

Inclusion on the City of Toronto's Heritage Register, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act, Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 2946 Dundas Street West

Date: January 25, 2021

To: Toronto Preservation Board
Toronto & East York Community Council

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

Wards: Parkdale-High Park - Ward 4

SUMMARY

This report recommends that City Council state its intention to designate the property at 2946 Dundas Street West (including the entrance addresses at 2948, 2950 and 2952) under Part IV, section 29 of the Ontario Heritage Act, approve the proposed alterations, and grant authority to enter into a Heritage Easement Agreement for the subject property.

The property at 2946 Dundas Street West (with entrance addresses at 2948, 2950 and 2952) is located on the north side of the street, between Pacific Avenue and Medland Street in the Junction neighbourhood. Constructed in 1921, the William Rowntree Block is a fine example of the Neo-Gothic style building, designed by the Junction-based architectural partnership of Smith & Wright. It is associated with the history of original owner William Rowntree who was a long-time local resident and business owner on this section of Dundas Street West. Situated at the heart of the historic West Toronto Junction, the design, scale, form and materials of the building at 2946 Dundas Street West 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 Junction neighbourhood's context.

The property is located within The Junction Phase 1 Heritage Conservation District (HCD) Study Area that has been authorized by City Council and prioritized for study in City Planning's Study Work program.

The proposed development site is located at 2946-2968 Dundas Street West and involves the retention of the building at 2946 Dundas Street West, known as the William Rowntree Block, demolition of existing buildings and structures from 2956-2968 Dundas Street West and construction of a new infill 8-storey mixed-use building.

The proposed new infill 8-storey building has been designed to respect the mid-rise three-storey massing of the William Rowntree Block and to appear as multiple buildings along Dundas Street West with a street wall ranging from four to five stories in height, and with datum lines that aligned with the Rowntree Block. The proposed upper stories are to be stepped back at fourth floor level by approximately 5.4m from the front and 5.5m from east side with further step backs at sixth and eighth floor levels in order to lessen their visual impact from the public realm and on the existing Rowntree Block. Heritage Planning staff have reviewed the proposed development against applicable heritage policies and are satisfied that existing neighbourhood character and heritage resources will be appropriately conserved. Staff support the proposed conservation strategy.

RECOMMENDATIONS

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

1. City Council include the property at 2946 Dundas Street West (with entrance addresses at 2948, 2950 and 2952) on the City of Toronto's Heritage Register.
2. City Council state its intention to designate the property at 2946 Dundas Street West (with entrance addresses at 2948, 2950 and 2952) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance (Reasons for Designation)(Attachment 4) attached to the report (January 25, 2021) from the Senior Manager, Heritage Planning, City Planning.
3. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the bill in Council designating the properties under Part IV, Section 29 of the Ontario Heritage Act.
4. If there are objections to the designation, 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 on the designation of the property.
6. City Council authorize the entering into of Heritage Easement Agreement(s) under Section 37 of the Ontario Heritage Act with the owner of 2946 Dundas Street West (with

entrance addresses at 2948, 2950 and 2952) in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.

7. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into Heritage Easement Agreement(s) for the property at 2946 Dundas Street West (with entrance addresses at 2948, 2950 and 2952).

8. City Council approve the alterations to the heritage property at 2946 Dundas Street West (with entrance addresses at 2948, 2950 and 2952) in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of an 8-storey mixed use building on these lands, with such alterations substantially in accordance with plans and drawings dated November 13, 2020 prepared by Core Architects, and on file with the Senior Manager, Heritage Planning; and the Heritage Impact Assessment, prepared by Goldsmith Borgal & Company Ltd. Architects dated May 28 2020 and the addendum dated November 13, 2020 and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Planning and subject to the following additional conditions:

a. That the related site specific Zoning By-law Amendment giving rise to the proposed alterations have been enacted by the City Council and have come into full force and effect in a form and with content acceptable to the City Council, as determined by the Chief Planner and Executive Director, City Planning, in consultation with the Senior Manager, Heritage Planning

b. That prior to the introduction of the bills for such Zoning By-law Amendment by City Council, the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the property at 2946 (entrance addresses at 2948, 2950 and 2952) Dundas Street West in accordance with plans and drawings dated November 13, 2020 prepared by Core Architects, and on file with the Senior Manager, Heritage Planning; and the Heritage Impact Assessment, prepared by Goldsmith Borgal & Company Ltd. Architects dated May 28 2020 and the addendum dated November 13, 2020 and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with a Conservation Plan required in recommendation 8.b.2 to the satisfaction of the Senior Manager, Heritage Planning, including registration of such agreement to the satisfaction of the City Solicitor.

2. Provide a detailed Conservation Plan, prepared by a qualified consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment prepared by Goldsmith Borgal & Company Ltd. Architects dated May 28 2020 and the addendum dated November 13, 2020 to the satisfaction of the Senior Manager, Heritage Planning.

c. That prior to final Site Plan Approval for the proposed Zoning By-law Amendment by City Council for the property located at 2946 Dundas Street West (entrance addresses at 2948, 2950 and 2952), the owner shall:

1. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 8.b.2 to the satisfaction of the Senior Manager, Heritage Planning.
2. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect.
3. Provide a Heritage Lighting Plan that describes how the exterior of the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.
4. Submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Planning.
5. Provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning

d. That prior to the issuance of any permit for all or any part of the property at 2946 Dundas Street West (entrance addresses at 2948, 2950 and 2952), 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 Planning, the owner shall:

1. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 8.b.2, 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 Planning
2. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Planning to secure all work included in the approved Conservation Plan, and approved Interpretation Plan.
3. Provide full documentation of the existing heritage property at 2946 Dundas Street West (entrance addresses at 2948, 2950 and 2952), including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a CD in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior

floor plans and original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Planning.

e. That prior to the release of the Letter of Credit required in Recommendation 8.b.2, the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work and the required interpretive work has been completed in accordance with the Conservation Plan and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning

2. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning.

FINANCIAL IMPACT

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

DECISION HISTORY

At its May 2014 meeting, Toronto and East York Community Council nominated the Junction (east of Keele Street) for consideration as a Heritage Conservation District. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE32.87>

On January 31 and February 1, 2018, Toronto City Council directed that Heritage Conservation District studies be initiated for The Junction Phase 1. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG25.4>

BACKGROUND

Application 19 124750 STE 04 OZ for 2946-2968 Dundas Street West for the project described in this report was submitted to the City of Toronto on March 12, 2019.

The project site for 2946-2968 Dundas Street West is within the City Council-authorized The Junction Phase Heritage Conservation District (HCD) Study area.

Area Context

The West Toronto Junction

To better understand the historic context of the area, Heritage Planning engaged Common Bond Collective to prepare The West Toronto Junction Historic Context Statement (HCS) report which was completed in early 2020. The HCS included a high-level survey

of the former Municipality of West Toronto, and identified key themes in the area's history that have influenced its present-day form and context. This pilot study developed through the Toronto Heritage Survey and in consultation with a heritage focus group comprised of local historians and community representatives, precedes phase one of the West Toronto Junction HCD Study, which Heritage Planning will commence in 2021 and focus specifically on Dundas Street West, which has historically and continues to be the main street and commercial artery for the West Toronto Junction community.

2946 Dundas Street West

The William Rowntree Block is located mid-way along the block on the north side of Dundas Street West, east of the intersection with Pacific Avenue, in the historic heart of the West Toronto Junction. This part 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. In contrast to these retail buildings are the numerous banks along this stretch of Dundas Street West, largely clad in stone with classical detailing and evocative of a monumental scale. On the block between Pacific Avenue and Medland Street, the William Rowntree Block stands among numerous buildings dating to this early period in the Junction's main street development that are already recognized on the City's Heritage Register and listed below.

2956-2960 Dundas Street West

Despite its historic appearance, the "Junction Train Platform" located at 2956-2960 Dundas Street West, is a mock train platform built c. 2003 and was designed by Deborah Friesen Architect Inc. The "train platform" has been a gathering place for the Junction including the local farmers' market for more than 15 years.

The Junction Train Platform and the adjacent existing International Style commercial building located at 2968 Dundas Street West are proposed to be demolished to make room for the proposed new development.

Adjacent Heritage Properties

The development site at 2946-2968 Dundas Street is adjacent to properties identified below listed on the Heritage Register:

437 Pacific Avenue - A house that was constructed in 1886 and included on the Heritage Register by City Council on April 14, 1997.

James Hall, 2975 Dundas Street West - a three-storey commercial building that was constructed in 1888 and included on the Heritage Register City Council on March 19 & 20, 1990.

2959 Dundas Street West (originally known as the W.H. Ives, Tailor Building) is a three-storey commercial building that was constructed in 1889 and included on the Heritage Register by City Council on September 16, 1996.

Former Dominion Bank, 2945 Dundas Street West - a two storey commercial building that was constructed in 1916. It was designed by the prominent architect John M. Lyle and was included on the Heritage Register by City Council on September 16, 1996.

Development Proposal

Project History

A Zoning By-Law Amendment application was submitted on March 12, 2019 to facilitate the redevelopment of the site at 2946-2968 Dundas Street West with an 8-storey mixed-use building, consisting of residential and office uses, and street related retail. None of the properties on the application site are currently listed on the City of Toronto's Heritage Register or designated under Ontario Heritage Act (OHA), however the William Rowntree Block, was evaluated in Heritage Impact Assessment (HIA) as having sufficient heritage value to warrant designation under Part IV of the OHA.

The proposed new eight-storey building's original design included a large cantilevered massing spanning the length of the development site at the upper stories (floors six to eight). This was considered too heavy and overwhelming within the immediate streetscape and within this part of the Junction. As such Heritage Planning and Urban Design staff advised the applicant to remove the cantilevered massing.

Current Development Proposal

The development site at 2946-2968 Dundas Street West consists of the retention of the existing William Rowntree Block and the demolition of the other buildings from the site to allow for the construction of a new 8-storey mixed-use building. The revised scheme reduced the massing at the upper stories and removed the cantilever. The mid-rise three to five storey street wall has been designed to respect the William Rowntree Block and the character of this part of Dundas Street West. The new building would appear as multiple interconnected buildings with datum lines that align with the Rowntree Block. The proposed upper stories above these street-level blocks would be stepped back by approximately 5.4m from the front and 5.5m from east side at fourth floor level with additional step backs at sixth and an additional eighth floor levels (the side step back would be increased to 8.45m at 6th floor level and the front step back would be increased to 9.3m at eighth floor level). This would lessen the visual impact of the new building upon the streetscape and upon the existing William Rowntree Block.

Heritage Planning 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."

The 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."

Policy 2.6.3 of the PPS directs that "planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved."

Growth Plan

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform to the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform to the Growth Plan.

Policy 4.2.7.1 of the Growth Plan states that "Cultural Heritage Resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas."

City of Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan. The Plan provides the policy framework for heritage conservation in the City. Relevant policies include:

3.1.5.3 Heritage properties of cultural heritage value or interest, including Heritage Conservation Districts and archaeological sites that are publicly known will be protected by being designated under the Ontario Heritage Act and/or included on the Heritage Register.

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 façades alone is discouraged.

3.1.5.28 The owner of a designated heritage property will be encouraged to enter into a Heritage Easement Agreement where the City considers additional protection beyond designation desirable due to the location, proposed alteration, and/or the nature of that property.

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>

HERITAGE PROPERTY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 2946 Dundas Street West (with entrance addresses at 2948, 2950 and 2952) has cultural heritage value under all three categories of design and physical, historical and associative, and context.

The Statement of Significance comprises the Reasons for Designation for the property at 2946 Dundas Street West (including the entrance addresses at 2948, 2950 and 2952).

2946 Dundas Street West, William Rowntree Block

The property at 2946 Dundas Street West (including the entrance addresses at 2948, 2950 and 2952) 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 criteria of design and physical, historical and associative, and contextual values.

Description

The property at 2946 Dundas Street West (including entrance addresses at 2948, 2950 and 2952) is located on the north side of Dundas Street West, east of Pacific Avenue, and contains a three-storey mixed use building with four storefronts at ground level and eight residential units above. The building, known as the William Rowntree Block, was completed in 1921.

Statement of Cultural Heritage Value

Design and Physical Value

The property at 2946 Dundas Street West has design value as a fine example of an early twentieth century commercial and residential mid-block building in the Neo-Gothic style with Collegiate Gothic features, the latter more often employed for educational institutions than for Main Street buildings. Buttresses, parapet walls with embrasures and brown rug-brick cladding punctuated by sandstone sills, lintels and caps are indicative of the style, while the "R" carved into the four pilaster capitals refers to the original property owner, William Rowntree.

Historical and Associative Value

The property has historical value as it is associated with the early development of the West Toronto Junction and its main streets following amalgamation with the City in 1909. It has historic associations with long-standing local resident William Rowntree, who commissioned the building, as well as the nearby heritage property at 2881-2887 Dundas Street West (1901) that housed the Rowntree meat and grocery business, as well as the offices of one of the area's first politicians, Andrew McMaster.

The William Rowntree Block is also valued for its association with the Junction-based Toronto architectural partnership of Smith & Wright, whose commissions also included the similarly Neo-Gothic styling of York Memorial Collegiate Institute (1929).

Contextual Value

The property at 2946 Dundas Street West has contextual value as it maintains this portion of Dundas Street West's late 19th and early 20th century Main Street pattern of two-three storey buildings with a mix of brick shopfronts with residential accommodation, monumental stone banks and post offices that characterised the West Toronto Junction throughout its early subdivision and development history.

Heritage Attributes

The heritage attributes of the William Rowntree Block are:

- The placement of the property on the north side of Dundas Street West which contributes to its contextual value as this feature is representative of the early 20th century Main Street character of this portion of Dundas Street West within The Junction community
- The scale, form and massing of the three-storey building which contributes to its design and contextual value as they are characteristic of a local commercial and residential building and maintain the early 20th century character and scale of this section of Dundas Street West in the Junction
- The primary material cladding on the principal (south) elevation, which is brown rug-brick
- The roofline featuring a cornice in the central four bays indicated by upper and lower stone stringcourses and including four vertically arranged stone details, and the end pavilions feature a parapet wall with embrasures and stone trim
- On the principal (south) elevation, the stone details including the lintels, sills, spouts and caps, including the four capitals of the pilasters with the letter "R" carved on them
- The ground floor shopfronts are framed in stone, with the stone above the two end shopfronts being stepped (currently stuccoed over at 2952)
- The principal (south) elevation organized into two end pavilions with paired, flat-headed windows at the second and third storeys surmounted by decorative brick detailing, flanking four central bays containing four symmetrically-arranged window openings with flat headings at the second storey and segmental-arched openings and decorative brick headers at the third storey

SUMMARY HISTORY AND EVALUATION

Maps, Photographs and a complete Research and Evaluation report are contained in Attachment 2 and Attachment 3, respectively.

Description

2946 DUNDAS STREET WEST, WILLIAM ROWNTREE BLOCK	
ADDRESS	2946 Dundas Street West (entrance addresses at 2948, 2950 & 2952 Dundas Street West)
WARD	Parkdale-High Park
LEGAL DESCRIPTION	PLAN 1066, Lots 3,4,5 and Pt Lot 6
NEIGHBOURHOOD/COMMUNITY	The Junction
HISTORICAL NAME	William Rowntree Block
CONSTRUCTION DATE	1921
ORIGINAL OWNER	William Rowntree
ORIGINAL USE	Commercial at grade; Residential above
CURRENT USE*	Commercial and Residential * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Smith & Wright, architects
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding with brick and stone detail
ARCHITECTURAL STYLE	Neo-Gothic
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design, Associative and Contextual
HERITAGE STATUS	N/A
RECORDER	Heritage Planning - Liz McFarland
REPORT DATE	January 2021

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 2946 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 and directly north of the current property at 2946 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 Webster 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 neighbourhood of West Toronto Junction is incorporated as a village
1889	The Village of West Toronto Junction becomes a Town
1909	The Town of West Toronto Junction is annexed to the City of Toronto

Key Date	Historical Event
1886	The Large Aikenshaw Estate landholdings on the north side of Dundas Street West are subdivided under Registered Plan 603. ¹
1920	Local resident and merchant, William Rowntree purchases Lots 3, 4 and 5 of Registered Plan 1066 from owner Jane Gough Gilbert and the Aikenshaw Estate to construct the subject property at 2946 Dundas Street West to the designs of Junction-based architects, Smith & Wright.
1921	The City Directory for 1922 (containing information gathered in the previous year), indicates that the building at 2946 Dundas Street West is completed and occupied by three businesses at grade and tenants in seven of the eight apartments above. ²

Evaluation Checklist: Applying the Ontario Regulation 9/06 Criteria

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 ✓ if it is applicable, with explanatory text below. A complete research and evaluation report is contained in Attachment 3.

2946 Dundas Street West (with entrance addresses at 2948, 2950 and 2952)

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

1 The subject property at 2946-2954 Dundas Street West corresponds to Lots 72, 73 and 74 of Plan 603.
 2 1922 City of Toronto Directory

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

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

COMMENTS

Heritage Planning staff have reviewed plans and drawings dated November 13, 2020 prepared by Core Architects and the Heritage Impact Assessment dated May 28 2020 and its Addendum dated November 13, 2020 prepared by Goldsmith Borgal & Company Architects Inc., for conformity with the Planning Act, the Provincial Policy Statement, the Growth Plan and the City's Official Plan heritage policies and the Standards and Guidelines for Conservation of Historic Places in Canada.

Conservation Strategy

William Rowntree Block

The proposed conservation strategy involves maintaining and rehabilitating the existing heritage resource known as the William Rowntree Block at 2946 Dundas Street West (including entrance addresses at 2948, 2950 & 2952). The current development proposal retains the entire William Rowntree Block with new openings being proposed within its north (rear) and west (side) walls to accommodate a new elevator shaft and connections to the commercial space within the new development. The proposed underground garage does not extend below the William Rowntree Block in order to ensure the conservation of the whole of this heritage building can be achieved.

The submitted HIA addendum indicates that original interiors of the William Rowntree Block were altered over time to suit changing commercial and residential needs and are

unlikely to include any features of heritage value. The applicant therefore does not expect to retain any interior features; although if features of interest are discovered through the construction process opportunities to include them as part of the Interpretation Plan would be explored. Heritage Planning recommends that if any original tilework or fixtures remain in the apartments in this building, they should be conserved wherever possible. More information should be provided in this regard in the forthcoming Conservation Plan.

The proposed upper stories above the street-level blocks would be stepped back by approximately 5.4m from the front and 5.5m from east side at fourth floor level with additional step backs at sixth and eighth floor levels (the side step back would be increased to 8.45m at 6th floor level and the front step back would be increased to 9.3m at eighth floor level). A reveal is also proposed along part of the western side of the William Rowntree Block. In this way the visual prominence of the William Rowntree Block within the street would be retained.

The proposed new building has been designed to appear as multiple buildings along Dundas Street West with a street wall ranging from four to five stories in height, and with datum lines that aligned with the Rowntree Block. The fenestration pattern and use of red brick on the lower floors with limestone and glazing on the upper floors is proposed to complement its context within this part of The Junction and to lessen the visual impact of the upper floors. As such the proposed new building is considered to respond appropriately to the surrounding streetscape within this part of Dundas Street West.

Though not identified as a heritage property, Heritage Planning and Urban Design staff sought revisions to the scheme to set back the new construction further from the adjacent Hallelujah Baptist Church building at 425 Pacific Avenue (see perspective imaging in Attachment 6).

Storefront Design

The applicant is seeking contemporary storefronts with "as much glazing as possible and minimal window divisions". Heritage Planning staff consider that any new entries and storefronts should reflect the original storefront designs of the William Rowntree Block and include the retention and restoration of the original cast-stone storefront materials where possible. Heritage Planning staff will continue to work with the applicant as part of the required Conservation Plan to ensure the William Rowntree Block includes appropriate storefronts and entrances that reflect its historic character and appearance.

Adjacent Heritage Resources

There are a number of heritage buildings adjacent and in close proximity to the subject development site. The proposed development is not expected to have a negative impact on these adjacent heritage properties. Instead, restoration and rehabilitation of the Rowntree Block, based on archival documents, would enhance the character and appearance of this portion of Dundas Street West. The submitted HIA indicates that

shadow impacts from the proposed new building upon adjacent heritage resources are expected to be minimal and transitory.

Conservation Plan

Prior to the introduction of the bills for such Zoning Amendment By-laws for the proposed development at 2946-2968 Dundas Street West, staff are recommending that the applicant be required to provide a detailed Conservation Plan to the satisfaction of the Senior Manager, Heritage Planning, that fully describes how the cultural heritage values of the William Rowntree Block at 2946 Dundas Street West will be conserved.

Heritage Interpretation Plan

Heritage interpretation enhances personal experiences, increases respect and understanding, and communicates the importance of our cultural heritage properties. Prior to final Site Plan approval for the proposed development at 2946-2968 Dundas Street West, staff are recommending that the applicant be required to provide a detailed Interpretation Plan to the satisfaction of the Senior Manager, Heritage Planning that fully describes how the cultural heritage values of the property at 2946 Dundas Street West, will be interpreted.

Heritage Lighting Plan

Prior to final Site Plan approval for the proposed development, staff are recommending that the applicant be required to submit a Lighting Plan to the satisfaction of the Senior Manager, Heritage Planning. This plan will provide details of how the heritage properties will be lit to enhance heritage character as viewed from the public realm at night.

Signage Plan

Given the grade-related commercial uses proposed for the development site, staff are recommending that the applicant also be required to submit a Signage Plan with sign guidelines for the commercial uses that will occur at the heritage properties. This Signage Plan will guide future tenants and residents on the appropriate locations, sizes, and types of signs for the properties.

CONCLUSION

Heritage Planning Staff have completed the attached Property Research and Evaluation Report and determined that the property at 2946 Dundas Street West (including the entrance addresses at 2948, 2950 and 2952) is consistent with Ontario Regulation 9/06 and meets the criteria for designation. The property meets the criteria for designation under all three categories of design and physical, historical and associative, and contextual value.

The Statement of Significance for 2946 Dundas Street West (including the entrance addresses at 2948, 2950 and 2952) comprises the Reasons for Designation, which is

the Public Notice of Intention to Designate and will be advertised on the City of Toronto's website in accordance with the City of Toronto Act provisions and served on the Ontario Heritage Trust to the provisions of the Ontario Heritage Act.

Heritage Planning staff have reviewed the proposed development for the heritage property at 2946 Dundas Street West and are satisfied the proposal meets the intent of the Planning Act, the Provincial Policy Statement, the Growth Plan (2020) and the City of Toronto's Official Plan heritage policies in conjunction with the Standards and Guidelines for the Conservation of Historic Places in Canada. The proposals includes the conservation and restoration of the William Rowntree Block and the new construction has been designed to complement the character and appearance of this part of Dundas Street and The Junction's Main Street streetscape.

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SIGNATURE

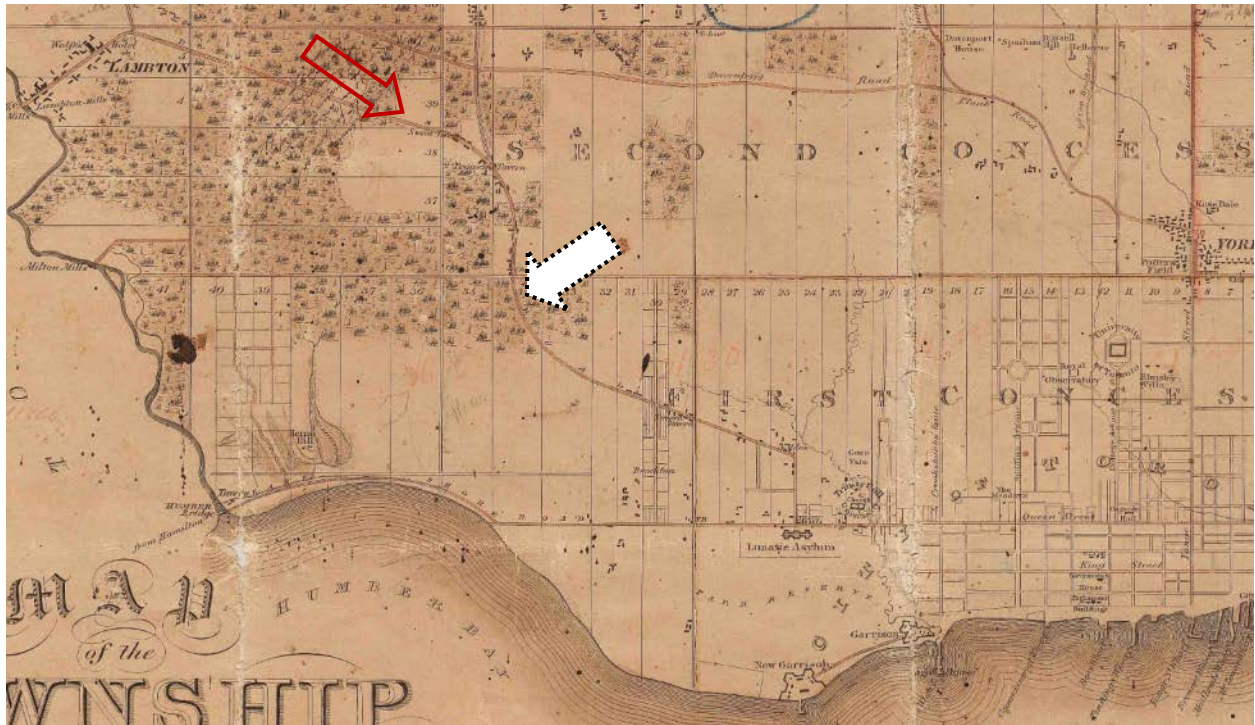
Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning

ATTACHMENTS

Attachment 1 - Location Map
Attachment 2 - Maps and Photographs
Attachment 3 - Research and Evaluation Report
Attachment 4 - Statement of Significance (Reasons for Designation) – 2946 Dundas Street West
Attachment 5 - Proposal Drawings



Location Map showing the property at 2946 Dundas Street West (with entrance addresses at 2948, 2950 & 2952), east of Pacific Avenue. This location map is for information purposes only and is oriented with North at the top. The exact boundaries of the property are not shown.



1. 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)

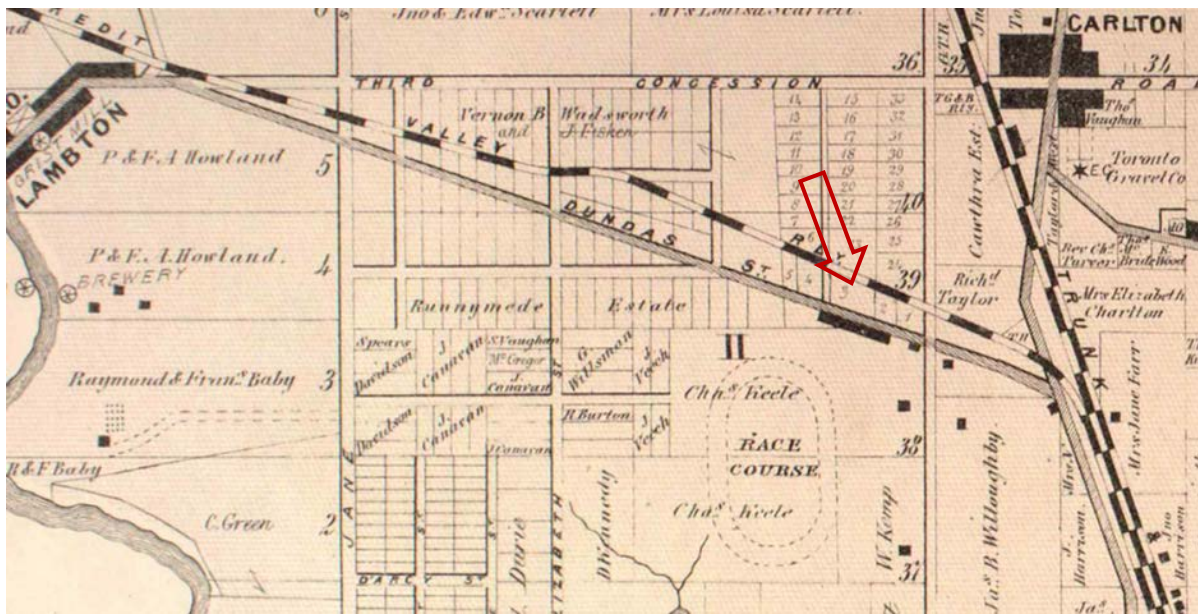


2. Tremaine, George R. *Tremaine's Map of the County of York, Canada West*. 1860, (detail) showing the location of the property known as Aikenshaw, owned by Colonel E.

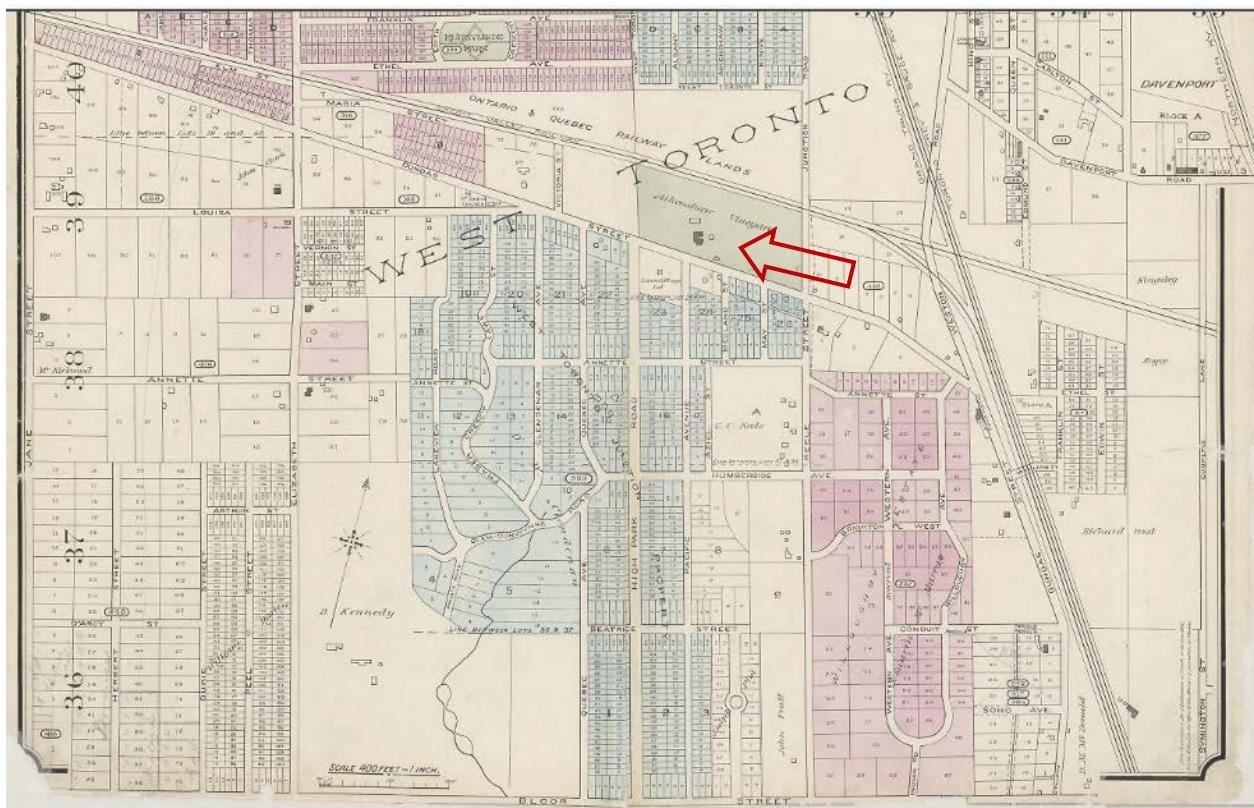
W. Thomson, which now includes the building at 2946 Dundas Street West. The side road now known as Keele Street forms its eastern boundary while the Third Concession Road, today's St. Clair Avenue East, forms the northern boundary. The Grand Trunk Railway is shown passing to the east of Dundas Street and the divergent Weston Road (Ng)



3. Archival picture of the Aikenshaw house built near the northeast corner of Dundas Street West and Pacific Avenue in the 1880s. (Picture attributed to Owen Staples, 191-; TPL)



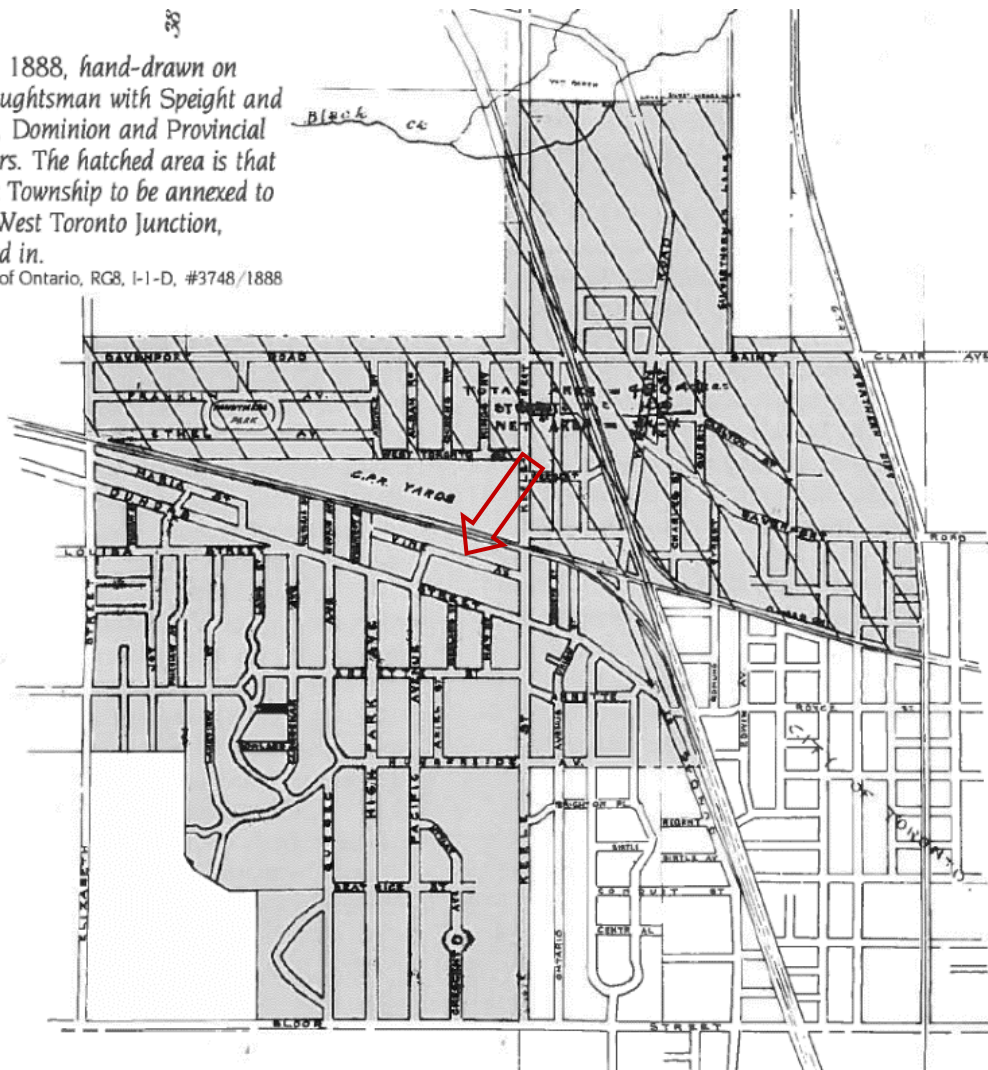
4. Miles & Co. *Illustrated Historical Atlas of the County of York*. 1878 (detail) showing the subdivision of Thomson's Aikenshaw farm. (Ng)



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 (highlighted in blue) directly 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, RG8, I-1-D, #3748/1888



6. Speight and van Nostrand, Sketch Map, 1888 indicating the area of 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 in commemoration of the farm, and the extension of Pacific Avenue north of Dundas Street West, reflecting the adjacent line of the Canadian Pacific Railway (Miles and Fancher, p 22)



7. Archival photo showing the Clendenan house at the northeast corner of Dundas Street West and Pacific Avenue and the early one-storey commercial structures fronting Dundas Street West in 1920. The house and shops would be demolished in 1958 to make way for the current Modernist commercial building at 2968 Dundas Street West. (CTA)



8. Archival photo showing the track-laying on Dundas Street West, looking west toward Pacific Avenue, 1923. At right, the William Rowntree Block is visible just beyond the Beaver Theatre built in 1915 and demolished in the late 20th century. (CTA)



9. Archival photo from the 1990s showing part of the William Rowntree Block at far left, including the original stonework around the storefront openings. (West Toronto Junction Historical Society)



10. Current photograph showing the Neo-Gothic principal (south) elevation of the William Rowntree Block. (Heritage Planning, 2021)



11. Current photograph showing the stone detailing on the principal (south) elevation, including the stone capitals at the roofline containing carved stone shields with the letter "R" for Rowntree. (Heritage Planning, 2021)



12. Current photograph showing the storefront at 2946 Dundas Street West and the original stepped stonework framing the (currently painted) storefront opening. (Heritage Planning, 2021)



13. Current contextual photograph showing the south side of Dundas Street West directly across from the William Rowntree Block and containing a consistent streetscape of late 19th and early 20th century main street buildings including the W. H. Ives Tailor Shop and James Hall heritage buildings. (Heritage Planning, 2021)



14. Current photograph of the 1886 Bay-n-Gable house-form building adjacent to the William Rowntree Block at 437 Pacific Avenue which is also included on the City's Heritage Register. (Heritage Planning, 2021)

1. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 2946 Dundas Street West (including the entrance addresses at 2948, 2950 and 2952) and applies the evaluation criteria as set out in Ontario Regulation 9/06, under the headings of historical and associative, design and physical, and contextual to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act.

The application of this criteria is found in Section 5 (Evaluation Checklist). The archival and contemporary sources for the research are found Section 6. Maps and Photographs are found in Attachment 2.

City Staff acknowledge that the land described in this report is the traditional territory of many nations including the Mississaugas of the Credit, the Anishinaabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. We acknowledge that Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit and the Williams Treaty signed with multiple Mississaugas and Chippewa bands.

2. SUMMARY HISTORY

The Junction Neighbourhood

The property at 2946 Dundas Street West (entrance addresses at 2948, 2950 and 2952) is located in the Toronto neighbourhood originally known as the West Toronto Junction and today simply as the Junction. (See Location Map - Attachment 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 2946 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 1)

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 2)

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 (Image 3).

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.³

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 Webster 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.

Annexation improved civic services, amenities and transportation in the area which, in turn, stimulated further residential development. During this period of Annexation & Maturation (1909-1944),⁴ businesses also settled in the area, gradually turning this once rural area into a thriving urban neighbourhood with this section of Dundas Street West being its commercial spine or 'main street' supported by ongoing land subdivision for residential development on the neighbouring streets.

The portion of the Clendenan property fronting Dundas Street West was subdivided into seven smaller building lots and in 1919 a row of one-storey commercial buildings were erected. Several of these, along with the late-19th century Clendenan house were

³ Dictionary of Canadian Biography

⁴ Common Bond, The West Toronto Junction HCS, 72-85.

demolished in 1958 and replaced with the Modernist commercial buildings that currently stand at the northeast corner of Dundas Street West and Pacific Avenue (2968 Dundas Street West).⁵ In the late twentieth century, the three remaining one-storey structures were demolished to make way for the current vacant lot between the properties at 2968 and 2946 Dundas Street West.

Similarly, Lots 72, 73 and part of Lot 74 of Plan 603 were subdivided under Plan 1066 by the Gilbert family, creating smaller buildings lots fronting Dundas Street West. This action cut off the existing Aikenshaw Lodge from direct access to the street. In 1920, local resident and merchant, William Rowntree purchased Lots 3, 4 and 5 from Jane Gough Gilbert. Rowntree had already constructed the nearby corner building at 2881-2887 Dundas Street West in 1901 from where he operated his meat and grocery business and rented space in the building to Andrew McMaster, the then Town Councillor, later City of Toronto Alderman and eventually MP for the district.⁶ By 1921, the three-storey commercial and residential building now known as William Rowntree Block at 2946 Dundas Street West (with entrance addresses at 2948, 2950 & 2952) was completed for Rowntree to the designs of the local architecture firm, Smith & Wright.

Architects: Smith & Wright

Charles Wellington Smith (1878-1973) formed a partnership with Percival R. Wright in 1913 operating out of an office located in the West Toronto Junction neighbourhood (in the Imperial Bank building at 2338 Dundas Street West). The firm is best known for their many commissions for public schools in York Township, including public schools in Etobicoke and Long Branch. Their most notable school commission was the impressive Collegiate Gothic design for York Memorial Collegiate (1929) at the northwest corner of Eglinton Avenue and Tretheway Drive (Image 7). Smith and Wright also designed the major addition of a Sunday School and Manse for the Morningside Presbyterian Church (1927) in Swansea Village.⁷ The William Rowntree Block seems to be a unique instance of the firm applying their familiar Neo-Gothic styling to a commercial building.

3. ARCHITECTURAL DESCRIPTION

The three-storey, mid-block building at 2946 Dundas Street West, originally designed for local resident and merchant William Rowntree and now known as the William Rowntree Block, is a fine representative of an early 20th-century, main street building incorporating commercial and residential uses and executed in the Neo-Gothic style with well-crafted details. (Images 7-12)

5 The property at 2968 Dundas Street West is also subject to the current development application under review by the City at the time of this report being written. This property is not considered to have sufficient cultural heritage value to merit inclusion on the City of Toronto's Heritage Register.

6 The property at 2881-2887 Dundas Street West was included on the City's Heritage Register in September 2004 and is known as the William Rowntree Building. The property at 2946 Dundas Street West, which is the subject of this report, is known as the William Rowntree Block.

7 Biographical Dictionary of Architects in Canada, entry on Charles Wellington Smith

The principal (south) elevation is clad in brown rug-brick and organized with two end pavilions flanking the central four bays, thus creating a definition of four storefronts. The end pavilions are each defined by brick pilasters, with buttressing, topped with stone capitals, between which is a raised parapet wall with stone coping. An elegant round arch detail below the roofline on each of the two pavilion ends expresses the four symmetrically-arranged window openings below as a single bay. Stone is used on the window lintels and sills. The stone capitals terminating the pilasters at the building's roofline contain carved stone plaques with the letter "R" for Rowntree.

The central four bays are organized in a manner that is distinct from the two end pavilions. Here the windows are grouped into pairs, vertically, with rounded arched openings on the third floor and flat head openings on the second. On the second floor, stone is used for the window lintels as well as a continuous stringcourse, while on the upper floor, the stone is confined to the window sills and the arched lintel is of brick headers.

4. CONTEXT

The William Rowntree Block is located mid-way along the block on the north side of Dundas Street West, east of the intersection with Pacific Avenue, in 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. In contrast to these retail buildings are the numerous banks along this stretch of Dundas Street West, largely clad in stone with classical detailing and evocative of a monumental scale.

On the block between Pacific Avenue and Medland Street, the William Rowntree Block stands among numerous buildings dating to this early period in the Junction's main street development that are already recognized on the City's Heritage Register. These include the W. H. Ives Tailor Building, 1889 (2959 Dundas Street West), James Hall, 1888 (2975 Dundas Street West) and the Dominion Bank, 1916 (2945 Dundas Street West). Directly north of the Rowntree Block, on the east side of Pacific Avenue, stands the Bay-n-Gable house-form building at 437 Pacific Avenue (1886), which is also included on the Heritage Register. (Images 13 and 14)

5. EVALUATION CHECKLIST: Applying the Ontario Regulation 9/06 Criteria

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 Heritage Register.

William Rowntree Block, 2946 Dundas Street West

Rare, unique, representative or early example of a style, type, expression, material or construction method

The property at 2946 Dundas Street West has design value as a fine example of an early twentieth century commercial and residential mid-block building in the Neo-Gothic style with Collegiate Gothic features, the latter more often employed for educational institutions than for Main Street buildings. Buttresses, parapet walls with embrasures and brown rug-brick cladding punctuated by sandstone sills, lintels and capitals are indicative of the style, while the "R" carved into the four pilaster capitals refers to the original property owner, William Rowntree.

Yields, or has the potential to yield, information that contributes to an understanding of a community or culture

The property has historical value as it is associated with the development of the West Toronto Junction and its main streets following amalgamation with the City in 1909, during the area's period of Annexation & Maturation 1909-1944).

Direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community

It has historic associations with long-standing local resident William Rowntree, who commissioned the building, as well as the nearby heritage property at 2881-2887 Dundas Street West (1901) that housed the Rowntree meat and grocery business, as well as the offices of one of the area's first politicians, Andrew McMaster.

Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community

The William Rowntree Block is also valued for its association with the Junction-based Toronto architectural partnership of Smith & Wright, whose commissions also included the similarly Neo-Gothic styling of York Memorial Collegiate Institute (1929).

Important in defining, maintaining or supporting the character of an area and physically, functionally, visually or historically linked to its surroundings

Situated on the north side of Dundas Street West, east of Pacific Avenue, the William Rowntree Block has contextual value as it defines, maintains and supports this portion of Dundas Street West's late 19th and early 20th century Main Street pattern of two-three storey buildings with a mix of brick shopfronts with residential accommodation, monumental stone banks and post offices that characterised the West Toronto Junction throughout its early subdivision and development history.

6. LIST OF RESEARCH SOURCES

Archival Sources

Browne, J.O. Map of the Township of York, 1851. (Ng)
Building Permits and original architectural drawings (1921), City of Toronto Building Records
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
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.
City of Toronto Staff Report, 2881-2887 Dundas Street West (William Rowntree Building) - Inclusion on the City of Toronto Inventory of Heritage Properties, September 9, 2004
<https://www.toronto.ca/legdocs/2004/agendas/committees/tw/tw041012/it014.pdf>
Common Bond Collective. The West Toronto Junction Historic Context Statement (May 13, 2020).
GBCA Architects, Heritage Impact Assessment for 2946 to 2968 Dundas Street West, 2nd issue, May 28, 2020
Hill, Robert. Biographical Dictionary of Architects in Canada; entry for Charles Wellington Smith (incl. Percival R. Wright)
<http://www.dictionaryofarchitectsincanada.org/node/454>
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>

The property at 2946 Dundas Street West, containing the William Rowntree Block, 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.

Description

The property at 2946 Dundas Street West (including entrance addresses at 2948, 2950 and 2952) is located on the north side of Dundas Street West, east of Pacific Avenue, and contains a three-storey mixed use building with four storefronts at ground level and eight residential units above. The building, known as the William Rowntree Block, was completed in 1921.

The property is located within The Junction Heritage Conservation District Study Area.

Statement of Cultural Heritage Value

Design and Physical Value

The property at 2946 Dundas Street West has design value as a fine example of an early twentieth century commercial and residential mid-block building in the Neo-Gothic style with Collegiate Gothic features, the latter more often employed for educational institutions than for Main Street buildings. Buttresses, parapet walls with embrasures and brown rug-brick cladding punctuated by sandstone sills, lintels and caps are indicative of the style, while the "R" carved into the four pilaster capitals refers to the original property owner, William Rowntree.

Historical and Associative Value

The property has historical value as it is associated with the development of the West Toronto Junction and its main streets during the area's most prolific period of growth, following amalgamation with the City in 1909. It has historic associations with long-standing local resident William Rowntree, who commissioned the building, as well as the nearby heritage property at 2881-2887 Dundas Street West (1901) that housed the Rowntree meat and grocery business, as well as the offices of one of the area's first politicians, Andrew McMaster.

The William Rowntree Block is also valued for its association with the Junction-based Toronto architectural partnership of Smith & Wright, whose commissions also included the similarly Neo-Gothic styling of York Memorial Collegiate Institute (1929).

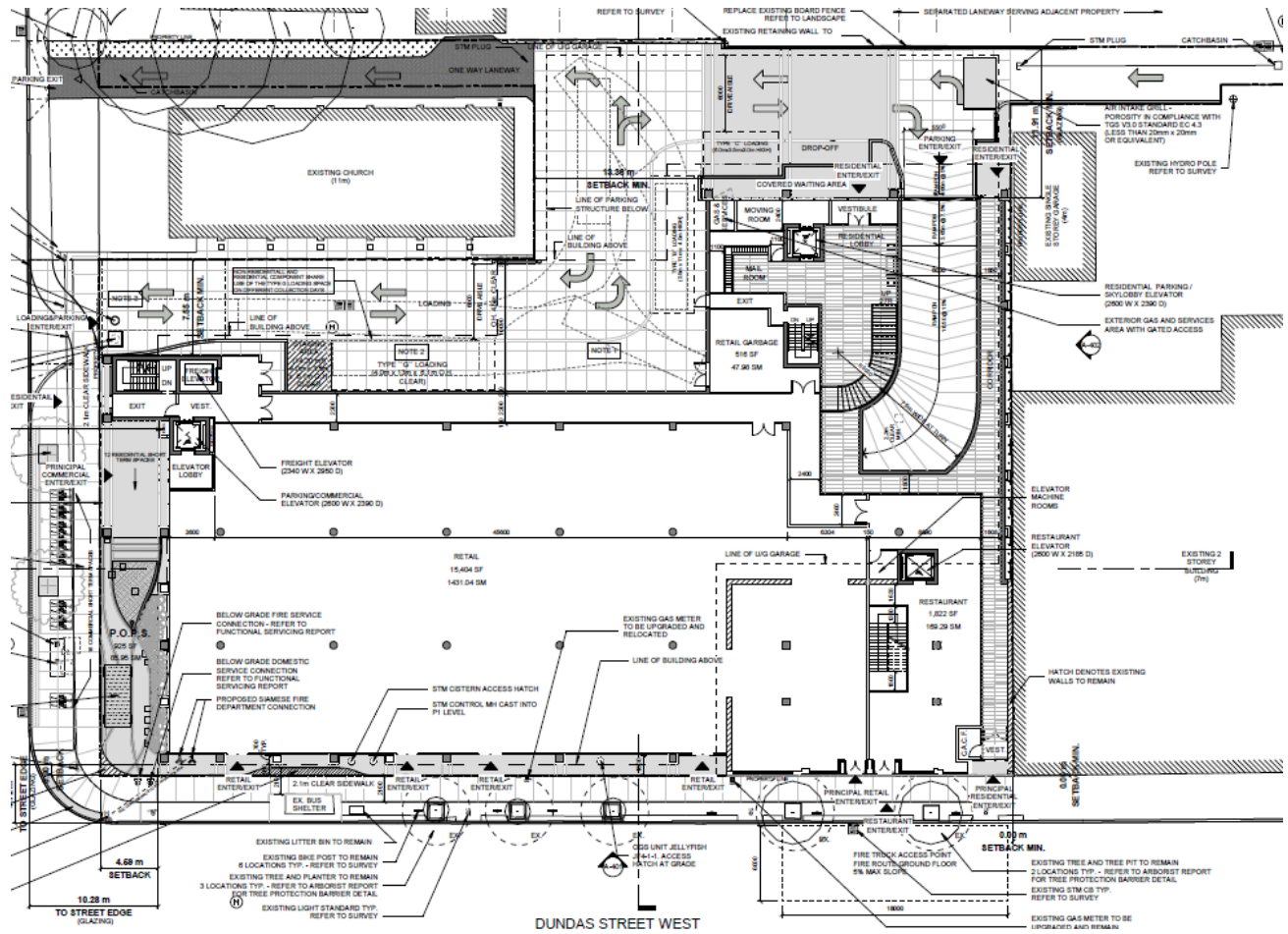
Contextual Value

The property at 2946 Dundas Street West has contextual value as it maintains this portion of Dundas Street West's late 19th and early 20th century Main Street pattern of two-three storey buildings with a mix of brick shopfronts with residential accommodation, monumental stone banks and post offices that characterised the West Toronto Junction throughout its early subdivision and development history.

Heritage Attributes

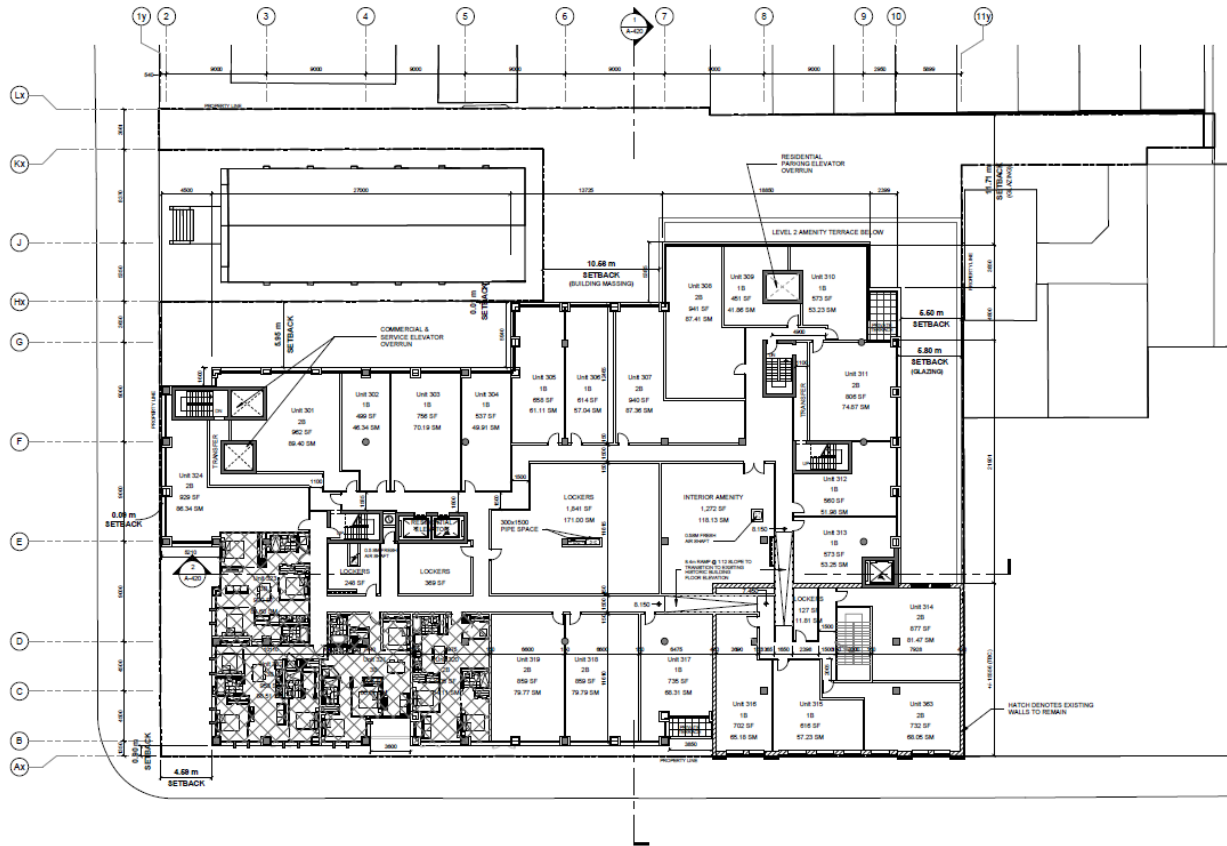
The heritage attributes of the William Rowntree Block are:

- The placement of the property on the north side of Dundas Street West which contributes to its contextual value as this feature is representative of the early 20th century Main Street character of this portion of Dundas Street West within The Junction community
- The scale, form and massing of the three-storey building which contributes to its design and contextual value as they are characteristic of a local commercial and residential building and maintain the early 20th century character and scale of this section of Dundas Street West in the Junction
- The primary material cladding on the principal (south) elevation, which is brown rug-brick
- The roofline featuring a cornice in the central four bays indicated by upper and lower stone stringcourses and including four vertically arranged stone details, and the end pavilions feature a parapet wall with embrasures and stone trim
- On the principal (south) elevation, the stone details including the lintels, sills, spouts and caps, including the four capitals of the pilasters with the letter "R" carved on them
- The ground floor shopfronts are framed in stone, with the stone above the two end shopfronts being stepped (currently stuccoed over at 2952)
- The principal (south) elevation organized into two end pavilions with paired, flat-headed windows at the second and third storeys surmounted by decorative brick detailing, flanking four central bays containing four symmetrically-arranged window openings with flat headings at the second storey and segmental-arched openings and decorative brick headers at the third storey



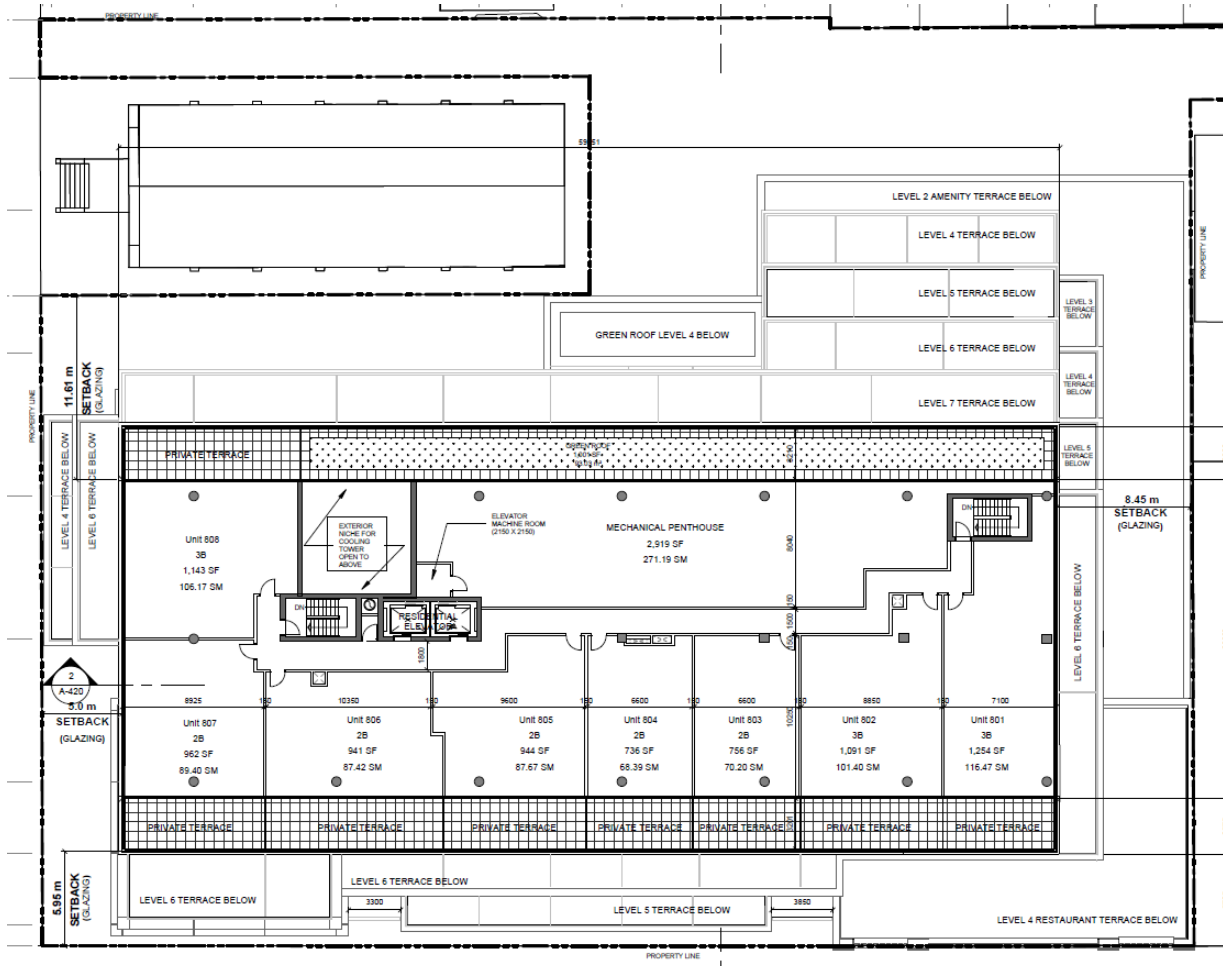
Ground Floor Plan

PROPOSAL DRAWINGS
2946-2968 Dundas Street West



Third Floor Plan

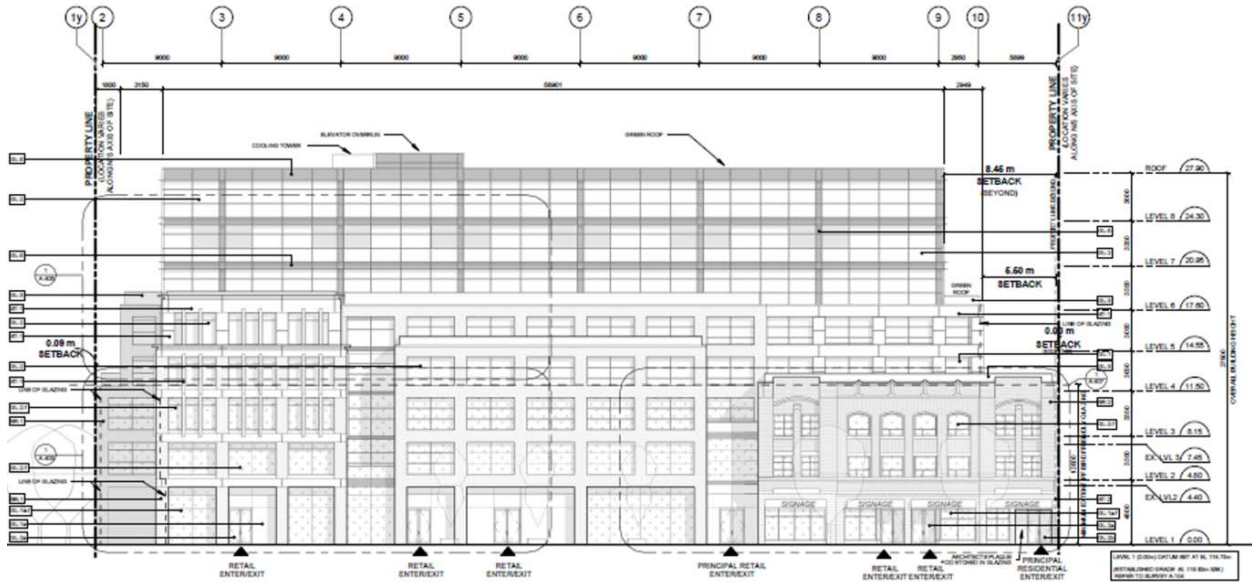
PROPOSAL DRAWINGS
2946-2968 Dundas Street West



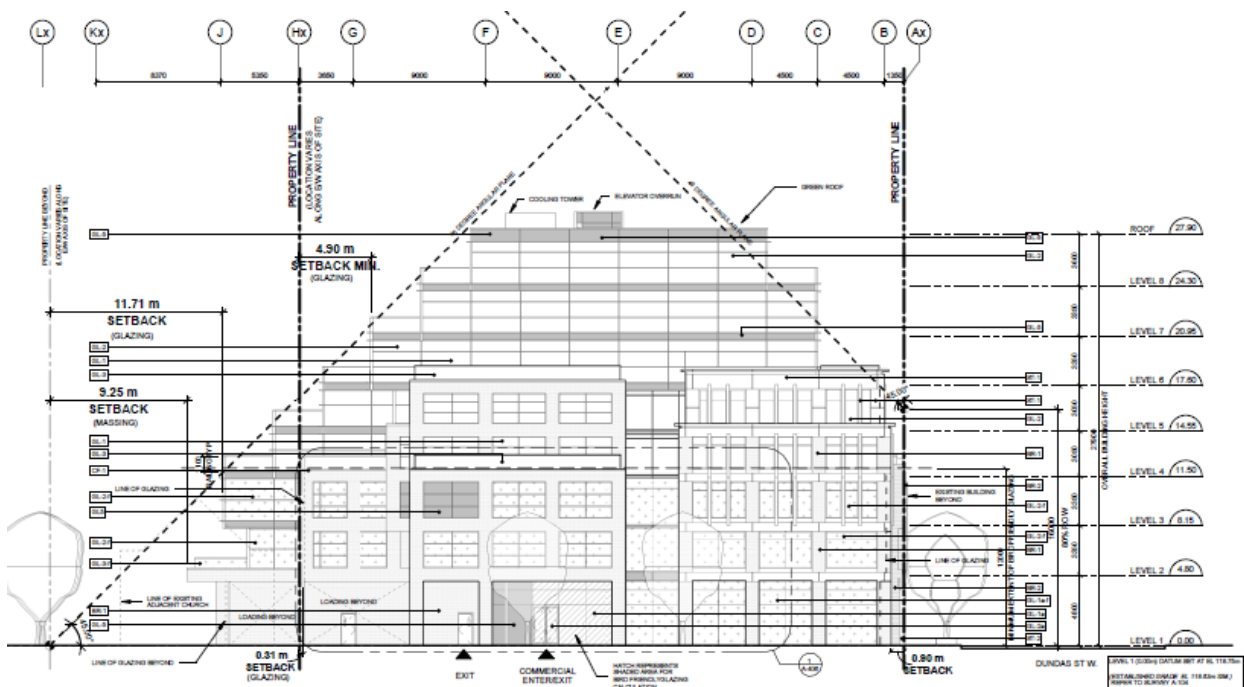
Eighth Floor Plan

PROPOSAL DRAWINGS

2946-2968 Dundas Street West



Dundas Street West Elevation showing the William Rowntree Block on the far right



Pacific Avenue Elevation

PROPOSAL DRAWINGS
2946-2968 Dundas Street West



Dundas Street West Elevation - William Rowntree Block, 'corner' and 'central' blocks

PROPOSAL DRAWINGS
2946-2968 Dundas Street West



Perspective View from the south along Dundas Street West, looking north



Perspective View from the east along Dundas Street West, looking west

PROPOSAL DRAWINGS
2946-2968 Dundas Street West



Perspective View from the west along Dundas Street West, looking east



Perspective View from Pacific Avenue, looking north toward Dundas Street West

PROPOSAL DRAWINGS
2946-2968 Dundas Street West

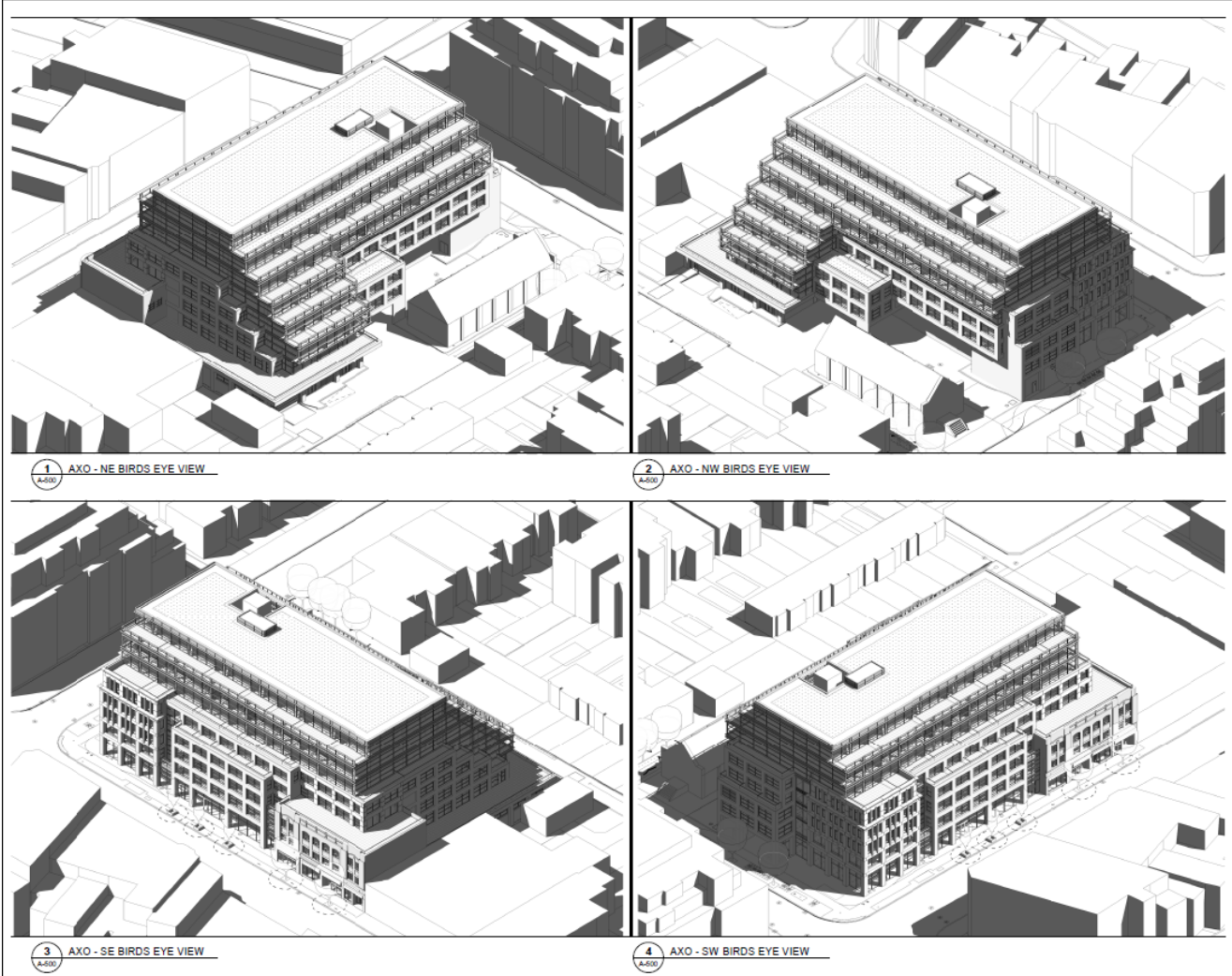


Perspective View along Pacific Avenue north of Dundas Street West



Perspective View along Pacific Avenue looking south toward Dundas Street West

PROPOSAL DRAWINGS
2946-2968 Dundas Street West



Axonometric views