine's Map, attached as Image 4)
1868	O'Hara extends Roncesvalles Avenue to Dundas Street West as part of the northward development of his property
1869	The Dominion Bank is established, opening its first city branch in downtown Toronto three years later
1878	Miles' historical atlas illustrates the development of the Parkdale and Brockton communities (northwest of Queen and Dufferin), as well as the subdivision of building lots at the north end of O'Hara's former estate where the subject property is later developed (Image 5)
1879	Roncesvalles Avenue forms the west boundary of Parkdale when the "garden suburb" is incorporated as a village (prior to its status as a town in 1886 and its annexation by the City of Toronto in 1889)
1884	The subject property (which stands vacant) is illustrated on Goad's Atlas, and updated in 1890 (Images 6 and 7)
1906 Oct	Plan 1214 is registered on the lands adjoining the southeast corner of Roncesvalles and Howard Park avenues (Image 11)
1912 Mar	The Dominion Bank purchases Lot 1 and part of Lot 2 under Plan 1214
1913	The ongoing development of Roncesvalles Avenue is shown on the update to Goad's Atlas, where the subject property remains vacant (Image 8)
1914 May	Building permit #11497 is issued for the Dominion Bank Branch on the southeast corner of Roncesvalles and Howard Park avenues (Image 12)
1914 July	When the tax assessment rolls are recorded, the Dominion Bank owns two "vacant lots" on the subject site
1915 Jan	The Dominion Bank branch at 421 Roncesvalles is recorded in the City Directory, with the Central Business College of Toronto as the tenant in part of the building
1915 Aug	The tax assessment rolls first record the bank branch, with the building valued at \$12,000

1917 Mar	The city directory names the "Roncesvalles Avenue Branch" on the list of Dominion Bank branches in Toronto
1922	The Dominion Bank Branch is photographed (Image 13)
1924	The bank branch is illustrated on the last update to Goad's Atlas (Image 9), which is revised on the Underwriters' Survey Bureau's Atlas two decades later (Image 10)
1949	The Dominion Bank Building is photographed following World War II (Image 14)
1955	The Dominion Bank merges with the Bank of Toronto (formed 1855) as the Toronto-Dominion Bank
1966	The Toronto-Dominion Bank transfers the property to the Toronto-Dominion Realty Company
1998	After the Toronto-Dominion Realty Company sells the subject property to Penlim Investments, the bank branch continues to operate in this location (as recorded in the city directories)
2011	The current owners acquire the property at 421 Roncesvalles Avenue

ii. HISTORICAL BACKGROUND

Roncesvalles Village:

The subject property is located in the neighbourhood now known as Roncesvalles Village, which encompasses the area along the east and west sides of Roncesvalles Avenue, the major Toronto thoroughfare extending from Queen Street West (south) to Dundas Street West (north). Bordered by Parkdale on the east and the residential neighbourhood adjoining High Park to the west, the origins of the area date to the late 18th century when, following the founding of the Town of York (Toronto), the land between present-day Queen and Bloor streets and the Don and Humber rivers was divided into a series of "park lots" and larger farm allotments that were granted to associates of the provincial government as the setting of country estates. By the early 19th century, Colonel Walter O'Hara, a military veteran, acquired the park lot east of present-day Lansdowne Avenue where he developed a country estate named "West Lodge" before expanding his holdings with additional lands to the west. In 1856, O'Hara laid out Roncesvalles Avenue as the west boundary of a residential subdivision on the north side of present-day Queen Street West. Named for the Spanish village where O'Hara had participated in a famous battle, Roncesvalles Avenue was extended north to Dundas Street in 1868 as part of the further subdivision of O'Hara's estate.

By the end of the 19th century, most of Colonel O'Hara's holdings were absorbed by Parkdale, the lakeshore community that developed as a "garden suburb" west of Toronto. When Parkdale was incorporated as a village (1879) and a town (1886) before its amalgamation with the City of Toronto (1889). Roncesvalles Avenue formed the west boundary of the municipality. However, at this time, the north section of Roncesvalles Avenue between Fermanagh Avenue and Dundas Street remained part of the unincorporated area adjoining Brockton, another former village (1881) that was

annexed by the larger municipality (1884).¹ During the early-20th century, Roncesvalles Avenue was developed with mostly residential buildings along the west side of the street, opposite the mainly commercial buildings that marked the east side of the thoroughfare and included the Dominion Bank Branch at 421 Roncesvalles.

421 Roncesvalles Avenue:

The subject property is located on the east side of Roncesvalles Avenue, south of Howard Park Avenue, which extends west from Dundas Street to Parkside Drive and the entrance to High Park. First subdivided in the 19th century, the area was resurveyed in the pre-World War I era under Plan 1214. Land on the southeast corner of Roncesvalles and Howard Park avenues was purchased by the Dominion Bank in 1906. The financial institution was incorporated in 1869 and “the first city branch established anywhere in Canada” opened in Toronto three years later.² Commissioning more than 40 buildings in Toronto during the first half of the 20th century, the Dominion Bank constructed its “Roncesvalles Avenue Branch” in 1914. It was designed as a combined bank and office building, with the Central Business College of Toronto identified as the Dominion Bank's first tenant. After 1955, when the Dominion Bank merged with the Bank of Toronto (founded 1855) as the Toronto-Dominion Bank, the new institution retained a branch in this location until the early-21st century.

John M. Lyle, Architect:

The Dominion Bank Branch at 421 Roncesvalles Avenue was designed by the notable architect John McIntosh Lyle (1872-1945), who established a solo office in Toronto in 1904 following studies at the Yale School of Fine Arts and the École des Beaux Arts in Paris and additional training with leading architectural firms in New York City.³ His first commission, as the architect-of-record for the landmark Royal Alexandra Theatre (1906) brought Lyle immediate fame and led to his collaboration with other architects on Toronto's third (and current) Union Station (1919).⁴ During the World War I era, Lyle was engaged by Toronto's Civic Improvement Committee to design major public works projects in the city where he explored ideals identified with the influential City Beautiful Movement. Throughout his career and with his connections to the city's political and financial leaders, Lyle accepted commissions ranging from private residences in Toronto's exclusive neighbourhoods to the Runnymede Branch of the Toronto Public Library (1929) with its Canadiana motifs. However, the extensive collection of bank branches he designed across Canada was considered “the mainstay of his architectural firm,” and included the Dominion Bank Branch on Roncesvalles Avenue.⁵

1 The locations of Brockton and Parkdale are shown in the images in Section 6. West of Roncesvalles Avenue, Sunnyside and Lake Shore Road (part of present-day Queen Street West) were annexed by the City of Toronto in 1888

2 The Canadian Encyclopedia, 1948

3 Lyle's career is documented in Hunt (1982), McArthur (2009), and the entry in the on-line *Biographical Dictionary of Architects in Canada, 1800-1950*

4 Lyle purportedly executed plans prepared by the famed American partnership of Carrere and Hastings, which was among the firms he worked for in New York City

5 Hunt, 25-26

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the property at 421 Roncesvalles Avenue are found on the cover and in Sections 2 and 6 of this report. The Dominion Bank Branch displays the dignified red brickwork, the symmetrical placement of openings, and the restrained classical detailing associated with Edwardian Classicism, the most popular style for most building types in the pre-World War I era, which was also influenced by the Beaux-Arts principles that Lyle had learned during his architectural training. In accepting commissions from at least six different Canadian banks, Lyle endeavoured to make the buildings recognizable and distinguishable. The branches he designed for the Dominion Bank shared a consistent palette and design elements with red brickwork, limestone trim, and “simplified wall surfaces with motifs largely confined to the main entrance and the lintels on the windows.”⁶ Lyle’s first Dominion Bank branch (1911) at Bloor and Sherbourne streets serving the Rosedale neighbourhood is considered the model for those that followed, with the detailing and materials modified for specific locations (the property is included on the City’s Heritage Register and shown in Image 15).⁷ Among the other extant Dominion Bank buildings designed by Lyle in Toronto, the Beaches Branch (1911) on Queen Street East, the West Toronto Branch (1916) on Dundas Street West, the Runnymede Branch (1924) also on Dundas Street West, and the Yonge and Marlborough Branch (1929) are recognized on the City of Toronto’s Heritage Register (Image 16).⁸

The Dominion Bank Branch on Roncesvalles Avenue has a two-storey rectangular-shaped plan above a stone-clad base and beneath a flat roof with stone coping. Clad with red brick, limestone is applied for the door and window detailing, the quoins on the corners, and the cornices that extend across the principal (west) and side (north) elevations, including the wide cornice inscribed “The Dominion Bank” on both walls. The west elevation is symmetrically organized with a central entrance flanked by large flat-headed window openings. This entry has a stone surround with incised detailing, a bracketed entablature, and a frieze incorporating a classical garland. Above the cornice separating the stories, the second floor has paired window openings. The fenestration is continued on the north elevation where there is a secondary entrance in the easternmost bay. The openings on the west and north elevations have brick flat arches and stone corner blocks. The rear (east) elevation is viewed from Howard Park Avenue and has no distinguishing features. The south side wall is concealed by the adjacent building.

iv. CONTEXT

The maps attached as Image 1 show the location of the property at 421 Roncesvalles Avenue. The Dominion Bank Branch anchors the southeast corner of Howard Park Avenue at the north end of a series of low-rise early-20th century commercial buildings. It reflects the character of the west side of Roncesvalles, which consists mostly of

6 Hunt, 77

7 The Rosedale Branch featured more elaborate classical detailing and the application of extensive stonework not used on other branches, apart from the stone-clad example at 378 Yonge Street (1930), which is designated under Part IV, Section 29 of the Ontario Heritage Act

8 As shown in the photographs, Lyle simplified the designs for the bank branches he designed after World War I, which shifted from Edwardian Classical features to Modern Classicism

commercial buildings, along with the Church of St. Vincent de Paul (1915-24) at 263 Roncesvalles, which is listed on the City of Toronto's Heritage Register. The Dominion Bank Branch faces the group of commercial buildings between Marmaduke Street and Howard Park Avenue that represent a change from the mainly residential buildings that characterize the west side of Roncesvalles Avenue. In the later streetscape, the Revue Theatre (1912) is a local landmark that is designated under Part IV, Section 29 of the Ontario Heritage Act, along with the Merchants Bank of Canada Branch (1911) to the north, which adjoins the intersection of Roncesvalles and Dundas Street West.

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 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	N/A

Well-crafted Example of a Style and Type – The property at 421 Roncesvalles Avenue has design value as a well-crafted example of an early-20th century bank building with Edwardian Classical detailing inspired by Beaux-Arts principles that is part of a collection of surviving branch banks by Toronto architect, John M. Lyle. The custom design is distinguished by the classical detailing, including the main (west) entrance, as well as the extended cornice inscribed "The Dominion Bank" on the west and north elevations facing Roncesvalles and Howard Park avenues.

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	N/A
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	X

Architect - The association of the Dominion Bank Branch with the famed Toronto architect, John M. Lyle reflects the historical value of the property. The training that Lyle received at the École des Beaux Arts in France and in New York City influenced his subsequent portfolio in Toronto, including the Royal Alexandra Theatre (his first project in the city) and Union Station (in collaboration with other architects). Lyle was noted in particular for his work for major Canadian banks, where his firm designed nearly two dozen branches in Toronto for the Dominion Bank, including the subject building at 421 Roncesvalles Avenue.

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

Character - Contextually, the property at 421 Roncesvalles Avenue supports and maintains the character of the street, which extends from Queen to Dundas streets and developed in the pre-World War I era as a major thoroughfare that marked the boundary between the formerly independent Town of Parkdale (east) and the established residential neighbourhood adjoining High Park (west). Highlighted with local landmarks, including the Revue Theatre (1912) and the Church of St. Vincent de Paul (1915-25) that are recognized on the City of Toronto's Heritage Register, Roncesvalles Avenue is characterized by the blocks of residential properties along the west side of the street, opposite the mainly commercial buildings on the east side. The Dominion Bank Branch contributes to the character of the Roncesvalles Avenue with its position near the north end of the street, adjoining an important intersection and anchoring a block of commercial buildings that share its vintage, setback and scale.

Surroundings - The Dominion Bank Branch at 421 Roncesvalles Avenue is also visually and historically linked to its setting where it anchors the southeast corner of Howard Park Avenue, an important local street that provides a direct connection from Dundas Street West to High Park.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 421 Roncesvalles Avenue has design, associative and contextual values as a well-crafted early-20th century bank branch designed with Edwardian Classical styling according to Beaux-Arts principles by the notable Toronto architect, John M. Lyle that contributes to the character of Roncesvalles Avenue where it anchors the southeast corner of Howard Park Avenue.

5. SOURCES

Archival Sources:

- Abstract Index of Deeds, Plan 1214, Lots 1 and 2
- Archival photographs, City of Toronto Archives (citations with images in Section 6)
- Assessment Rolls, City of Toronto, Ward 6, Division 3
- Browne, Map of York Township, 1851
- Building Permit 11497, May 12, 1914, City of Toronto Archives
- Building Records, City of Toronto, Toronto and East York, 1959 ff.
- City of Toronto Directories, 1910 ff.
- Goad's Atlases, 1884-1923
- Miles, Historical Atlas of the County of York, 1878
- Tremaine, Map of the City of Toronto and the County of York, 1860
- Underwriters' Survey Bureau Atlases, 1921 revised to 1943, and 1959

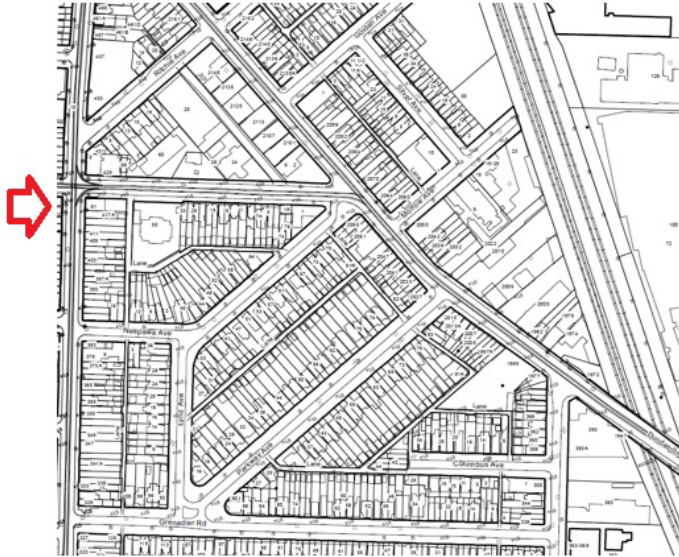
- Wadsworth and Unwin, Map of Parkdale, 1879

Secondary Sources:

- Arthur, Eric, *Toronto: No Mean City*, 3rd ed. revised by Stephen A. Otto, 1986
- Careless, J. M. S., *Toronto to 1918*, 1984
- Hunt, Geoffrey, *John M. Lyle: Toward a Canadian Architecture*, 1982
- “John McIntosh Lyle,” entry in *Biographical Dictionary of Architects in Canada, 1800-1950*, http://www.biographi.ca/en/bio.php?id_nbr=1449
- Laycock, Margaret, and Barbara Myrvold, *Parkdale in Pictures: Its Development to 1889*, 1991
- Lundell, Liz, *The Estates of Old Toronto*, 1997
- McArthur, Glenn, *A Progressive Traditionalist: John M. Lyle, Architect*, 2009
- “The Town of Parkdale and the Village of Brockton,” *Lost Rivers*, <http://www.lostrivers.ca/content/points/parkdale.html>
- Wallace, W. Stewart, ed., *The Canadian Encyclopedia*, 1948, <http://faculty.marianopolis.edu/c.belanger/QuebecHistory/encyclopedia/DominionBank-CanadianHistory.htm>

6. IMAGES

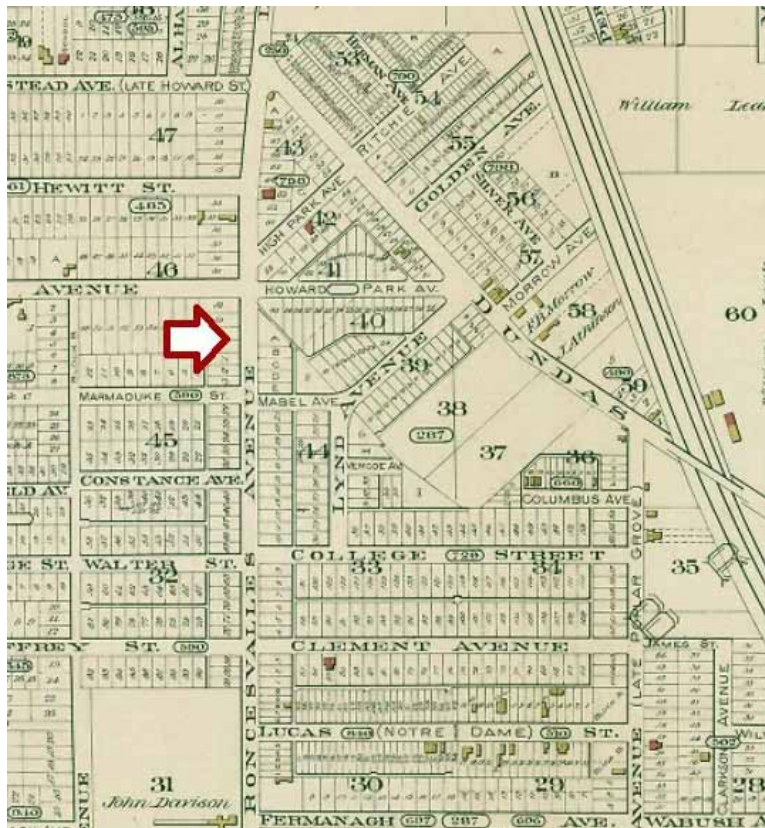
Maps and atlases are followed by other archival images and current photographs. The arrows mark the location of the property at 421 Roncesvalles Avenue. All maps are oriented with north on the top unless indicated in the captions.



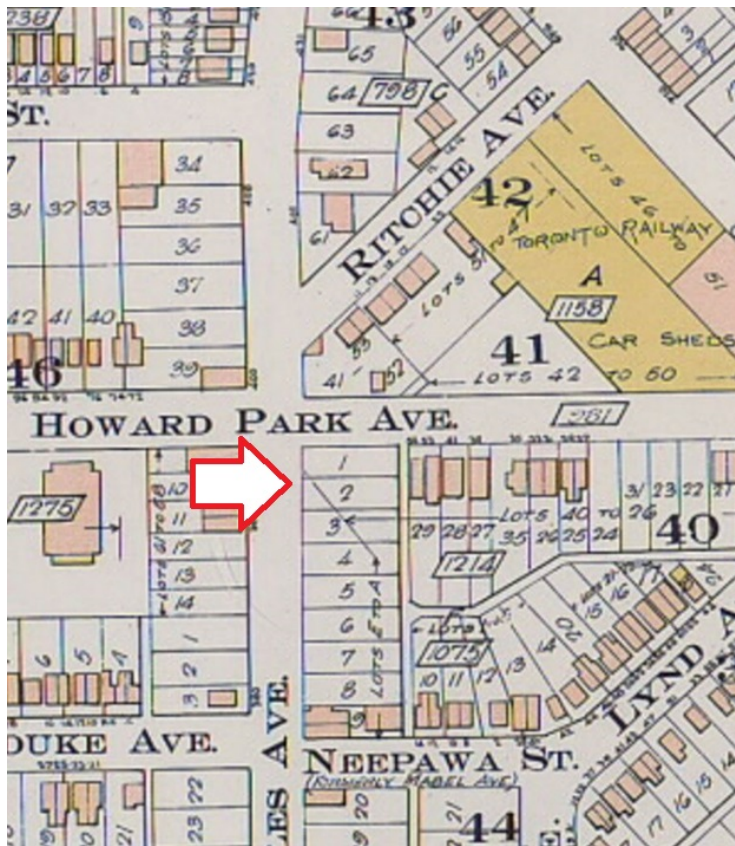
1. Location Maps: showing the location of the subject property on the southeast corner of Roncesvalles and Howard Park avenues (above). The aerial photograph (below) is oriented with north on the left (City of Toronto Property Data Map and www.bing.com/maps).



6. Goad's Atlas, 1884: the initial subdivision of the land on the east side of Roncesvalles Avenue, south of Dundas Street West, is shown where the subject property was later developed.



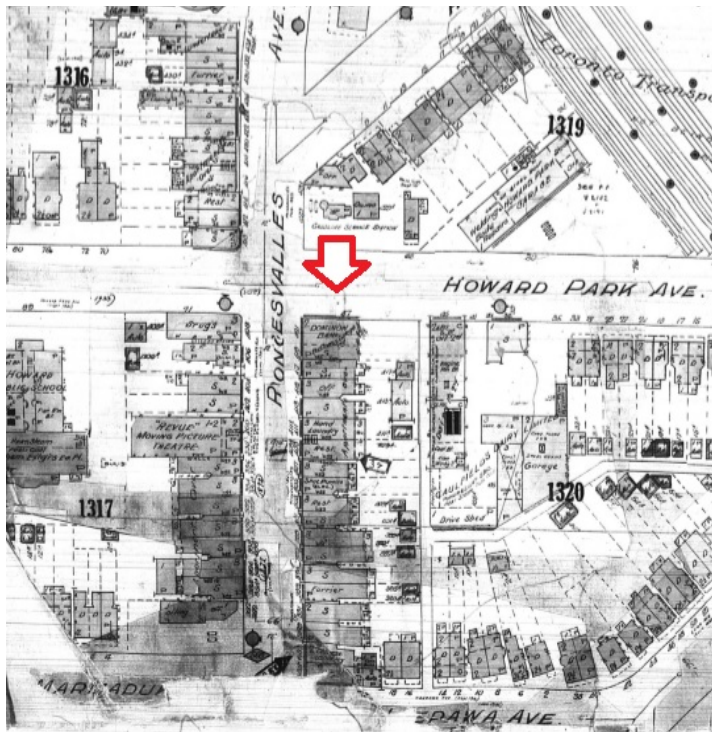
7. Goad's Atlas, 1890: the next atlas shows further subdivisions along Roncesvalles Avenue, after Howard Park Avenue was laid out west of Dundas Street West, as well as the modest development of the surrounding area to date.



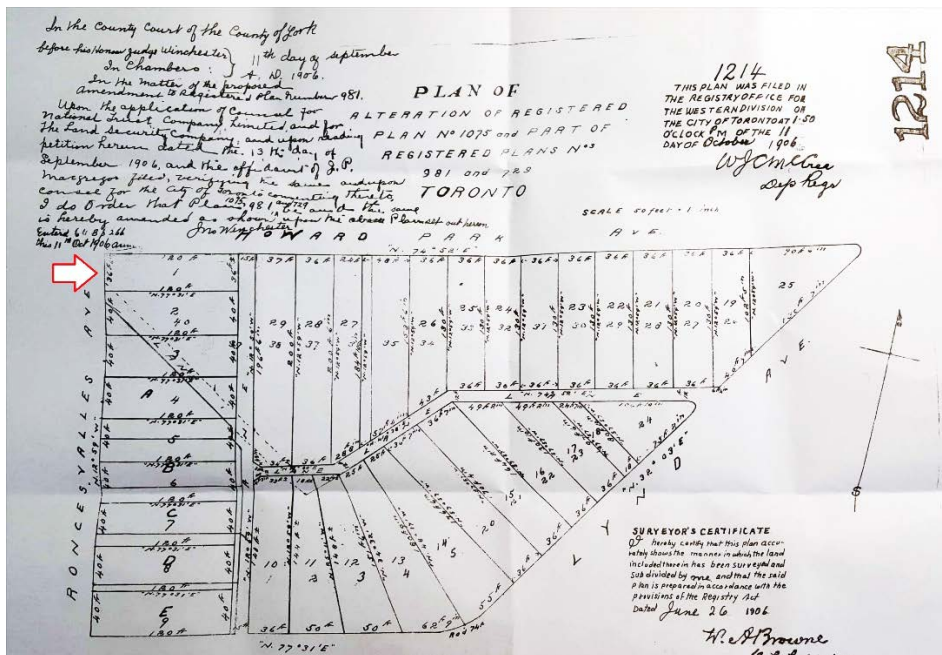
8. Goad's Atlas, Volume 2, 1910 revised to 1913: showing Plan 1214 (1906) in place adjoining the southeast corner of Ronsesvalles and Howard Park avenues where the Dominion Bank branch on the corner was constructed the following year.



9. Goad's Atlas, Volume 2, 1910 revised to 1924: the last Goad's atlas for Toronto shows the Dominion Bank branch in place and the development of the adjoining and neighbouring lands.



10. Underwriters' Survey Bureau Atlas, 1921 revised to 1943: showing the "Dominion Bank" branch on the corner (on the opposite side of Roncesvalles Avenue, the "Revue Motion Picture Theatre" is another extant building and designated under Part IV, Section 29 of the Ontario Heritage Act).



11. Plan 1214: the plan of subdivision was registered in 1906, amending earlier plans, with the future site of the Dominion Bank Branch identified as Lot 1 and part of adjoining Lot 2 (Land Registry Office, Toronto).

This Permit does not include any openings in sidewalk or encroachment past line of street

BUILDING PERMIT

No. 18407 DEPARTMENT OF CITY ARCHITECT AND
SUPERINTENDENT OF BUILDING

Plan No. _____

Lot No. _____

Permission is hereby granted to Mr. The Dominion Bank Toronto, May 12 1914
Address 421 R. P. Bldg. to erect 2 story Bank
on the side of Howard Park
near Roncesvalles Av. in Limit B in accordance
with plans and specifications approved by this department.
Architect J. M. Lyle Estimated Cost, \$ 15,000
Builder J. M. Lyle Permit Fee, \$ 112.50

NOTICE—To obtain permission to occupy the street or sidewalk during construction, present this permit at the office of the City Engineer.

This permit is granted on the express condition that the said building, etc., shall in all respects conform to the provisions to By-Law 4491 of the City of Toronto, regulating the construction of buildings, etc.

This permit lapses on the expiry of six months from the date of issue unless active work under it is sooner commenced.

J. G. [Signature] City Architect and Superintendent of Building.

City Architect and Superintendent of Building.

12. Building Permit, 421 Roncesvalles Avenue, 1914: issued to the Dominion Bank and identifying John M. Lyle as the architect (City of Toronto Archives).



13. Archival Photograph, 421 Roncesvalles Avenue, 1922: showing the bank branch on the southeast corner of Howard Park Avenue with the adjoining commercial blocks to the south (City of Toronto Archives, Series 73, Item 359).



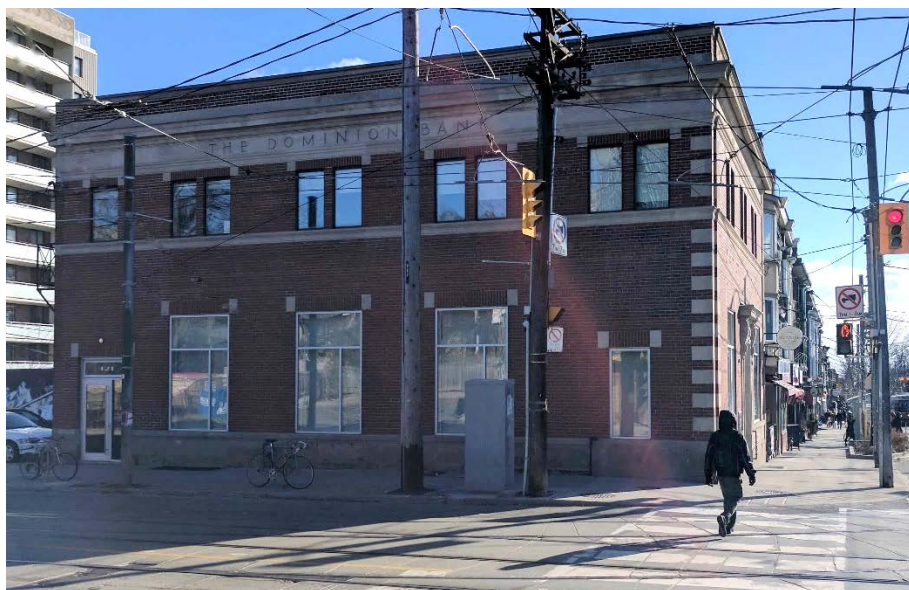
14. Archival Photograph, 421 Roncesvalles Avenue, 1949: looking south from Howard Park Avenue where the Dominion Bank Branch anchors the north end of the block (City of Toronto Archives, Fonds 16, Item 17504).



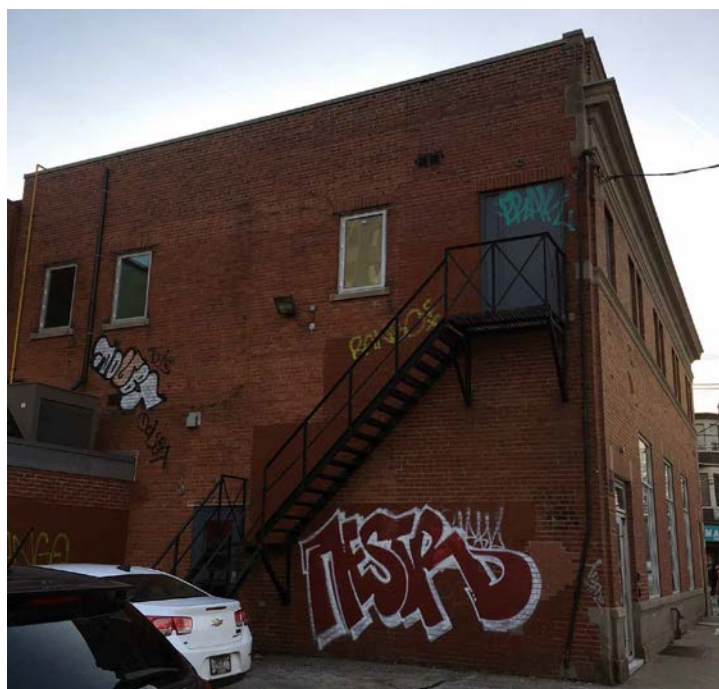
15. Archival Photograph, 420 Bloor Street East, 1923: the extant Rosedale Branch of the Dominion Bank at Bloor and Sherbourne streets, which was designed by Lyle in 1911 and introduced the attributes he applied, with different detailing, on subsequent branches, including the subject building (City of Toronto Archives, Fonds 1231, Item 254).



16. Photographs, Dominion Bank Branches, undated: showing from top to bottom the Beaches Branch (1911) on Queen Street East, the West Toronto Branch (1916) on Dundas Street West, the Runnymede Branch (1924) on Dundas Street West, and the Yonge and Marlborough Branch (1929) on Yonge Street, which are other examples of John Lyle's designs that are recognized on the City of Toronto's Heritage Register (<http://www.tobuilt.ca/>).



17. Current Photographs, 421 Roncesvalles Avenue, 2017: showing the principal (west) elevation (above) and the north elevation (below) (Heritage Preservation Services).



18. Current Photographs, 421 Roncesvalles Avenue, 2017: showing the principal (west) entrance (above) and the rear (east) elevation (below) (Heritage Preservation Services).