

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 2896 Dundas Street West

Date: November 30, 2017
To: Toronto Preservation Board
Etonicoke York Community Council
From: Acting Chief Planner and Executive Director
Wards: Ward 13 - Parkdale-High Park

SUMMARY

This report recommends that City Council state its intention to designate the property at 2896 Dundas Street West under Part IV, Section 29 of the Ontario Heritage Act.

The subject property is located on the north side of Dundas Street West, west of Keele Street in the Junction neighbourhood and contains a two-storey bank building originally known as The Molsons Bank (1911), and later as the Canadian Imperial Bank of Commerce. It was listed on the City of Toronto Heritage Inventory (now known as the Heritage Register) in 1995.

Following research and evaluation, it has been determined that the property 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.

In November, 2017, the owner of the property at 2896 Dundas Street West applied for a Zoning Review to permit the construction of a two-storey addition over the two-storey building and a three-storey addition over the rear one storey.

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.

RECOMMENDATIONS

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

1. City Council state its intention to designate the property at 2896 Dundas Street West under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 2896 Dundas Street West (Reasons for Designation) attached as Attachment 3 to the report (November 30, 2017) from the Acting Chief Planner and Executive Director, City Planning Division.
2. 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.
3. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the proposed designation to the Conservation Review Board.
4. 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 to designate the property.

FINANCIAL IMPACT

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

DECISION HISTORY

At its meeting of June 26 and 27, 1995, City Council adopted the recommendation to include property at 2896 Dundas Street West (Canadian Bank of Commerce) on the City of Toronto's Heritage Register.

COMMENTS

A location map (Attachment 1) and photographs (Attachment 2) are attached. Staff have completed the Research and Evaluation Report (Attachment 4) for the property at 2896 Dundas Street West and determined that the property meets Ontario Regulation 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 2896 Dundas Street West is located on the north side of Dundas Street West in the block west of Keele Street. Constructed in 1911, the Molsons Bank/ Canadian Imperial Bank of Commerce building is a fine example of the English

Edwardian Classical style, designed by the influential Toronto architectural partnership of Langley & Howland and associated with the history of the Molson's brewery family and the Canadian Imperial Bank of Commerce. Situated at the heart of the historic West Toronto Junction, the distinctive scale, form and material of the landmark building contributes to and maintains the character of the late 19th and early 20th century 'main street' streetscape, where it is historically, visually, physically and functionally linked to the neighbourhood context.

The Statement of Significance (Attachment 3) for 2896 Dundas Street West 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

Tamara Anson-Cartwright, CAHP
Program Manager
Heritage Preservation Services
Tel: 416-338-1083; Fax: 416-392-1973
Email: Tamara.Anson-Cartwright@toronto.ca

SIGNATURE

Gregg Lintern, MCIP, RPP
Acting 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 site of the property at 2896 Dundas Street West, east of Keele Street on the north side of Dundas Street West.



Photograph of 2896 Dundas Street West, principal (south) elevation. (Heritage Preservation Services [HPS], 2017)



City of Toronto Archives, Series 65, s0065_f0009_id0001

Photograph "Overhanging Signage," showing the Molsons/CBC Bank Building on the right, post 1954, looking west on Dundas Street West (Municipality of Metropolitan Toronto, Fonds F220, S65, File 9, no date, City of Toronto Archives)

The property at 2896 Dundas Street West, containing the building originally known as The Molsons Bank, 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 value. The bank building was listed on the City of Toronto's Heritage Inventory in 1995.

Description

The property at 2896 Dundas Street West is located at the north side of Dundas Street West, west of Keele Street and contains the a building originally known as The Molsons Bank building. Constructed in 1911, to the designs of the architects Langley & Howland, the two-storey bank building was originally built on a rectangular plan with a flat roof, brick and stone cladding including two stone columns flanked by rusticated piers. In 1936, the Canadian Bank of Commerce (known as CIBC since 1961) purchased the building. In 1954 the building was extended with a rear one-storey wing and renovated interiors to the designs of the architect M. Coleman. In 2002, the property was sold and redeveloped as "The Treasury" a second-hand store, now a residential property.

Statement of Cultural Heritage Value

The building at 2896 Dundas Street West has design value as a fine example of an early twentieth century bank in the Edwardian Classical style with a beautifully detailed main elevation featuring a stone portico with Tuscan Doric columns and banded piers, arched openings with moulded stone surrounds and an inventive rendering of a traditional entablature and cornice indicating its architects had a sophisticated knowledge of the classical language.

The bank building has historical value as it is associated with the early history and development of the West Toronto Junction as a village and town prior to its amalgamation with the City of Toronto in 1909. It has historic associations with the Molson brewery family, who founded The Molsons Bank in 1853 in Montreal as well as the Canadian Bank of Commerce (later the Canadian Imperial Bank of Commerce). Both banks were part of the early history of the West Toronto Junction, the emergence of its main street business section as each had opened a branch as early as 1888 and 1893 respectively. The building is valued for its association with the successful Toronto architectural partnership of Langley & Howland whose commissions included branch banks across the city and the province and were also the architects of three other Molsons Bank branches built between 1909 and 1913.

Situated on the north side of Dundas Street West, west of Keele Street, the property at 2896 Dundas Street West has contextual value as it maintains the late 19th-early 20th century Main Street pattern of two-three storey buildings with a mix of brick shop-fronts with residential accommodation and monumental stone banks and post offices that

characterised the west Junction throughout its history and represents an urban pattern of settlement typical of Main Streets in suburbs and small towns throughout Ontario. The use of stone cladding and full-height columns and piers on the elevation contributes to the streetscape with its grand institutional character and ties in with other Junction bank buildings from the late 19th and early 20th centuries. The Molsons Bank is one of the landmarks which punctuates the streetscape with its material, forms and details and contributes to the historic character and context of the Junction.

Heritage Attributes

The heritage attributes of the Molsons/CIBC Bank building are:

- The placement and orientation of the building on its property on the north side of Dundas Street West, west of Keele Street
- The setting of the bank building which includes the sidewalk in front of its principal (south) elevation.
- The scale, form and massing of the two-storey, flat-roofed, bank building
- On the principal, south elevation, the arrangement of a three-bay façade with a central entrance flanked by windows in the outer bays, with two columns separating the bays and two outer piers at the outer corners
- The primary material cladding of the elevation is limestone
- The stone details include the unfluted Tuscan Doric columns and two broad rusticated piers also with Tuscan Doric capitals all of which are set on a raised base
- Across the top of the columns and piers is an entablature with a plain frieze with a pair of triglyphs with guttae at each end and a projecting moulded cornice above with mutules on its underside
- At the top of the elevation is a stone balustrade with bulbous balusters between panelled piers whose thickness corresponds to the columns and piers below
- The wall cladding features a smooth ashlar stone which is relieved with rectangular blocks and a continuous moulded string course beneath the upper windows and a relief in the surface with decorative panels below the windows
- On the principal elevation, the ground floor openings feature round headed openings with moulded arch surrounds and keystones for the central door and flanking windows.
- The three upper level windows feature flat-headed, square window openings

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



2896 DUNDAS STREET WEST
(The Molsons Bank)

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

November 2017

1. DESCRIPTION



Above: The Molsons Bank, later known as CIBC Bank, 2896 Dundas Street West, principal (south) elevation with adjacent buildings, 1992 (Heritage Preservation Services [HPS], 1992)
 Cover: The Molsons Bank, 2896 Dundas Street West, principal (south) elevation (HPS, 2017)

2896 Dundas Street West - The Molsons Bank	
ADDRESS	2896 Dundas Street West
WARD	13 Parkdale-High Park
LEGAL DESCRIPTION	PLAN 603 PT LOT 81
NEIGHBOURHOOD/COMMUNITY	The Junction
HISTORICAL NAME	The Molsons Bank
CONSTRUCTION DATE	1911
ORIGINAL OWNER	The Molsons Bank
ORIGINAL USE	Bank Branch with upper level residence
CURRENT USE*	Residential
ARCHITECT/BUILDER/DESIGNER	Langley and Howland Architects
DESIGN/CONSTRUCTION/MATERIALS	Stone Cladding
ARCHITECTURAL STYLE	Edwardian Classicism
ADDITIONS/ALTERATIONS	One-storey rear addition
CRITERIA	Design, Associative and Contextual
HERITAGE STATUS	Included on the Heritage Register
RECORDER	Heritage Preservation Services: Marybeth McTeague
REPORT DATE	November 2017

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 2896 Dundas Street West, and applies the evaluation criteria which determine that it merits designation under Part IV, Section 29 of the Ontario Heritage Act.

i. HISTORICAL TIMELINE

Key Date	Historical Event
1793	The Township of York is surveyed and subdivided by Lieutenant Governor J. G. Simcoe. The property currently known as 2896 Dundas Street West is located in an area known as the Humber Plains and is allocated as Clergy Reserves
1817	John Scarlett acquires 644 acres of Clergy Reserves fronting both sides of the Dundas Highway from the Weston Plank Road in the east to Jane Street in the west
1837	In 1837 Scarlett builds his house on his estate, known as Runnymede.
1840	Scarlett's brother-in-law, Colonel E. W. Thomson, purchases part of Lot 39 and 40 in the second concession from Scarlett and builds his home, Aikenshaw, at the north-west corner of the Dundas Highway which includes the property now known as 2896 Dundas Street West
1859	The Grand Trunk Railway begins its service running a line north-south to the east of Keele Street and the Weston Plank Road
1871	The Toronto Grey and Bruce Railway joins the Grand Trunk line and a station is constructed on the south-east corner of the Keele and St. Clair Streets
1877	The Credit Valley Railway line, which runs to the north of the Dundas Street (previously known as the highway) and across Thomson's Aikenshaw Estate opens in 1877. During this period the estate is subdivided.
1883	Daniel Clendenan purchases and subdivides the land east of Keele and south of the Dundas Street and names the property The West Toronto Junction Property.
1885	With the completion of the Canadian Pacific Railway and its purchase of the Toronto Grey and Bruce line and the Credit Valley line, a station known as the West Toronto Junction is opened
1887	The Village of West Toronto Junction is incorporated
1888	The Campbell building is built at the heart of the Junction at the north-west corner of Keele and the Dundas Street (formerly known as the Dundas Highway). The Molsons Bank rents the corner store
1893	The Canadian Bank of Commerce (CBC) opens a branch on Dundas Street West

1905-9	The CBC commissions Darling & Pearson to design a branch bank building at 1702 (now 2886) Dundas Street West, known as the West Toronto branch
1910	Building Permit 22924 is granted to the architects Langley and Howland to construct a branch bank building for The Molsons Bank at 1714 (now 2896) Dundas Street West, the subject property
1925	The Molsons Bank merges with the Bank of Montreal and vacates the bank building at 2896 Dundas Street West
1936	Following the redevelopment of their property at 2886 Dundas Street West with the adjacent properties at 2884 and 2888 Dundas Street West, for a Woolworths store, the CBC relocates to the former Molsons Bank building at 2896 Dundas Street West
1954	Building Permit 27910 is granted to the CBC to renovate the bank interior and expand with a rear ground floor extension to the designs of architect M. Coleman
1961	The Canadian Bank of Commerce and the Imperial Bank of Canada merge to become the Canadian Imperial Bank of Commerce (CIBC) At this time the branch's designation was changed from West Toronto to Dundas and Mavety
1982	Building Permit 177138 is granted to the architects Klein, Taylor Godel to undertake interior renovations to the CIBC branch and to install an illuminated sign and canopy at the entrance
1995	At its meeting of June 26 and 27 1995, City Council includes the property at 2896 on its Heritage Inventory
1999	Building Permit 422528 is granted for interior alterations to the CIBC branch by Roger Du Toit architect
2002	CIBC Development Corporation sells the property. The building is redeveloped as The Treasury a vintage store with residential accommodation
2017	The current owner submits a re-zoning application to permit the addition of two-storeys above the bank and three storeys above the rear one-storey extension

ii. HISTORICAL BACKGROUND

The Junction Neighbourhood

The property at 2896 Dundas Street West is located in the Toronto neighbourhood originally known as the West Toronto Junction and today simply as the Junction. *(Image 1)* In 1793 Lieutenant Governor John Graves Simcoe had the Township of York surveyed on land that was part of the traditional territories of Indigenous peoples. The area in which 2896 Dundas Street West is located was known as Humber Plains, located on the east side of the Humber River and south of Black Creek.

In 1794, the Dundas Highway was surveyed and construction began to link the Town of York with the town of London. The Dundas Highway, now known as Highway 5,

travelled westwards from York along Lot (now Queen) Street and then turned north at the road now known as Ossington Avenue, continuing approximately on a northwest diagonal cutting across the Humber Plains. (*Image 2*)

In 1817, John Scarlett purchased a total of 644 acres of land fronting both sides of the Dundas Highway, stretching between its junction with the Weston Plank Road to the east and the side road now known as Jane Street in the west. In 1837, he built his estate, Runnymede on either side of the Highway, bound to the west by Jane Street and extending east past the side road later known as Elizabeth Street (now known as Runnymede Street). (*Image 3*)

Scarlett's brother-in-law, Colonel Edward William Thomson (1794-1865) acquired the eastern ends of Lots 39 and 40 in the Second Concession at the north-west corner of the intersection with the second concession road (Keele Street) and the Dundas Highway. In 1840 he settled there, creating a farm and building a brick house, known as Aikenshaw.

Thomson was the son of loyalists Archibald Thomson and Elizabeth McKay who settled in the Scarborough Township in 1796. Edward fought in the war of 1812, received medals for distinguished service at Queenston Heights and was subsequently given a militia land grant. He served during the 1837-38 rebellion and in 1856 was finally named commander of the 5th Militia District of Canada West. Thomson had a political career, was involved with the construction of locks on the St. Lawrence, Rideau and Welland canals, but is said to have made his greatest contribution to agriculture advocating the improvement of produce and livestock and the production of farm implements in Upper Canada as well as supporting the establishment of an agricultural museum.¹

The arrival of railways transformed the intersection where Thomson's farm was located; first with the Grand Trunk completed in 1859 which passed on a north-south route parallel to Keele on the east side of the Weston Road. In 1871 the Toronto Grey and Bruce Railway was added to this route. In 1877 the Credit Valley Railway arrived following an east-west route, parallel to, and north of Dundas Street, slicing through the old Runnymede and Aikenshaw estates. By this date, following the death of Thomson in 1865, his farm had been surveyed and subdivided for sale. A map from 1884 shows the extent of the Aikenshaw vineyard still intact along Dundas Street. Vine Street which runs north of Dundas commemorates Thomson and his contributions to agriculture and the location of the Aikenshaw farm. (*Images 4-6*)

The railways also contributed to property speculation and the previous large landholdings of Runnymede, Aikenshaw and that of W. C. Keele and his Carleton Race Course were surveyed as subdivisions. In 1883, a retired lawyer, Daniel Clendenan, purchased and subdivided the former Keele estate, located to the south-west of the intersection of Dundas and Keele streets. The subdivision was known as the West Toronto Junction Property indicating the important influence of the railways on the location. In 1887, the Village of West Toronto Junction was incorporated, becoming a town in 1889 and was annexed to the City of Toronto in 1909.

¹ Dictionary of Canadian Biography

The intersection of Keele and Dundas West represented the heart of the village and in 1888 on the north-west corner, the red brick, Campbell Block was constructed. *(Image 7)* The prime corner unit was leased by a branch of The Molsons Bank.

The Molsons Bank was created by the famous brewery family in 1853. John Molson Sr. (1763-1836) began work as a brewer in 1782 shortly after arriving in Montreal. The business prospered and by 1812 his two sons, John (1787-1860) and Thomas (1791-1863) were running the brewery and in 1816 the business John Molson and Sons including the third brother, Matthew (1793-1875) was established. In 1824 Molson Sr. was a director of the Bank of Montreal founded in 1817. In 1838, following their father's death and a dispute with their brother John, Thomas and William established the Thomas and William Molson Company and began issuing their own bank notes.² In 1853, The Molsons Bank was established by John and William Molson. When the bank was legally constituted Thomas Molson joined his brothers as one of five directors. The Bank expanded to locations in Ontario in the 1860s.

In 1893, the Canadian Bank of Commerce (CBC) also opened a branch on Dundas Street West.³ Other banks included the Dominion Bank and the Bank of Toronto, whose building stands at the north-east corner of Dundas West and Keele streets and the Bank of Montreal on the south side of Dundas Street West. *(Images 8-9)*

In 1905, the CBC commissioned the architects, Darling and Pearson to design a branch bank for them. This was located at 1702 (now 2886) Dundas Street West and was opened in 1909. *(Image 10)* In 1910, The Molsons Bank commissioned the firm of Langley and Howland to design a bank branch for them which was built at 1714 (now 2896) Dundas Street West, the subject property.⁴ *(Images 11-13)*

When the Molsons Bank merged with the Bank of Montreal in 1925, its Junction branch closed. In 1936, as the CBC's bank building was to be demolished and the site amalgamated into a new development including 2884 and 2888 Dundas Street for a new Woolworth's store, they moved to the Molsons Bank building at 2896 Dundas Street West. *(Image 14)*

In 1954, the CBC embarked on a major interior renovation of the original Molson's building which included a one-storey extension to the design of the architect M. Coleman.⁵ In 1961, the CBC amalgamated with the Imperial Bank of Canada, and was renamed the Canadian Imperial Bank of Commerce (CIBC) and the branch was known as the Dundas Mavety branch acknowledging the location opposite Mavety Street on the south side of Dundas Street West. In 1982 further renovations were undertaken by the architectural firm of Klein, Taylor and Godel and included an illuminated sign on the

2 Dictionary of Canadian Biography -see entries for John Sr. John Jr., Thomas and William for full details on the bank notes and other business and political enterprises.

3 The address in the City Directories is 38-40 Dundas Street E and later 38-40 Dundas Street West and was likely on the north side of Dundas Street West, west of Keele.

4 The Assessment Rolls which identify the Molsons Bank with Lot 81 at 1714, now 2896 Dundas Street West, the City Directories and Building Permit 22924, 26 August, 1910. Drawings for the Molsons Bank branch by Langley and Howland have been provided by the CIBC Archives.

5 Building Permit 27910, 1954

elevation and a canopy at the entrance.⁶ Final renovations were undertaken by Roger du Toit, architect in 1999.⁷

In 2000, the CIBC sold the building and it was subsequently occupied by "The Treasury" and used for commercial and residential purposes. In 2017, the property was sold and a zoning review application to renovate and extend the existing building have been made.

Architects: Langley and Howland

Charles Edward Langley (1870-1951) and William Ford Howland (1874-1948) formed a partnership in 1907 which was to flourish for over 30 years until the beginning of World War II.⁸ They were known for undertaking many bank commissions especially the Imperial Bank, but also for the Sterling and Royal Banks. Branches for the Molsons Bank were constructed between 1909 and 1912 at Queen Street West and Beaconsfield, Meaford Ontario, Simcoe, Ontario as well as at this Dundas Street West branch. Throughout their partnership they received numerous residential commissions, mid-rise apartment buildings and designed hospitals, schools and churches.

iii. ARCHITECTURAL DESCRIPTION

The bank building at 2896 Dundas Street West, originally designed for The Molsons Bank and subsequently occupied by the Canadian Bank of Commerce (later known as the Canadian Imperial Bank of Commerce) is an excellent representative of early 20th-century, classical bank architecture typology with well-crafted details.
(Images 15-20)

Molsons Bank was designed in an Edwardian Classical style which was contemporary with the Neo-Classical style emanating from the Paris Ecole des Beaux Arts where many future leaders of Canadian and American architecture were trained in the late nineteenth and early twentieth centuries. Generally, Beaux Arts Neo-Classicism adopted Roman and Greek building types such as temples and baths, for a new civic building typology including banks, railway stations, public libraries, professional institutions, etc. required for expanding North American cities. Edwardian Classicism is concurrent with this approach but differs by also referencing the works of the great architects of the English Baroque style, Wren, Hawksmoor and Vanbrugh in its more mannered and elaborated classical details.

Writing about Canadian bank architecture, Harold Kalman notes: "bank buildings were intended to ... promote the bank by means of a design that conveyed permanence and stability, qualities that individuals and corporations look for when deciding where to entrust their money."⁹ Banks constructed of stone with two-three storey classical porticoes, which recalled ancient Greek and Roman temples where treasure was stored, conveyed in their substance, material and association the stability required.

6 Building Permit 177138, Sign Permit 181791, 1982

7 Building Permit 422528, 1999

8 Biographical Dictionary of Canadian Architects - entries for Langley and Howland

9 Kalman, p. 579.

Constructed as a two-storey rectangular block with a flat roof, clad in stone with a classical portico with columns and piers, the Molsons Bank building is a fine example of this banking typology. Edwardian Classicism is evident in the combination of elements which are Neo-Classical but given English Baroque detailing which strayed from classical rules and added embellishments. The portico is a Neo-Classical element, but the columns are Tuscan Doric and the outer columns have been replaced with wide piers with decorative horizontal bands. The traditional entablature and cornice is still present but the paired triglyphs above the banded piers and the replacement of the traditional pediment with a balustrade indicate the Edwardian taste. The three openings on the ground floor, two windows flanking a central door, all set in semi-circular arches with stone surrounds and keystones, and the decorative relief panels below the upper storey windows again speak to the exuberance of Edwardian classicism. The combination of these elements, even the treatment of the banded corner piers which appear to have been set in front of plain ones, which can just be detected at the inner corners, (see Image 14) indicate a high level of architectural knowledge and skill.

The original interior plans show a stair case leading to the upper floor on the left of the entrance and the manager's office on the right. Beyond a central banking hall was surrounded by various offices. The plan for the original upper level indicates accommodation with a living room with a fireplace, four bedrooms, a bathroom with tub but no kitchen.

The bank was renovated and given a one-storey extension in 1954 by the architect identified on the drawings as M. Coleman. The drawings and the photographs of the new interior show a flamboyant modern 1950s style. (*Images 21 and 22*) Further renovations as indicated above were undertaken in the 1982 and 1999 but apart from the photographs of the signage and canopy, no interior photographs are available at this time. (*Images 16 and 23*)

iv. CONTEXT

The bank building is located mid-way along the block on the north side of Dundas Street West, west of the intersection with Keele Street, the historic heart of the West Toronto Junction. The intersection and the block on both sides of Dundas Street West retain a consistent late 19th and early 20th century building stock typically of brick, no more than two-three storeys high, with glazed shop fronts at grade and residential accommodation above. Dark red brick, leaded glass and recessed entrances speak of the earliest period while later commercial enterprises feature yellow brick and stone detailing with hints of Art Deco and Art Moderne styles. In contrast to these retail buildings are the banks clad in light grey stone with classical detailing and a grander monumental scale. The fine quality of their materials and the care with which their details were designed and constructed contributes generously to the character of the street. The Molsons Bank, later known as the CIBC bank and now with a new use, maintains and contributes to this significant section of streetscape in the Junction.

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

The Molsons Bank building at 2896 Dundas Street West has design value as a fine example of an early twentieth-century bank in the Edwardian Classical style with a beautifully detailed principal, stone-clad, elevation featuring a stone portico with Tuscan Doric columns and banded piers, arched openings with moulded stone surrounds and a playful rendering of a traditional entablature and cornice which indicates its architects had a sophisticated knowledge of the classical language.

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

The bank building has historical value as it is associated with the early history and development of the West Toronto Junction as a village and town prior to its amalgamation with the City of Toronto in 1909. It has historic associations with the Molson brewery family, who founded The Molsons Bank in 1853 in Montreal as well as the Canadian Bank of Commerce (later the Canadian Imperial Bank of Commerce). Both banks were part of the early history of the West Toronto Junction, the emergence of its main street business section as each had opened a branch as early as 1888 and 1893 respectively. The building is valued for its association with the successful Toronto architectural partnership of Langley & Howland whose commissions included branch banks across the city and the province and were also the architects of three other Molsons Bank branches built between 1909 and 1913.

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	X

Situated on the north side of Dundas Street West, west of Keele Street, the property at 2896 Dundas Street West has contextual value as it maintains the late 19th-early 20th century Main Street pattern of two-three storey buildings with a mix of brick shop-fronts with residential accommodation and monumental stone banks and post offices that characterised the west Junction throughout its history and represents an urban pattern of settlement typical of Main Streets in suburbs and small towns throughout Ontario. The use of stone cladding and full-height columns and piers on the elevation contributes to the streetscape with its grand institutional character and ties in with other Junction bank buildings from the late 19th and early 20th centuries. The Molsons Bank is one of the landmarks which punctuates the streetscape with its material, forms and details and contributes to the historic character and context of the Junction.

4. SUMMARY

The property at 2896 Dundas Street West is located on the north side of Dundas Street West in the block west of Keele Street. Constructed in 1911, the Molsons Bank/ Canadian Imperial Bank of Commerce building is a fine example of the English Edwardian Classical style, designed by the influential Toronto architectural partnership of Langley & Howland and associated with the history of the Molson's brewery family and the Canadian Imperial Bank of Commerce. Situated at the heart of the historic West Toronto Junction, the distinctive scale, form and material of the landmark building contributes to and maintains the character of the late 19th and early 20th century 'main street' streetscape, where it is historically, visually, physically and functionally linked to the neighbourhood context.

5. SOURCES

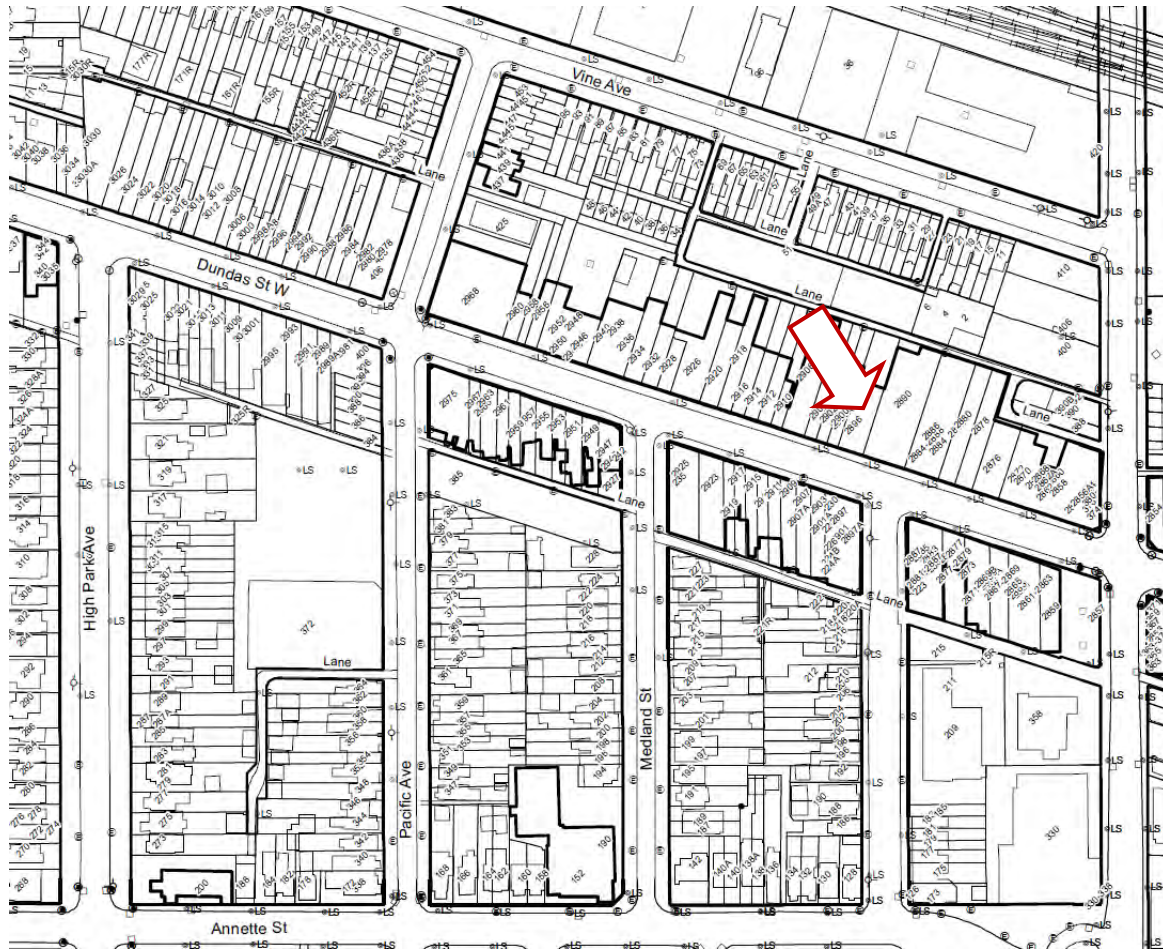
Archival Sources

Assessment Rolls, Town of Toronto Junction, 1906-1908, and City of Toronto, Ward 7, Division 1, 1909-1913, City of Toronto Archives.
Browne, J.O. *Map of the Township of York*, 1851. (Ng)
Building Permits 16050, 1909; 22924, 1910, ^(CTA)
Building Permits, City of Toronto Building Records, 27910, 1954; 177138, 1982; 422528, 1999
City Directories, (CTA)
Goads Atlases, 1884-1924 (CTA)
Miles & Co. *Illustrated Historical Atlas of the County of York*. 1878. (Ng)
Photographs, City of Toronto Archives (CTA)
Photographs, West Toronto Junction Historical Society Archives
Plans and Photographs, Canadian Imperial Bank of Commerce (CIBC) Archives
Tremaine, George R. *Tremaine's Map of the County of York Canada West*. 1860. (Ng)

Secondary Sources

Bateman, Chris, "What Dundas West used to look like in Toronto" *blogTO*, October 11, 2014
http://www.blogto.com/city/2014/10/what_dundas_west_used_to_look_like_in_toronto/
Brown, Ron. *Toronto's Lost Villages*. 1997.
Dubuc, Alfred. "John Molson" *Dictionary of Canadian Biography*
http://www.biographi.ca/en/bio/molson_john_1763_1836_7E.html
Dubuc, Alfred. "William Molson," *Dictionary of Canadian Biography*
http://www.biographi.ca/en/bio/molson_william_10E.html
Hill, Robert. Biographical Dictionary of Architects in Canada; entries for
-Charles Edward Langley <http://www.dictionaryofarchitectsincanada.org/node/1432>
-William Ford Howland <http://www.dictionaryofarchitectsincanada.org/node/280>
MacKenzie, Ann. "Edward William Thomson," *Dictionary of Canadian Biography*.
http://www.biographi.ca/en/bio/thomson_edward_william_9E.html
Miles, Joan and Diana Fancher, editors. *West Toronto Junction Revisited*. Fourth Edition, 1999.
Ng, Nathan. *Historical Maps of Toronto*. (website)
<http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>

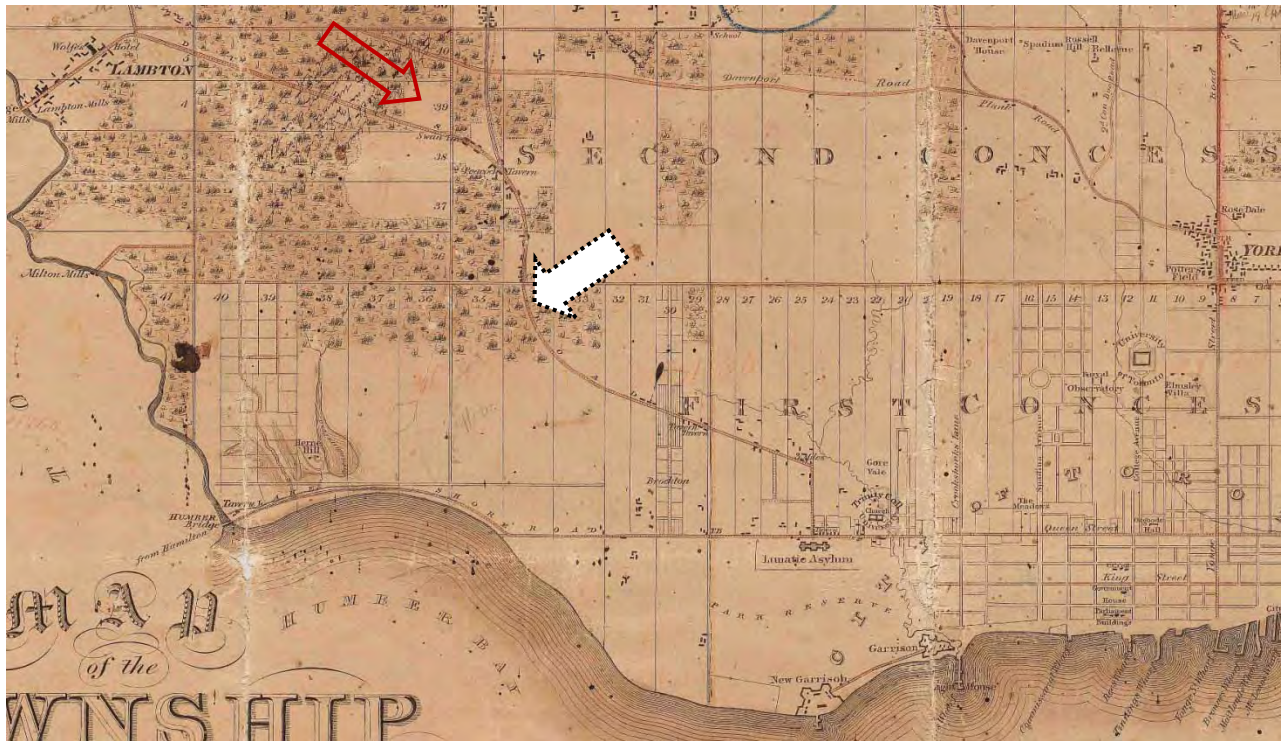
6. IMAGES:



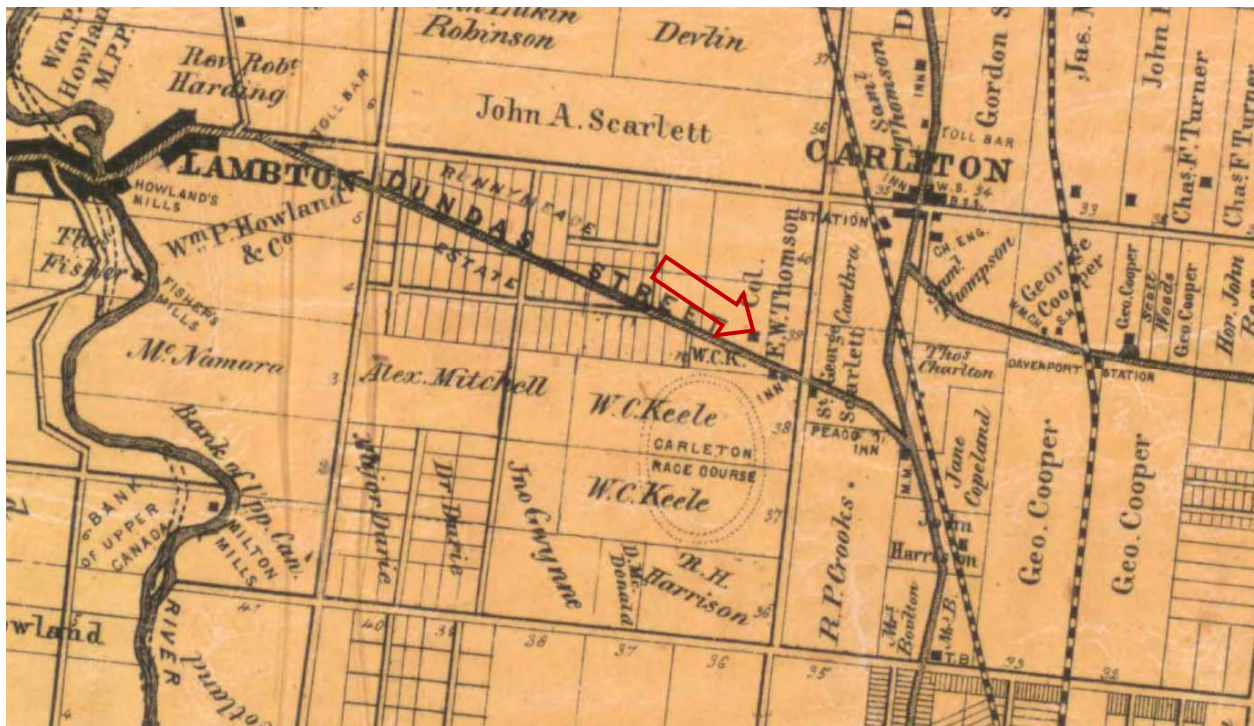
1. City of Toronto Property Data Map:

The arrows mark the location of the property at 2896 Dundas Street West.

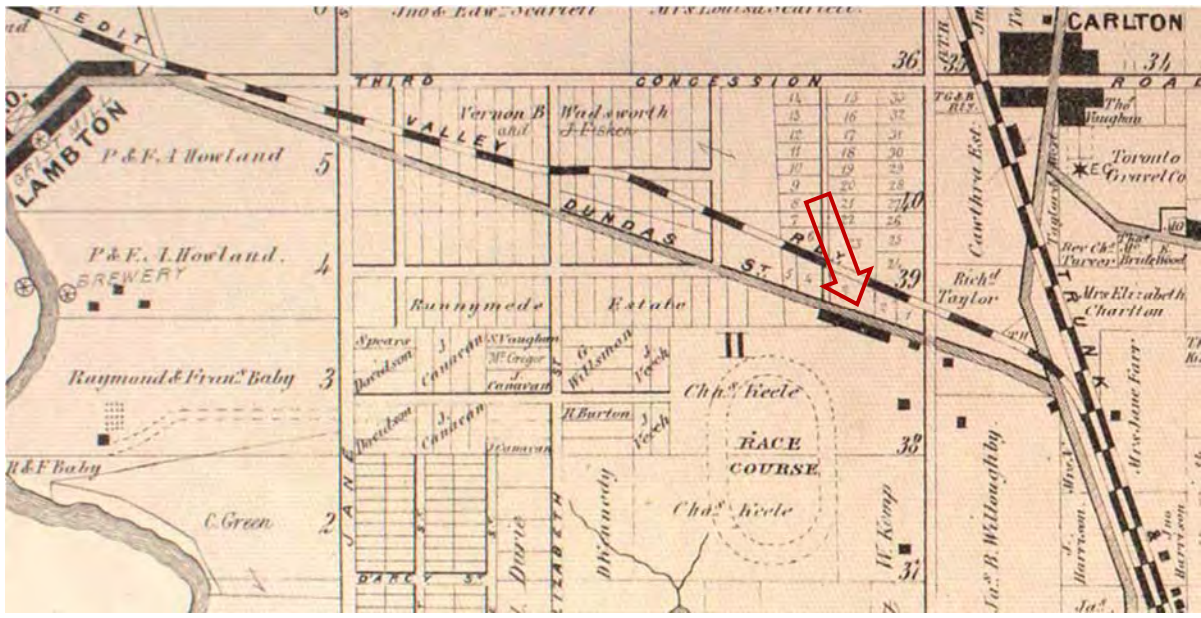
Please note: all maps are oriented with north at the top, unless otherwise indicated



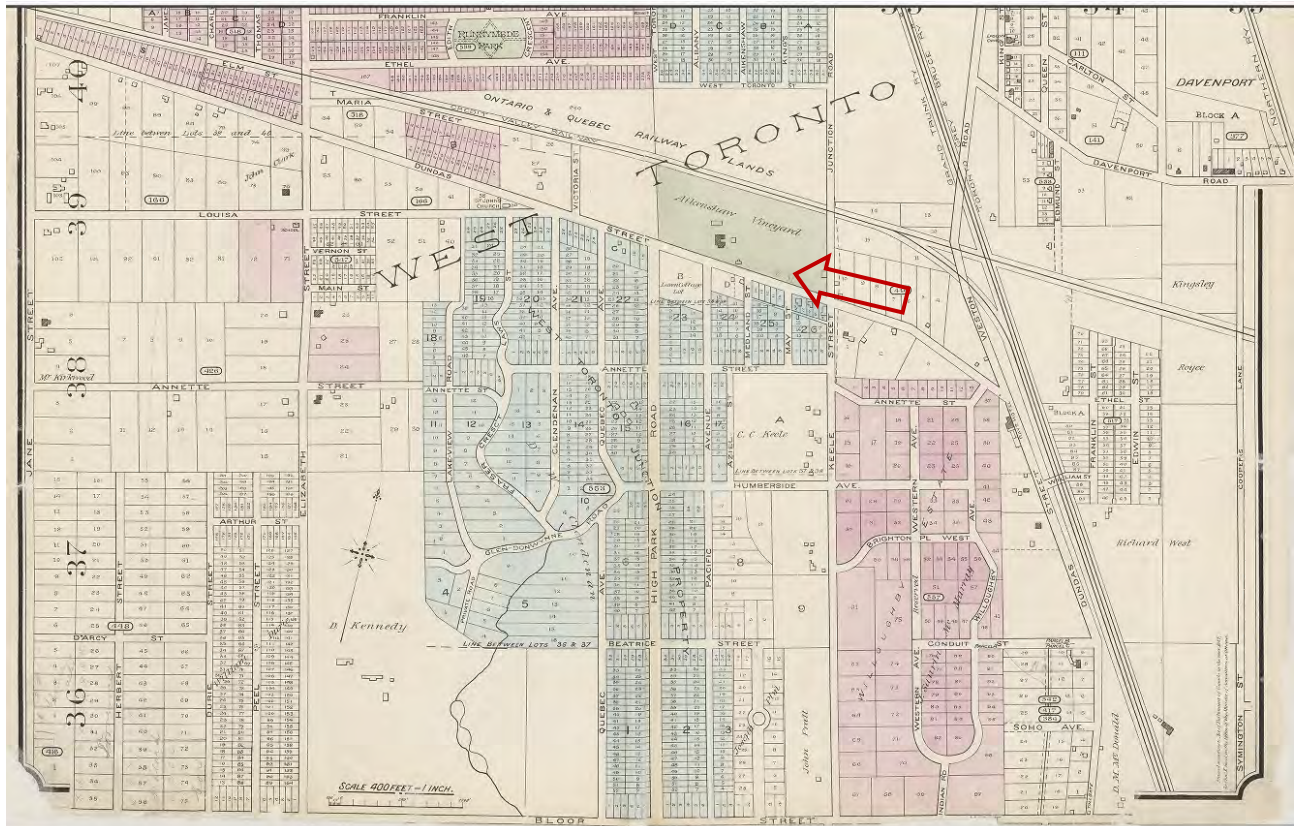
2. J. O. Browne, *Map of the Township of York* (detail), 1851, showing the location of the subject property and the route of the Dundas Highway (dotted arrow). (Ng)



3. Tremain, George R. *Tremain's Map of the County of York, Canada West*. 1860, (detail) showing the location of the property known as Aikenshaw, owned by Colonel E. W. Thomson, which now includes 2896 Dundas Street West. The side road now known as Keele Street forms it's eastern boundary and the Third Concession Road, now known as St. Clair Avenue East its northern boundary. The Grand Trunk Railway is shown passing to the east of Dundas Street and the divergent Weston Road (Ng)



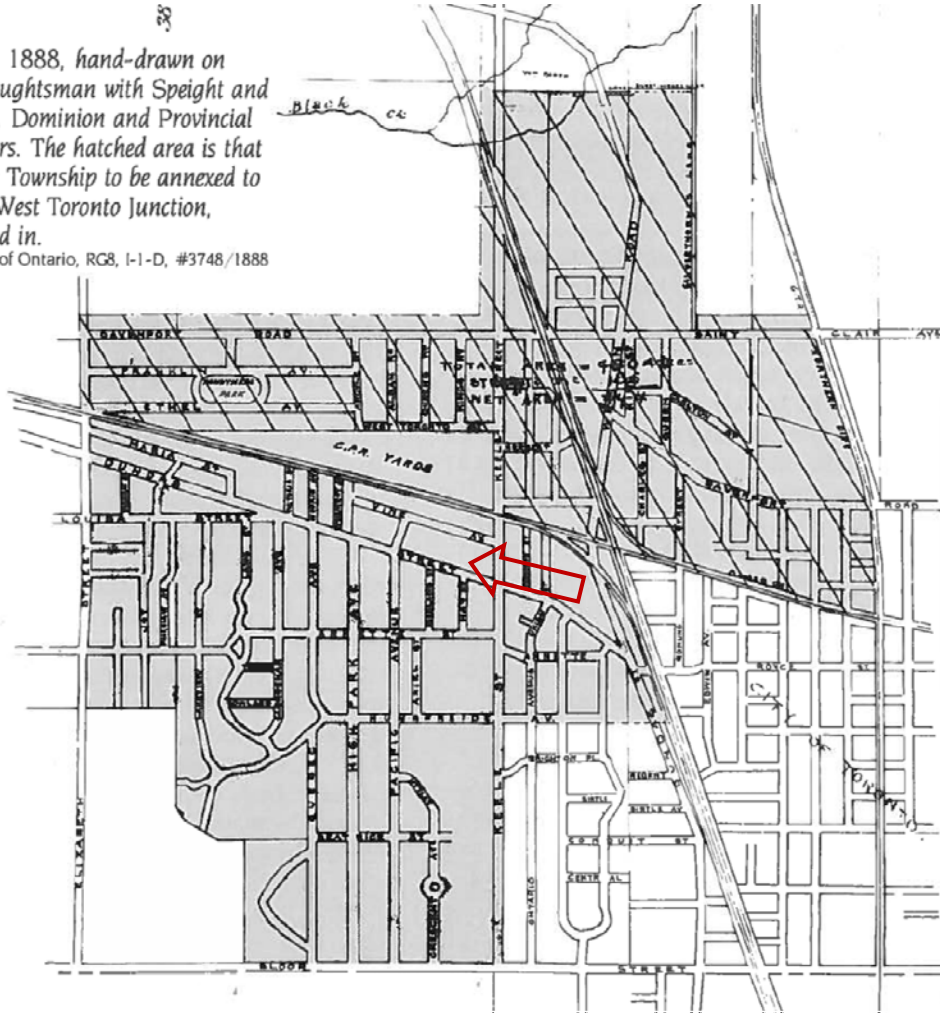
4. Miles & Co. *Illustrated Historical Atlas of the County of York*. 1878. (detail) showing the subdivision of Thomson's Aikenshaw farm . (Ng)



5. Goads Atlas, 1884 (detail) showing the "Aikenshaw Vineyard" (highlighted in green) at the north-west corner of Dundas Street and Junction Road (later known as Keele Street) and indicating the extent of the subdivision known as the West Toronto Junction Property south of Dundas Street (City of Toronto Archives [CTA])

38
 A sketch map, 1888, hand-drawn on linen by a draughtsman with Speight and van Nostrand, Dominion and Provincial Land Surveyors. The hatched area is that section of York Township to be annexed to the Village of West Toronto Junction, which is shaded in.

- Archives of Ontario, RC8, I-1-D, #3748/1888



6. Speight and van Nostrand, Sketch Map, 1888 indicating the area of the York Township to be annexed as the Village of West Toronto Junction. Note that the former site of the Aikenshaw farm now includes Vine Avenue remembering the farm and the extension of Pacific Avenue reflecting the adjacent line of the Canadian Pacific Railway (Miles and Fancher, p 22)



7. Campbell Block, north-west corner of Dundas Street West and Keele Street (campbelllofts.ca, 2017)



City of Toronto Archives, Fonds 1231, f1231_it0430

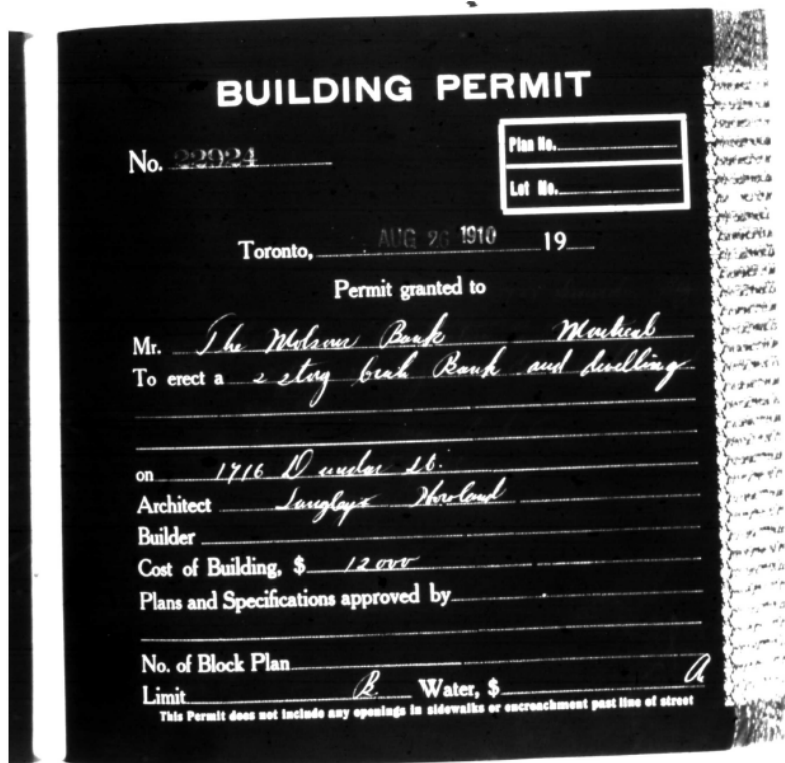
8. "Laying Track at Dundas and Keele" photograph from 1912, showing the Bank of Toronto at the north-east corner of Dundas Street West and Keele Street (CTA, Fonds 1231, James Salmon collection)



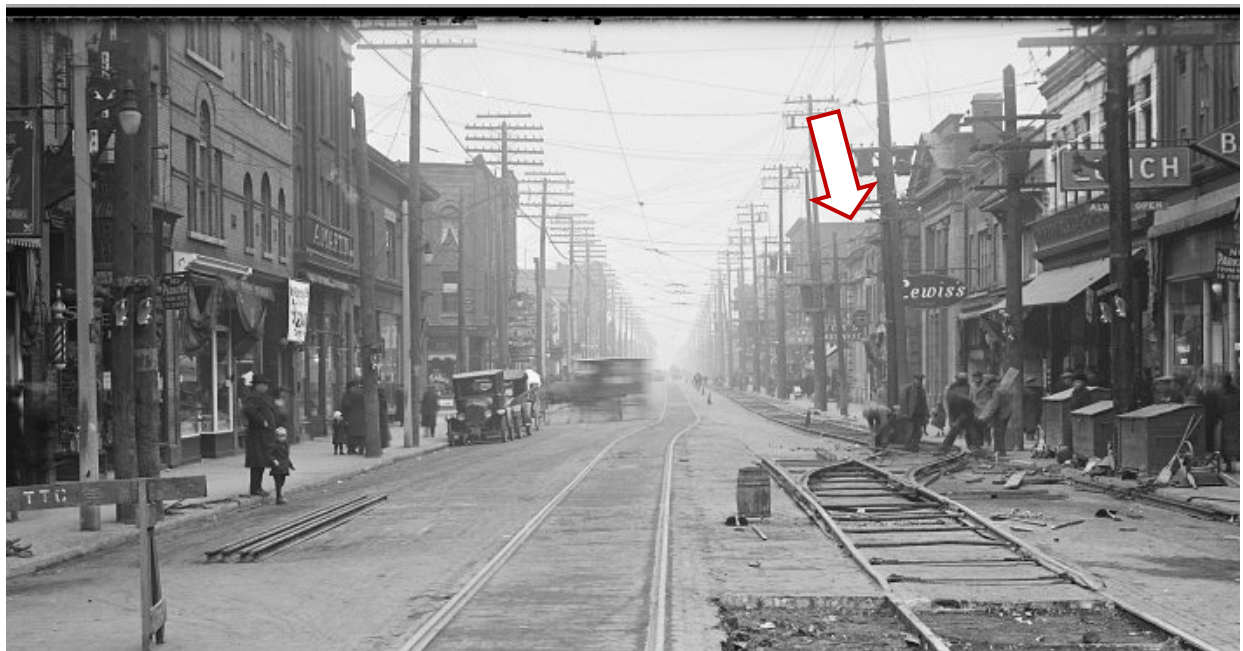
9. Bank of Montreal, 2859 Dundas Street West, south-west corner of Dundas Street West and Keele Street (HPS, 2017)



10. Canadian Bank of Commerce (1905-1909), Darling and Pearson Architects, 2886 Dundas Street West shortly after completion of construction. Demolished c.1935 (CIBC Archives)



11. Building Permit 22924, August 26 1910 granted to "The Molson Bank, Montreal to erect a 2 storey branch Bank and dwelling on 1716 Dundas St, Architect Langley Howland, Cost of Building \$12,000. (CTA)



12. Alfred Pearson, "Dundas looking West from Keele" (detail) showing the CBC Bank building at 2886 Dundas Street West on the right with its pediment at the "Lewis's" sign and beyond, marked by the arrow The Molsons Bank, the subject property at 2896 Dundas Street West, with its banded piers and balustrade. (CTA, Fonds 16, Series 71, Item 2747)

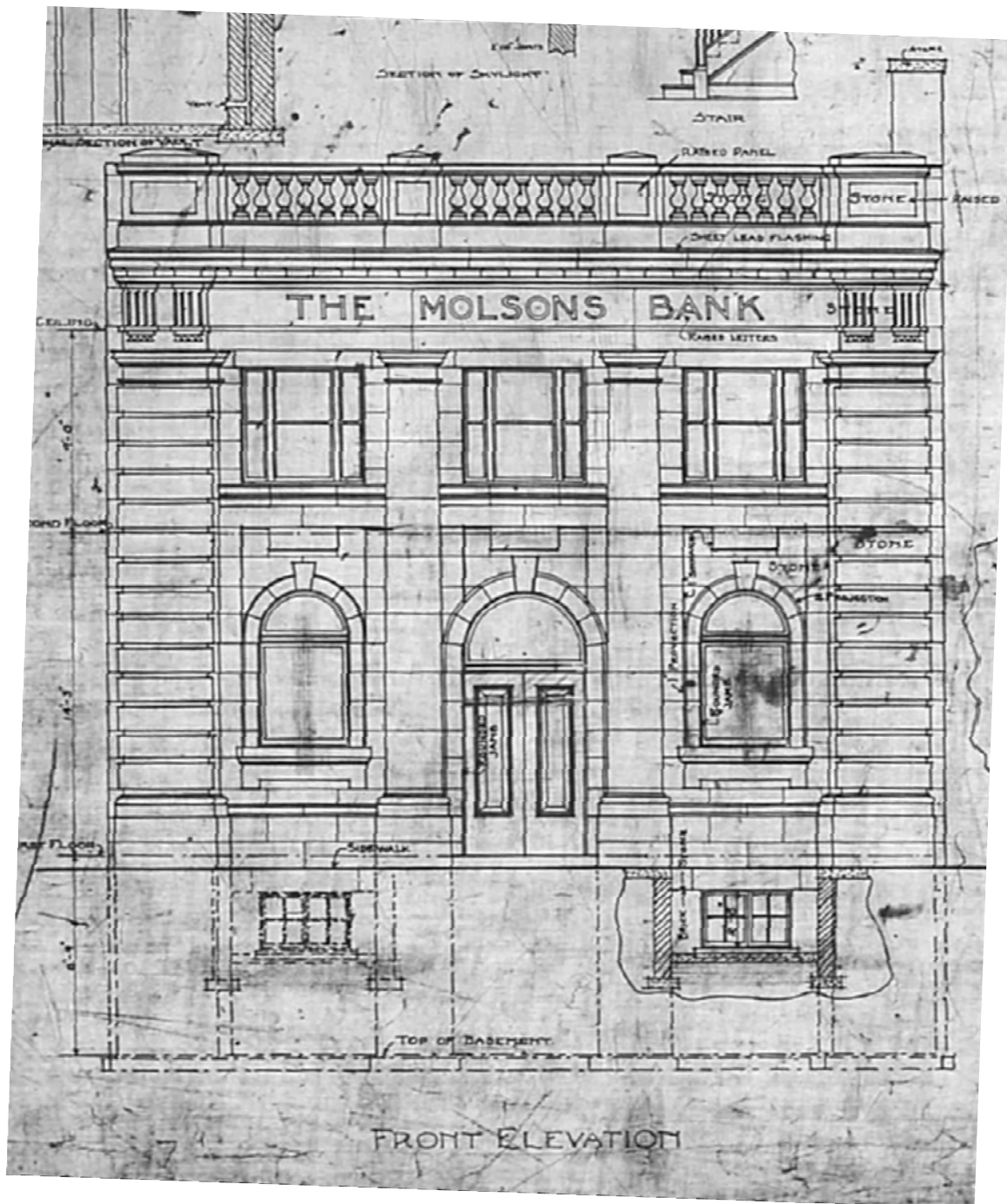


13. Dundas Street West looking west, with the bank at 2896 Dundas Street West, in the middle ground on the right, no date.
 (West Toronto Junction History Society [WTJHS] Archives)



City of Toronto Archives, Series 65, s0065_f0009_id0001

14. "Overhanging Signage" showing the Molsons/CBC bank building at the right, post 1954, looking west on Dundas Street West. (CTA, Municipality of Metropolitan Toronto, Fonds F220, S 65, File 9, no date)



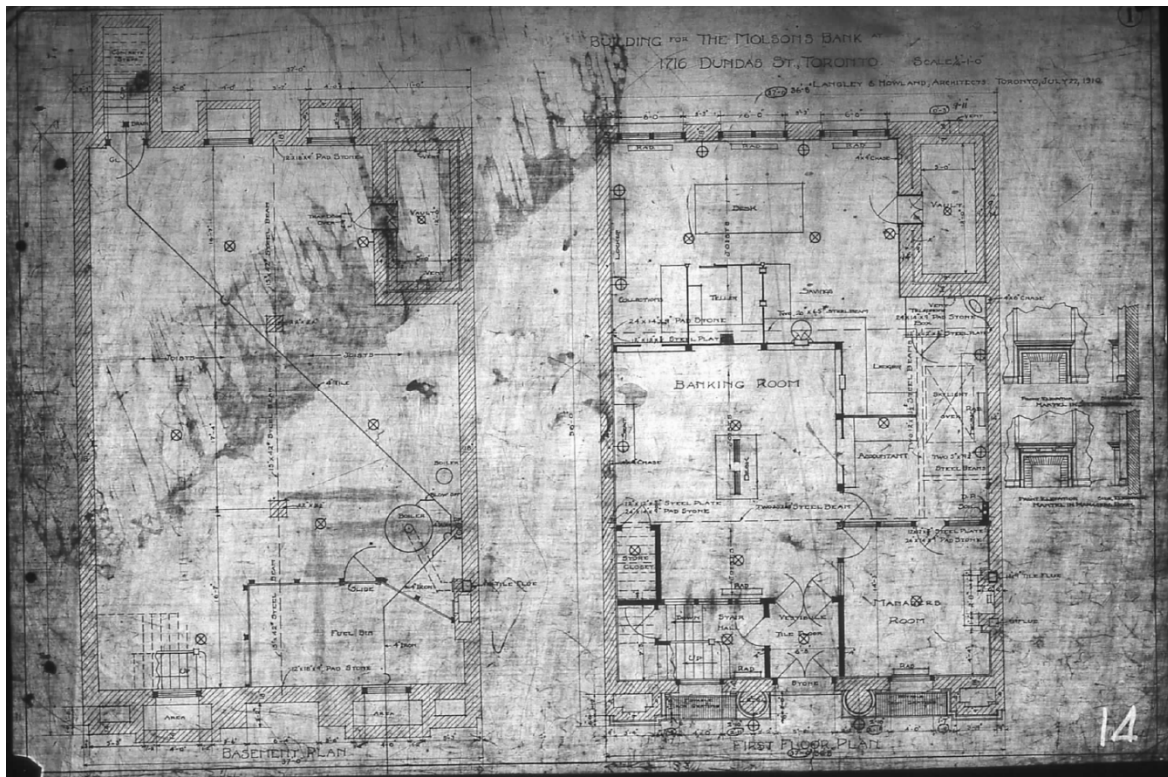
15. Langley & Howland, "Building for the Molsons Bank, 1716 Dundas Street Toronto, July 22, 1910, detail of Front Elevation. (CIBC Archives)



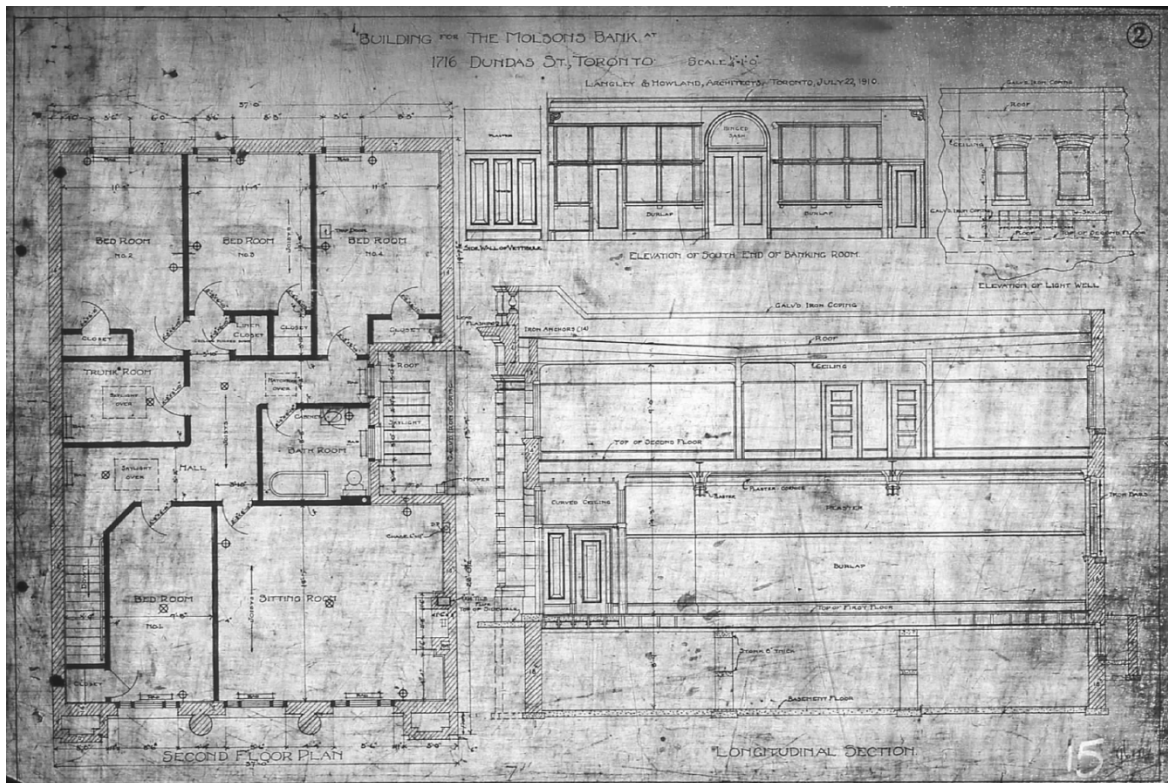
16. 2896 Dundas Street West, 1994 (HPS)



17. Langley & Howland, "Building for the Molsons Bank, 1716 Dundas Street Toronto, July 22, 1910, drawings of front and rear elevations. (CIBC Archives)



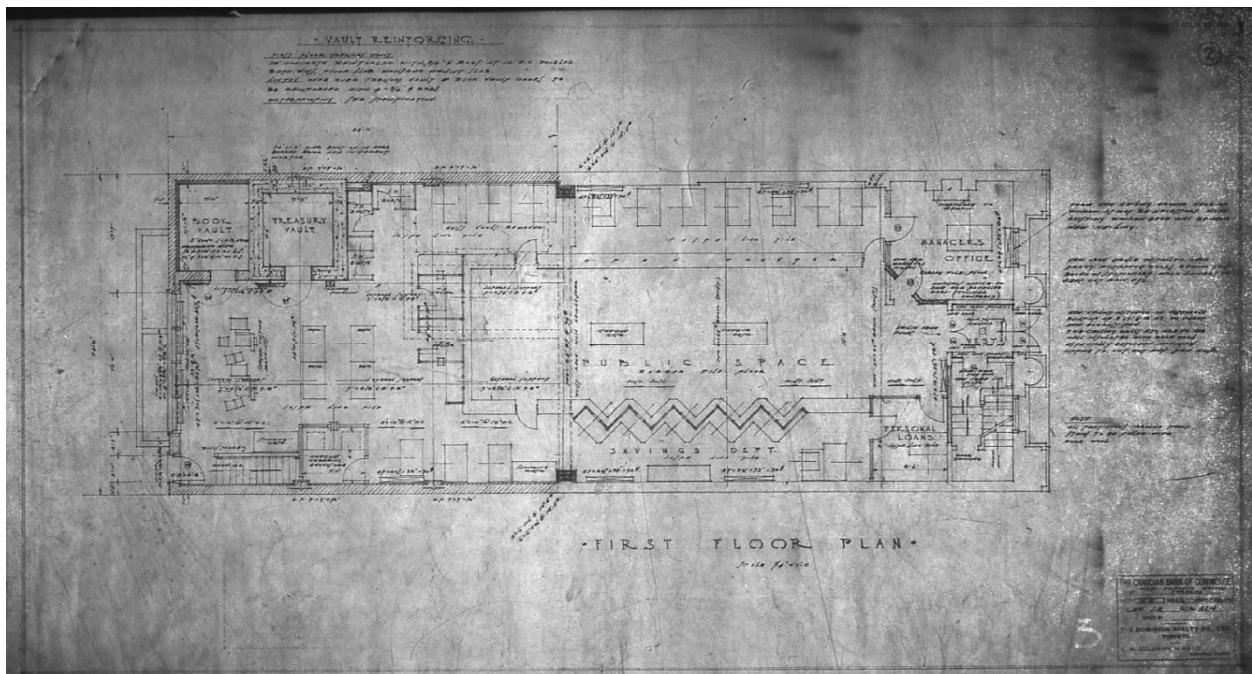
18. Langley & Howland, "Building for the Molsons Bank, 1716 Dundas Street Toronto, July 22, 1910, drawings of basement and first floor plans. (CIBC Archives)



19. Langley & Howland, "Building for the Molsons Bank, 1716 Dundas Street Toronto, July 22, 1910, drawing of second floor plan and sections. (CIBC Archives)



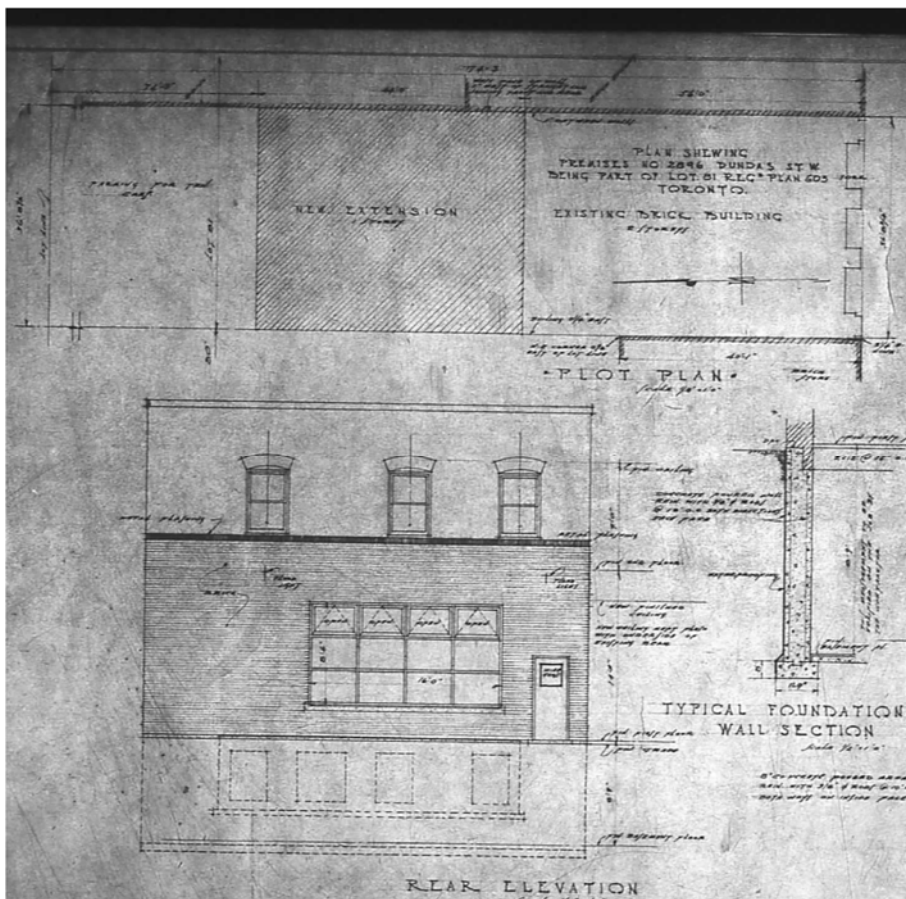
20. View of the CBC Banking Hall, 2896 Dundas Street West looking north towards the back of the building, no date but prior to the 1954 renovation and extension (WTJHS archives)



21. M. Coleman. First Floor Plan for the renovation and rear one storey extension of the CBC bank building, 1954. (CIBC Archives)



22. Photograph taken after the 1954 renovations by M. Coleman of the CIBC banking hall looking west towards the side wall. (WTJHS Archives)



23. M. Coleman, site plan indicating the rear one-storey extension and the rear elevation of the renovations for the CBC bank in 1954 (CIBC Archives)



23. View of the north side of Dundas Street, looking east, showing the bank with two of the 1930s buildings to the east, the S. S. Kresge Co. building and the former Woolworths building in 1992 (HPS, 1992)



24. View of the north side of Dundas Street, looking east, showing a current view of the bank and adjacent Kresge's building. The Woolworth's building, just out of the frame remains (HPS, 2017)



25. South side of Dundas Street West, block opposite the bank, showing the late 19th and early 20th century streetscape with 2-3 storey buildings combining retail at grade with residential accommodation above. The arrow indicates the two buildings seen in Image 26 below (HPS)



26. Block, as above, on the south side of Dundas Street West with the Bank of Montreal and adjacent mixed-use property typical of the scale, period and typology of the street. (HPS 2017)



27. Block on the south side of Dundas Street West, as in Image 25, showing the late 19th and early 20th-century mixed use buildings with some original shop fronts and details (HPS 2017)