

Inclusion of Nine Properties in Toronto and East York and Etobicoke York on the Heritage Register - 239-249 Gerrard Street East (including the entrance addresses of 251 and 253 Gerrard Street East), 509 Parliament Street, 1871 and 1885 Weston Road

Date: January 27, 2023

To: Toronto Preservation Board

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

Wards: York South-Weston - Ward 5, Toronto-Centre - Ward 13

SUMMARY

This report recommends that City Council include nine properties on the City of Toronto's Heritage Register for their cultural heritage value and interest.

The nine properties being recommended for inclusion on the Register are as follows:

239 Gerrard Street East, Toronto-Centre - Ward 13
241 Gerrard Street East, Toronto-Centre - Ward 13
243 Gerrard Street East, Toronto-Centre - Ward 13
245 Gerrard Street East, Toronto-Centre - Ward 13
247 Gerrard Street East, Toronto-Centre - Ward 13
249 Gerrard Street East (including 251 and 253 Gerrard Street East) - Ward 13
509 Parliament Street, Toronto-Centre - Ward 13
1871 Weston Road, York South-Weston - Ward 5
1885 Weston Road, York South-Weston - Ward 5

All of the nine properties recommended for inclusion on the City's Heritage Register have been researched and evaluated by staff using the criteria prescribed in Ontario Regulation 9/06 and all of the properties meet one or more of the provincial criteria for determining cultural heritage value or interest and are believed to be of cultural heritage value or interest.

The subject properties include a significant grouping of Second Empire-style, mixed-use buildings along Gerrard Street west of Parliament Street in the Cabbagetown Southwest Heritage Conservation District Study Area, a representative example of an early-twentieth-century movie theatre with a subsequent history as a CBC studio in the Cabbagetown neighbourhood, as well as a mid-twentieth-century, modernist-style bank

building, and a mid-twentieth-century, Neo-Gothic-style church building, both with important historical/associative values related to Weston.

The listing of non-designated properties on the municipal heritage register under the Act also extends interim protection from demolition and provides an opportunity for City Council to determine whether the property warrants conservation through designation under the Act should a development or demolition application be submitted.

On January 1, 2023, amendments to the Ontario Heritage Act (the Act) through the More Homes Built Faster Act, 2022 (Bill 23) came into effect. Under the Act as amended, a municipal heritage register may include properties that have not been designated but Council believes to be of "cultural heritage value or interest", and that meet one or more of the provincial criteria for determining whether they are of cultural heritage value or interest. The Act now also limits listing to a period of two years.

As of January 1, 2023, should a property be subject to an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application that would trigger a Prescribed Event, the property must be listed in the heritage register prior to the Prescribed Event occurring to designate a property. This requirement does not apply to a Prescribed Event that has occurred prior to January 1, 2023.

A "Prescribed Event" is a point of time when the application for an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application has been deemed complete and the City Clerk provides notice of that complete application to the public in accordance with the Planning Act.

The recent amendments to the Act limit listing of non-designated properties to a period of two years. If a listed property is not subject to a Notice of Intention to Designate within 2 years, on and after the second anniversary of the property being listed in the heritage register, the legislation deems the property be removed from the heritage register after a 2 year period and imposes a 5 year prohibition on re-including that property in the heritage register, if deemed to be removed.

Properties on the Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies. Heritage Impact Assessments (HIA) are required for development applications that affect listed properties.

RECOMMENDATIONS

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

1. City Council include the following nine properties on the City of Toronto's Heritage Register in accordance with the Listing Statement (Reasons for Inclusion) attached as Attachments 1 through 5 to the report, January 27, 2023, from the Senior Manager, Heritage Planning, Urban Design, City Planning.

239 Gerrard Street East
241 Gerrard Street East

243 Gerrard Street East
245 Gerrard Street East
247 Gerrard Street East
249 Gerrard Street East (including the entrance addresses of 251 and 253 Gerrard Street East)
509 Parliament Street
1871 Weston Road
1885 Weston Road

FINANCIAL IMPACT

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

DECISION HISTORY

At its meeting on June 20, 2019, the Toronto Preservation Board endorsed the preparation of the Cabbagetown Southwest Heritage Conservation District Plan.
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PB7.8>

BACKGROUND

Heritage Planning Framework

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. Cultural heritage resources are considered irreplaceable and valuable assets that must be wisely protected and managed as part of planning for future growth under the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). Heritage Conservation is enabled through the Ontario Heritage Act (the Act). The City of Toronto's Official Plan implements the provincial policy regime, the Planning Act, the Act and provides policies to guide decision making within the city.

Good planning within the provincial and municipal policy framework has at its foundation an understanding and appreciation for places of historic significance, and ensures the conservation of these resources are to be balanced with other provincial interests. Heritage resources may include buildings, structures, monuments, and geographic areas that have cultural heritage value or interest to a community, including an Indigenous community.

The Planning Act establishes the foundation for land use planning in Ontario, describing how land can be controlled and by whom. Section 2 of the Planning Act identifies heritage conservation as a matter of provincial interest and directs that municipalities

shall have regard to the conservation of features of significant architectural, historical, archaeological or scientific interest. Heritage conservation contributes to other matters of provincial interest, including the promotion of built form that is well-designed, and that encourages a sense of place.

The Planning Act requires that all decisions affecting land use planning matters shall conform to the Growth Plan and shall be consistent with the Provincial Policy Statement, both of which position heritage as a key component in supporting key provincial principles and interests.

<https://www.ontario.ca/laws/statute/90p13>

The Provincial Policy Statement provides policy direction on land use planning in Ontario and is to be used by municipalities in the development of their official plans and to guide and inform decisions on planning matters, which shall be consistent with the Provincial Policy Statement. The Provincial Policy Statement articulates how and why heritage conservation is a component of good planning, explicitly requiring the conservation of cultural heritage and archaeological resources, alongside the pursuit of other provincial interests. The Provincial Policy Statement does so by linking heritage conservation to key policy directives, including building strong healthy communities, the wise use and management of resources, and protecting health and safety.

Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development states that long-term economic prosperity is supported by, among other considerations, the promotion of well-designed built form and cultural planning, and the conservation of features that help define character. Section 2.6 Cultural Heritage and Archaeology subsequently directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved". Through the definition of conserved, built heritage resources, cultural heritage landscape and protected heritage property, the Provincial Policy Statement identifies the Ontario Heritage Act as the primary legislation through which heritage conservation will be implemented.

<https://www.ontario.ca/page/provincial-policy-statement-2020>

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) builds on the Provincial Policy Statement to establish a land use planning framework that supports complete communities, a thriving economy, a clean and healthy environment and social equity. Section 1.2.1 Guiding Principles states that policies in the plan seek to, among other principles, "conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Metis communities". Cultural heritage resources are understood as being irreplaceable, and are significant features that provide people with a sense of place. Section 4.2.7 Cultural Heritage Resources directs that cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.

<https://www.ontario.ca/document/place-grow-growth-plan-greater-golden-horseshoe>

The Ontario Heritage Act is the key provincial legislation for the conservation of cultural heritage resources in Ontario. It regulates, among other things, how municipal councils can identify and protect heritage resources, including archaeology, within municipal boundaries. This is largely achieved through listing on the City's Heritage Register,

designation of individual properties under Part IV of the Ontario Heritage Act, or designation of districts under Part V of the Ontario Heritage Act.

Section 27 of the Act gives municipalities the authority to maintain and add to a publicly accessible heritage register. The City of Toronto's Heritage Register includes individual heritage properties that have been designated under Part IV, Section 29, properties in a heritage conservation district designated under Part V, Section 41 of the Act as well as properties that have not been designated but City Council believes to be of "cultural heritage value or interest" and meets one or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

Council must state its intention to designate a listed property within two years of listing it or the listed property will automatically be removed from the Register. Where there is a development application submitted on a property, Council can only state its intention to designate properties subject to a development application under Section 29 if they have already been listed on the Register before the prescribed event. Council has 90 days from the time the City Clerk gives notice of a complete planning application to designate a property.

<https://www.ontario.ca/laws/statute/90o18>

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value. A property may be listed on the Register if it meets one or more of the nine provincial criteria for determining whether it is of cultural heritage value or interest. A property may be designated if it meets two or more of the nine criteria.

<https://www.ontario.ca/laws/regulation/060009>

The Ontario Heritage Toolkit provides guidance from the Province related to the Act.

http://www.mtc.gov.on.ca/en/heritage/heritage_toolkit.shtml

The City of Toronto's Official Plan contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. Indicating the integral role that heritage conservation plays in successful city-building, Section 3.1.6 of the Official Plan states that, "Cultural heritage is an important component of sustainable development and place making. The preservation of our cultural heritage is essential to the character of this urban and liveable City that can contribute to other social, cultural, economic and environmental goals of the City."

Policy 3.1.6.2 states that properties of potential cultural heritage value or interest "will be identified and evaluated to determine their cultural heritage value or interest consistent with provincial regulations, where applicable, and will include the consideration of cultural heritage values including design or physical value, historical or associative value and contextual value. The evaluation of cultural heritage value of a Heritage Conservation District may also consider social or community value and natural or scientific value. The contributions of Toronto's diverse cultures will be considered in determining the cultural heritage value of properties on the Heritage Register."

Policy 3.1.6.3 states that heritage properties "will be protected by being designated under the Act, and/or included on the Heritage Register". This includes designation under Parts IV or V of the Act, as well as listing under Section 27 of the Act.

Policy 3.1.6.4 states that heritage resources on the City's 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 adopted by Council."

Policy 3.1.6.6 encourages the adaptive re-use of heritage properties while Policy 3.1.6.26 states that, when new construction on, or adjacent to, a property on the Heritage Register does occur, it will be designed to conserve the cultural heritage values, attributes and character of that property and will mitigate visual and physical impacts on it. Heritage Impact Assessments (HIA) are required for development applications that affect listed and designated properties. An HIA shall be considered when determining how a heritage property is to be conserved.

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

<https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

Inclusion of (non-designated) properties on the City's Heritage Register

Non-designated listed properties do not have any protection under the Ontario Heritage Act, except insofar as an owner must give Council at least 60 days' notice of their intention to demolish or remove a structure on the property. Properties that are listed on the City's Heritage Register are flagged for review by Heritage Planning staff once a demolition permit has been submitted and owners must follow established Notice requirements under the Ontario Heritage Act following this action. Following further research and evaluation, staff may recommend designation of the property under Part IV of the Ontario Heritage Act and seek appropriate conservation.

Although inclusion on the Heritage Register as a listed property provides interim protection from demolition, it does not preclude an owner's ability to make exterior and interior alterations in the case when demolition or a development application is not involved. Listing does not trigger maintenance requirements over and above existing property standards and it does not restrict altering, removing or adding any features on the property. It does not allow the City to withhold a building permit for non-demolition related alterations and it does not preclude a property from undergoing renovation.

A municipality is not required to consult with property owners or the public before including non-designated properties on the municipal register under the Act.

The City's current practice, developed prior to Bill 23 amendments to the Act coming into effect, notifies property owners and they are invited to attend the Toronto Preservation Board meeting to discuss the recommendation of a property's inclusion on the City's Heritage Register. There is also an opportunity for owners and the public to share concerns (in person or writing) when Community Council or Planning & Housing Committee considers a heritage related matter at their meeting.

As of July 1, 2021, the amendments to the Ontario Heritage Act resulting from Bill 108, the Province's Housing Supply Action Plan (More Homes, More Choice Act) allow owners to object to the inclusion of a property on the City's Heritage Register following Council's decision and Bill 23 now allows the objection at any time. Objections to listing are reviewed by City Council and Council may remove or maintain the property on the register.

COMMENTS

Identifying properties of cultural heritage value or interest is an essential part of a municipality's role in heritage conservation. Including non-designated properties in the municipal register is a means to identify properties that the City believes to have cultural heritage value or interest.

The nine properties recommended for inclusion on the Heritage Register include six properties within the Cabbagetown Southwest Heritage Conservation District study area, two properties on Weston Road which are included in a development application, and one property identified by staff.

The properties at 239-247 Gerrard Street East and 249 Gerrard Street East were initially identified as contributing to the cultural heritage value of the area in the Cabbagetown Southwest Heritage Conservation District Study (HCD) report, which also identified the subject properties as meriting further research and evaluation to determine their cultural heritage value for inclusion on the Heritage Register or Part IV designation.

The Cabbagetown Southwest HCD Study report was accepted by the Toronto Preservation Board in June 2019 and endorsed for the preparation of the Cabbagetown Southwest Conservation District Plan (in progress). City staff, with a consultant team led by EVOQ Architecture, are preparing a Cabbagetown Southwest Heritage Conservation District Plan for the portion of the neighbourhood generally bound by Sherbourne Street, Carlton Street, Parliament Street and Shuter Street to be designated as a HCD under Part V of the Ontario Heritage Act. Currently without protection under the Act, 239-249 Gerrard Street East comprise half a city block on a main street within an urban growth centre.

The properties at 1871 and 1885 Weston Road have been determined to have cultural heritage value and are included in a development application which currently proposes the retention and rehabilitation of both buildings. An application has been submitted, but notice of completion has not yet been published by the City Clerk. Under Bill 23, these two properties must be listed prior to notice of completion in order to be considered for designation. The property at 509 Parliament Street has been identified as a cultural heritage resource on a commercial main street in the Cabbagetown area.

Archival maps and city directories were consulted to determine building dates for the Listing Statements. However, detailed historical research was not undertaken at this time to determine potential additional values, including historical associations with individuals, communities and architects.

On July 1, 2021, O. Reg 385/21 under the Ontario Heritage Act came into effect which defines a prescribed event under the Ontario Heritage Act as the date that the City Clerk provides notice to the public of the complete application. The Prescribed Event is not the date a development application is deemed complete or when an application is made to the City.

On January 1, 2023, the Province's proposed amendments to the Ontario Heritage Act (the Act) through the More Homes Built Faster Act, 2022 (Bill 23) came into effect.

As of January 1, 2023, listing is a prerequisite to designation should a property be subject to a development application for a Prescribed Event. Listing extends interim protection from demolition and provides an opportunity for City Council to determine whether the property warrants conservation through designation under the Act should a development or demolition application be submitted.

Short descriptive listings are prepared using a method by which properties are identified and recommended for inclusion on the Heritage Register. This approach to listing provides sufficient information to meet the requirements of Section 27 of the Act to list a non-designated property on the Heritage Register and satisfies direction found within the City's Official Plan to make use of provincial criteria when adding properties to the Register.

Brief statements, named "Reasons for Inclusion", have been prepared for each recommended property explaining why the property is believed to have cultural heritage value and how it meets one or more of the provincial criteria under O. Reg 9/06 providing a preliminary evaluation of the cultural heritage value or interest of the property. The description may include features of the property that may warrant conservation should the property be subject to development and/or further evaluated and determined to merit designation under Part IV of the Act. Location map and photographs are included in each Reason for Inclusion.

If the property is recommended for designation under the Act, further evaluation will be undertaken in accordance with O. Reg 9/06 and the statement of cultural heritage value, including a description of the heritage attributes will be identified and prepared in compliance with the Act.

CONCLUSION

All of the recommended properties for inclusion on the City's Heritage Register have been researched and evaluated by staff using the criteria prescribed in Ontario Regulation 9/06.

Following research and evaluation according to Ontario Regulation 9/06, it has been determined that the nine properties in Attachments 1 - 5 each meet one or more provincial criteria to be included on the City's heritage register.

The nine properties being recommended for inclusion on the Register are as follows:

239 Gerrard Street East
241 Gerrard Street East

243 Gerrard Street East
245 Gerrard Street East
247 Gerrard Street East
249 Gerrard Street East (including the entrance addresses of 251 and 253 Gerrard Street East)
509 Parliament Street
1871 Weston Road
1885 Weston Road

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SIGNATURE

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ATTACHMENTS

Attachment 1 - 239-247 Gerrard Street East - Listing Statement (Reasons for Inclusion)
Attachment 2 - 249 Gerrard Street East (including the entrance addresses for 251 and 253 Gerrard Street East - Listing Statement (Reasons for Inclusion)
Attachment 3 - 509 Parliament Street - Listing Statement (Reasons for Inclusion)
Attachment 4 - 1871 Weston Road - Listing Statement (Reasons for Inclusion)
Attachment 5 - 1885 Weston Road - Listing Statement (Reasons for Inclusion)

Listing Statement (Reasons for Inclusion)

Staff have completed research and evaluation for the properties at 239, 241, 243, 245, and 247 Gerrard Street East and have determined that the properties are believed to have cultural heritage value or interest and meet at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject properties may meet additional criteria which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

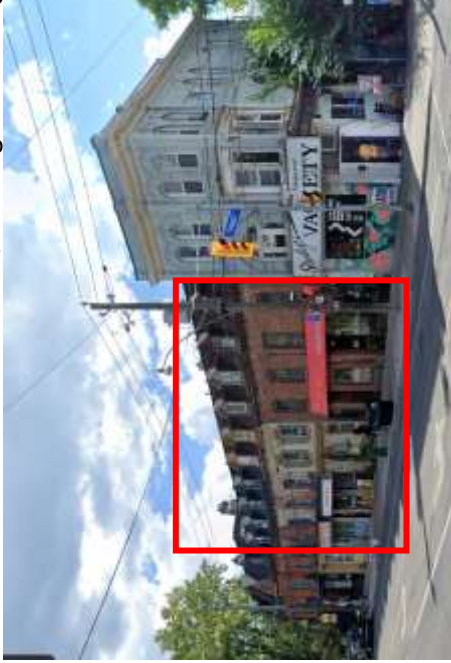
Description: Located west of Parliament Street on the south side of Gerrard Street East between Ontario and Berkeley Streets, the properties at 239, 241, 243, 245, and 247 Gerrard Street East comprise a main street commercial row of three-storey, mixed-use buildings.

The properties located at 239, 241, 243, 245, and 247 Gerrard Street East have all been identified as contributing properties within the Cabbagetown Southwest HCD Study. The properties are adjacent to 249 Gerrard Street East (recommended for listing on the Heritage Register), and 237 Gerrard Street East (listed on the Heritage Register in 1995). The subject properties have cultural heritage value as they meet the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

The subject properties have design value as representative examples of Second Empire style, mixed-use buildings. They were constructed circa 1874-75 and share a common design, scale, and materials. The properties also have contextual value by defining, maintaining, or supporting the character of the Cabbagetown Southwest area which includes a concentration of late-nineteenth-century, Second Empire style buildings along Gerrard Street East (between Sherbourne and Parliament Streets).



239-247 Gerrard Street East, Heritage Planning, 2023



Photograph shows subject buildings (in red box) in context of 249 Gerrard Street East to the left (recommended for listing) and 237 Gerrard Street East to the right (listed 1995). Google Maps, 2021.



239-247 Gerrard Street East (indicated in red). Note: This location map is for information purposes only; the exact boundaries of the properties are not shown. City of Toronto Mapping.

(Including the entrance addresses of 251 and 253 Gerrard Street East)**Listing Statement (Reasons for Inclusion)**

Staff have completed research and evaluation for the property at 249 Gerrard Street East and have determined that the property is believed to have cultural heritage value or interest and meets at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject property may meet additional criteria which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

Description: Located west of Parliament Street on the south side of Gerrard Street East between Ontario and Berkeley Streets, the property at 249 Gerrard Street East (including the entrance addresses of 251 and 253 Gerrard Street East) comprises a three-storey, mixed-use building that forms a main street commercial block.

The property located at 249 Gerrard Street East (including the entrance addresses of 251 and 253 Gerrard Street East) has been identified as a contributing property within the Cabbagetown Southwest HCD Study. The property is adjacent to 239-247 Gerrard Street East, which were also identified as contributing properties and are recommended for listing on the Heritage Register. The property at 249 Gerrard Street East has cultural heritage value as it meets the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

The subject property has design value as a representative example of a Second Empire style, mixed-use building that was constructed circa 1885-1887. The property also has contextual value by defining, maintaining, or supporting the character of the Cabbagetown Southwest area, which includes a concentration of late-nineteenth-century, Second Empire style buildings along Gerrard Street East (between Sherbourne and Parliament Streets).



249 Gerrard Street East, Heritage Planning, 2023



249 Gerrard Street East (indicated in red). Note: This location map is for information purposes only; the exact boundaries of the property are not shown. City of Toronto Mapping.

Listing Statement (Reasons for Inclusion)

Staff have completed research and evaluation for the property at 509 Parliament Street and have determined that the property is believed to have cultural heritage value or interest and meets at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject property may meet additional criteria which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

Description: Located on the east side of Parliament Street north of Carlton Street, the property at 509 Parliament Street comprises a former movie theatre today known as the School of Canadian Contemporary Dance Theatre.

The property located at 509 Parliament Street has cultural heritage value as it meets the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

The subject property has design value as a representative example of an early-twentieth-century movie theatre type, and was constructed in 1919. The property holds associative value for its historical use as the Carlton Theatre (1919-1954), followed by its use as a CBC television studio (1954-1995). The property has contextual value in supporting Cabbagetown's early twentieth-century, main street, commercial character along Parliament Street from Carlton Street to Wellesley Street East.



509 Parliament Street, Heritage Planning, 2023



509 Parliament Street (indicated in red). Note: This location map is for information purposes only; the exact boundaries of the property are not shown. City of Toronto Mapping.

Listing Statement (Reasons for Inclusion)

Staff have completed research and evaluation for the property at 1871 Weston Road and have determined that the property is believed to have cultural heritage value or interest and meets at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject property may meet additional criteria which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

Description: Located on the east side of Weston Road, immediately south of Lawrence Avenue West, the property at 1871 Weston Road comprises a church known as the Weston Park Baptist Church.

The property located at 1871 Weston Road has cultural heritage value as it meets the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

The subject property has design value as a representative example of a mid-twentieth-century, Neo-Gothic, ecclesiastical structure. The Weston Park Baptist Church was constructed in 1947 (with additions in 1961 and 1983) as a replacement for the original church which long stood on the same site. The property holds historical and associative value related to the church congregation, which formed in the 1890s, and for its connection to the early development of the Village of Weston.



1871 Weston Road, Heritage Planning, 2023



1871 Weston Road (indicated in red). Note: This location map is for information purposes only; the exact boundaries of the property are not shown. City of Toronto Mapping.

Listing Statement (Reasons for Inclusion)

Staff have completed research and evaluation for the property at 1885 Weston Road and have determined that the property is believed to have cultural heritage value or interest and meets at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject property may meet additional criteria which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

Description: Located on the southeast corner of Weston Road and Lawrence Avenue West, the property at 1885 Weston Road comprises a one-storey commercial structure which was formerly the Weston Village branch of the Bank of Nova Scotia.

The property located at 1885 Weston Road has cultural heritage value as it meets the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

The subject property has design value as a representative example of a mid-twentieth-century, modernist, commercial structure. The Bank of Nova Scotia was constructed in 1962 as a replacement for the original bank building of the same name which had occupied the site since 1910. The property holds associative value for its historical connection to the Bank of Nova Scotia, which served the local community from 1910 to 2016. The wedge-shaped property, which like its predecessor, was built to conform to its prominent, triangular, corner lot, has contextual value as it is physically, functionally, visually, and historically linked to its surroundings, and can be considered a local landmark.



1885 Weston Road, Heritage Planning, 2023



1885 Weston Road (indicated in red). Note: This location map is for information purposes only; the exact boundaries of the property are not shown. City of Toronto Mapping.