

Alterations to a Designated Heritage Property - 2896 Dundas Street West

Date: May 7, 2019

To: Toronto Preservation Board
Toronto and East York Community Council

From: Senior Manager, Heritage Preservation Services, Urban Design, City Planning

Wards: Ward 4 - Parkdale-High Park

SUMMARY

This report recommends that City Council approve the proposed façade alterations at the existing commercial building at 2896 Dundas Street West. This building was constructed in 1911 to the designs of architects Langley & Howard and it was originally known as the Molsons Bank.

The proposal involves rear additions to expand the existing building's gross floor area so as to continue commercial uses on the ground floor and create additional dwelling units on the second floor. These alterations involve the conversion of the existing west ground floor window to an entrance door so as to facilitate access to proposed dwelling units on the second floor.

RECOMMENDATIONS

The Senior Manager, Heritage Preservation Services, Urban Design, City Planning recommends that:

1. City Council approve the alterations to the heritage building at 2896 Dundas Street West, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a new entrance to the existing building on lands known municipally as 2896 Dundas Street West, with such alterations substantially in accordance with the plans and drawings prepared by Culmone & Associates Ltd., dated February 20 and April 26, 2019, and on file with the Senior Manager, Heritage Preservation Services, and the letter prepared by Chris Hall of The Ventin Group Ltd. dated April 26, 2019 and subject to the following additional conditions:

a. That prior to the issuance of any permit for all or any part of the property at 2896 Dundas Street West, including a heritage permit or a building permit, but

excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Preservation Services, the owner shall:

1. Provide full building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved plans and drawings prepared by Culmone & Associates Ltd., dated February 20 and April 26, 2019, and on file with the Senior Manager, Heritage Preservation Services, and the letter prepared by Chris Hall of The Ventin Group Ltd dated April 26, 2019 including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services;

FINANCIAL IMPACT

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

DECISION HISTORY

This property was first listed on the City of Toronto's Heritage Register on June 27, 1995 and recently designated under Part IV of the Ontario Heritage Act with the passing of municipal by-law 225-2019 on January 31, 2019:

<https://www.toronto.ca/legdocs/bylaws/2019/law0225.pdf>

BACKGROUND

The property at 2896 Dundas Street West is designated under Part IV of the Ontario Heritage Act as of January 31, 2019 with the passing of municipal by-law 225-2019. The City's policies seek the conservation of the cultural heritage value, attributes and character of properties included on the Heritage Register. The Statement of Significance that describes the cultural heritage value of the property and its heritage attributes can be found in Attachment 4.

Policy Framework

Provincial Policy Statement and Planning Act

The Planning Act and the associated Provincial Policy Statement guide development in the Province. The Act states that municipalities must have regard for matters of provincial interest. Section 2(d) specifically refers to "the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest."

Provincial Policy Statement (PPS) issued under the authority of Section 3 of the Planning Act provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. Key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. The Planning Act requires that City Council's decisions affecting land use planning matters "be consistent with" the Provincial Policy Statement.

Policy 2.6.1 of the PPS directs that "Significant built heritage resources and significant cultural heritage landscapes shall be conserved." Properties included on the City's Heritage Register are considered to be significant in this context. "Conserved" is defined in the PPS as "the identification, protection, use and/or management of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act.

Growth Plan

The Growth Plan for the Greater Golden Horseshoe (2017) (Growth Plan) provides a strategic framework for managing growth in the Greater Golden Horseshoe region including:

Policy 4.2.7(1) of the Growth Plan states that cultural heritage resources, which includes built heritage resources, will be conserved in order to foster a sense of place and benefit communities. Both the PPS and the Growth Plan outline that built heritage resources are generally located on a property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.

Official Plan

The Official Plan provides the City's policy framework for heritage conservation in the City. Section 3.1.5 of the Plan addresses the identification and evaluation of properties of cultural heritage value or interest. It also provides for conservation of heritage resources. Policies relevant to the application include:

3.1.5.4: "Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and as adopted by Council."

3.1.5.5: "Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work."

3.1.5.6: "The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada."

3.1.5.26: "New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it."

3.1.5.27: "Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of facades alone is discouraged."

Parks Canada Standards and Guidelines for Conservation of Historic Places in Canada

The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) is the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9) and the Standards for Rehabilitation (10-12) apply to this project.

<http://www.historicplaces.ca/en/pages/standards-normes.aspx>

COMMENTS

In 2017, staff raised no objections to a minor variance application that involved third and fourth-storey additions above the existing building at 2896 Dundas Street West, however, this proposal was subsequently abandoned. The current proposal is for a two-storey rear addition in connection with the use of the ground floor as commercial space with four dwelling units at second floor level. The only heritage attribute of this designated building that would be affected by the proposal is one of the ground floor windows. The proposal would involve converting this into a doorway in order to provide a separate entrance to the second floor apartments.

The alterations involve extending one of the existing window openings down to grade level. The existing round headed opening with its moulded arch surrounds, keystone and fixed transom window would remain. The projecting stone sill would be removed and stored on site for potential re-use and reference. The existing moulded stone arch would remain with the partial sill plinth below. In this way, the legibility of this doorway as a former window would remain. The new door and frame would be located within this opening in the same plane as the existing transom window above.

CONCLUSION

The proposed alteration is considered the minimal necessary in order to allow the provision of a separate entrance for the upper floor apartments. As such, it represents the minimal intervention approach recommended by the Parks Canada "Standards and Guidelines for the Conservation of Historic Places in Canada." For these reasons, Staff support the alterations to the façade at 2896 Dundas Street West.

CONTACT

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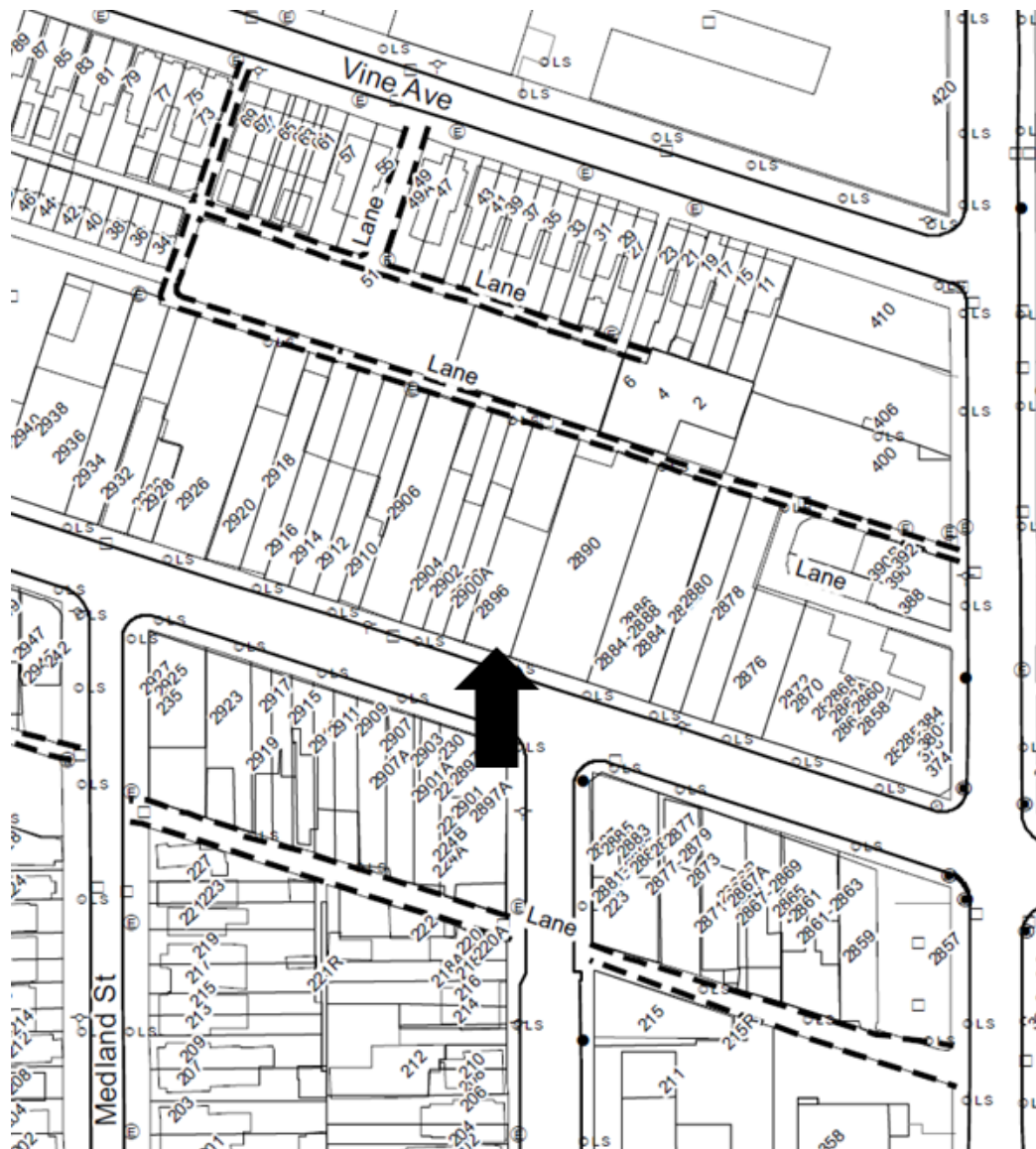
SIGNATURE

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ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Photograph of existing façade
Attachment 3: Drawings of proposed replacement building
Attachment 4: Statement of Significance

ATTACHMENT 1: LOCATION MAP



This location map for 2896 Dundas Street West is for information purposes only and is oriented with North at the top. The exact boundaries of the property are not shown.

ATTACHMENT 2: PHOTOGRAPHS OF EXISTING BUILDING

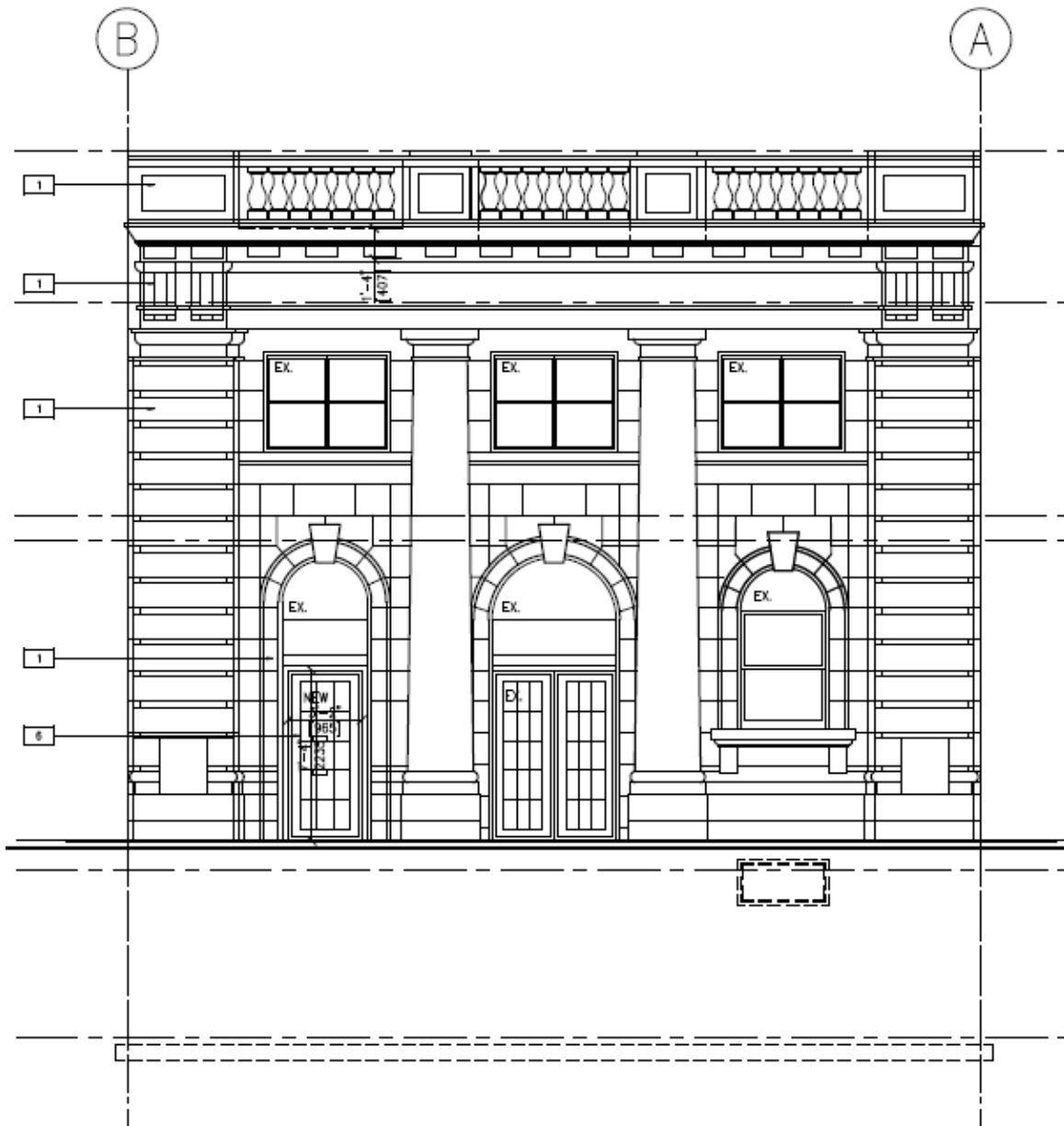


Image of the existing south façade (facing north) at the existing Molson Bank building at 2896 Dundas Street West (2018 photo showing previous awning removed)

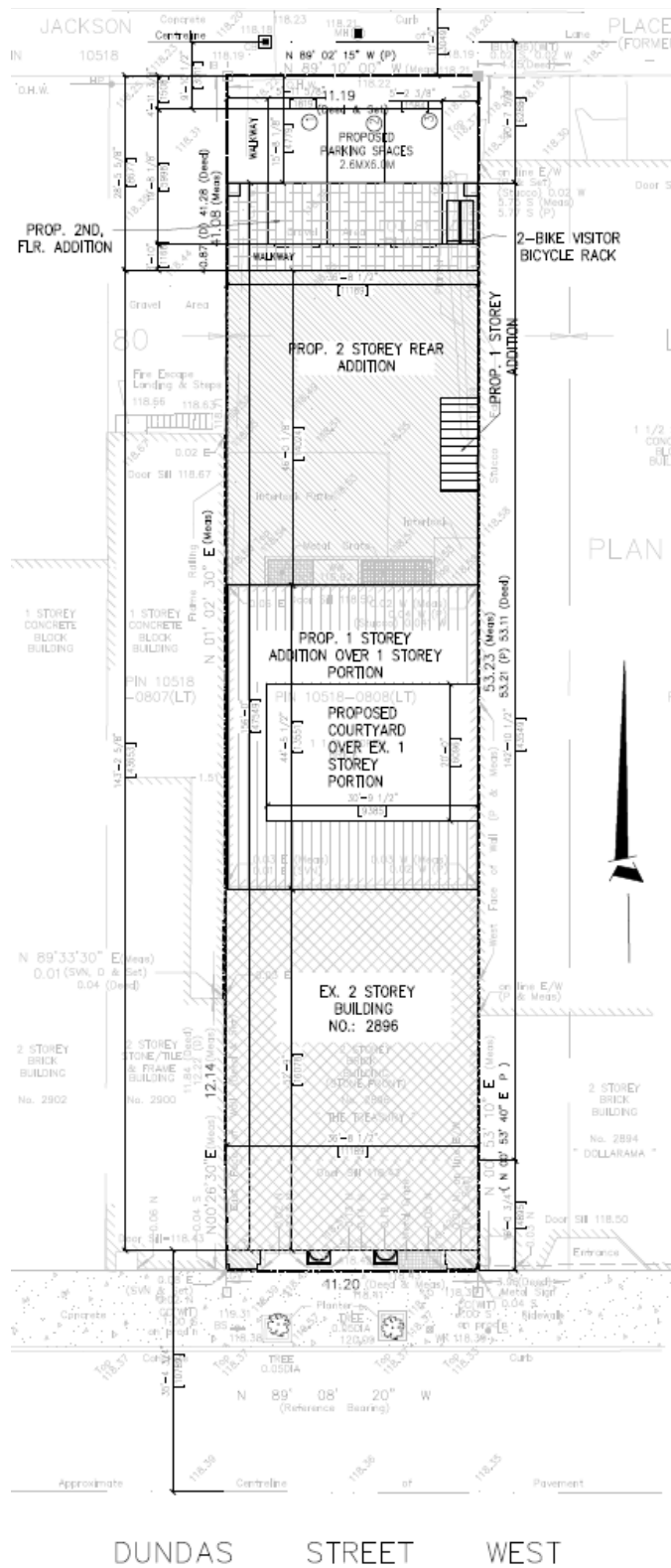


Image (facing north) of the ground floor west window to be converted to a door entrance

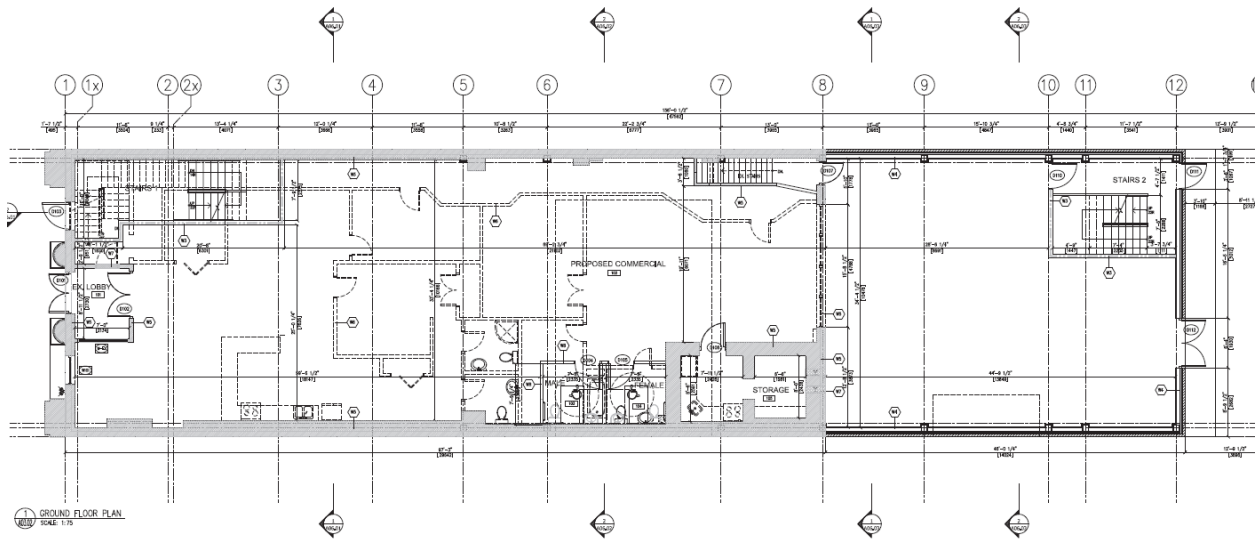
ATTACHMENT 3: DRAWINGS OF PROPOSED ALTERATIONS



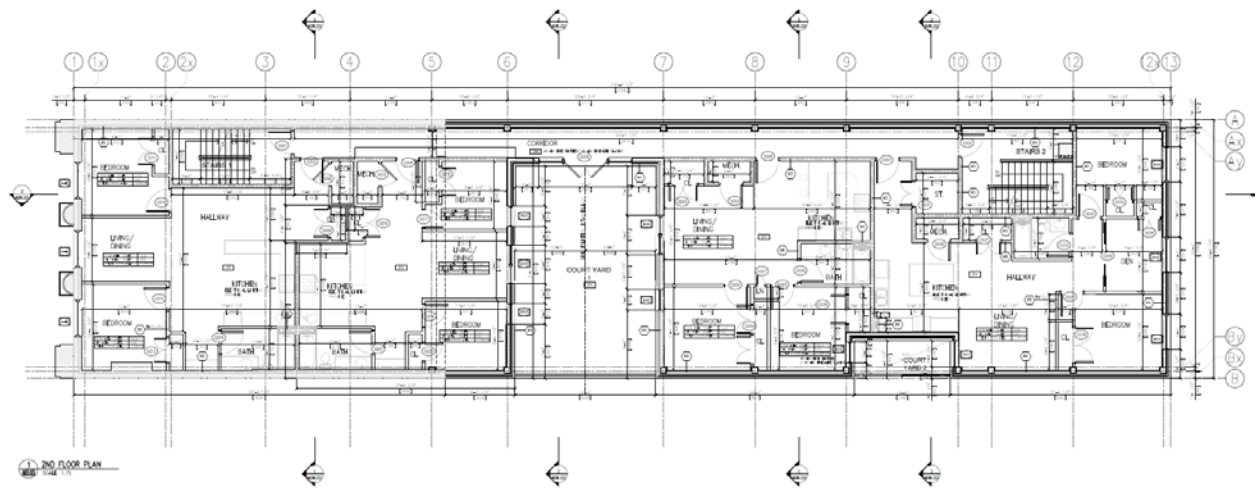
Proposed south façade alteration at 2896 Dundas Street West (facing north)



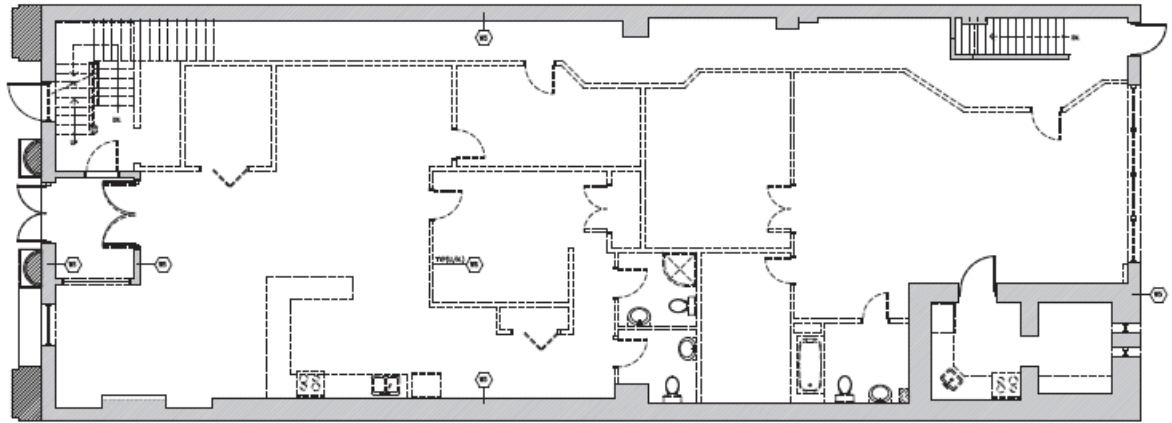
Proposed site plan for the building at 2896 Dundas Street West. Additions are to the rear of the building, not to be visible from the public realm.



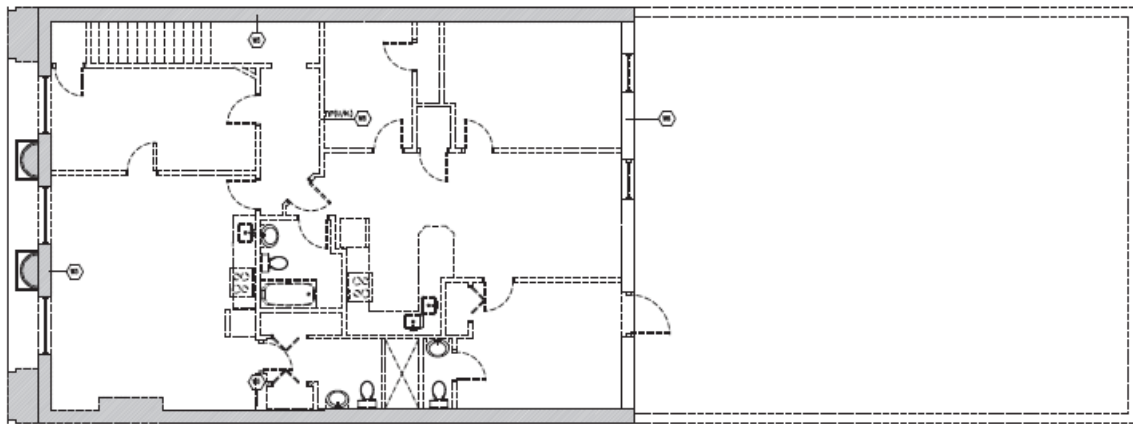
Proposed ground floor plan for the building at 2896 Dundas Street West. A new staircase is proposed to be built to provide access to the upstairs dwelling units.



Proposed second floor plan the building at 2896 Dundas Street West showing the new dwelling units



2 GROUND FLOOR DEMOLISH PLAN
SCALE: 1/25



3 SECOND FLOOR DEMOLISH PLAN
SCALE: 1/25



Proposed interior demolition works for the building at 2896 Dundas Street West

ATTACHMENT 3: STATEMENT OF SIGNIFICANCE

City of Toronto By-law 225-2019 SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION

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 Register 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