

1871 and 1879-1885 Weston Road - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: May 4, 2023

To: Toronto Preservation Board

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

Wards: 5 - York South-Weston

SUMMARY

This report recommends that City Council state its intention to designate the two properties at 1871 and 1879-1885 Weston Road under Part IV, Section 29 of the Ontario Heritage Act for their design, associative and contextual cultural heritage values.

Located at the southeast corner of Weston Road and Lawrence Avenue West, 1871 Weston Road contains a 1947 solid masonry church structure in the Modern Gothic style fronting onto Weston Road and designed by the notable Toronto architect, Francis Bruce Brown for the Weston Park Baptist Church congregation. The Weston Park Baptist Church have been worshipping and serving the Weston community at this location for over 115 years.

1879-1885 Weston Road contains a modernist style one-storey banking building constructed in 1962 to the designs of the multiple award-winning architectural firm of Page & Steele. The former Bank of Nova Scotia Weston Branch operated at this location from 1910 to 2016.

On November 4, 2021, the City received a Zoning By-law Amendment application to permit construction of two mixed-use residential towers above a shared 3-storey base. The base would contain commercial, place of worship, and community uses. A revised submission, including a new Site Plan application received on December 22, 2022, proposes two mixed-use buildings, 28 and 38 storeys in height (approximately 105 metres and 135 metres in height including the mechanical penthouses) with a total of 538 residential units, four levels of below grade parking connected by a shared three-storey base. The existing former bank building located at 1879-1885 Weston Road would be retained and integrated in the base and the existing church building at 1871 Weston Road is proposed to be relocated to the southeast corner of the site. The church's later additions would be replaced with new two-storey additions and repurposed to contain retail uses.

A Heritage Impact Assessment (HIA) is required for all development applications that affect listed and designated properties. An HIA completed by ERA Architects Inc. dated December 21, 2022, was submitted to support the application and is currently under review. A Cultural Heritage Evaluation Report (CHER) for each of the two properties was also submitted and dated October 27, 2021.

In June 2019, the More Homes, More Choice Act, 2019 (Bill 108) received Royal Assent. Schedule 11 of this Act included amendments to the Ontario Heritage Act. The Bill 108 Amendments to the Ontario Heritage Act came into force on July 1, 2021, which included a shift in Part IV designations related to Planning Act applications that would trigger a Prescribed Event. Section 29(1.2) of the Ontario Heritage Act now restricts City Council's ability to give notice of its intention to designate a property under the Act to within 90 days after the City Clerk gives notice of a complete application.

On December 9, 2021, the property owners submitted a waiver in conjunction with their development application opting to waive the 90-day timeline established under Bill 108.

On November 28, 2022, the More Homes Built Faster Act, 2022 (Bill 23) received Royal Assent. Schedule 6 of the More Homes Built Faster Act amended Bill 108 prescribed event requirements under Section 29(1.2) of the Ontario Heritage Act to create additional municipal requirements. Bill 23 came into effect on January 1, 2023.

The application currently under review was deemed complete prior to Bill 23 changes to the Ontario Heritage Act coming into force, however, the Part IV designation must be in compliance with the province's amended O. Reg. 9/06. The revised regulation establishes nine provincial criteria for determining whether a property is of cultural heritage value or interest and a property may be designated under Part IV, Section 29 of the Ontario Heritage Act if it meets two or more of the nine criteria.

The properties at 1871 and 1885 Weston Road each meet four criteria relating to design/physical, historical/associative, and contextual values.

Designation enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance.

RECOMMENDATIONS

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

1. City Council state its intention to designate the property at 1871 Weston Road under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 1871 Weston Road (Reasons for Designation) attached as Attachment 3 to the report (May 4, 2023) from the Senior Manager, Heritage Planning, Urban Design, City Planning.

2. City Council state its intention to designate the property at 1879-1885 Weston Road under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 1879-1885 Weston Road (Reasons for Designation) attached as Attachment 4 to the report (May 4, 2023) from the Senior Manager, Heritage Planning, Urban Design, 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 property under Part IV, Section 29 of the Ontario Heritage Act.

FINANCIAL IMPACT

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

DECISION HISTORY

At its meeting of February 24, 2023, Etobicoke York Community Council adopted item EY30.3 - 1865 to 1885 Weston Road - Official Plan and Zoning By-law Amendment Application - Preliminary Report, directing staff to schedule a community consultation meeting for the application located at 1865 to 1885 Weston Road together with the Ward Councillor, and that notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

<https://secure.toronto.ca/council/agenda-item.do?item=2022.EY30.3>

At its meeting of March 29, 2023 City Council adopted Item PH2.12 - 239-249 Gerrard Street East (including the entrance addresses of 251 and 253 Gerrard Street East), 509 Parliament Street, 1871 and 1885 Weston Road - Inclusion of Nine Properties in Toronto and East York and Etobicoke York on the Heritage Register

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH2.12>

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 City of Toronto's Official Plan

implements the provincial policy regime, the Planning Act, the Ontario Heritage 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://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>

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 Ontario Heritage 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."

<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 Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value. A property may be designated under Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

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

On November 28, 2022, the More Homes Built Faster Act, 2022 (Bill 23) received Royal Assent. Schedule 6 of the More Homes Built Faster Act amended various sections of the Ontario Heritage Act. A majority of the key changes to the Act came into effect on January 1, 2023.

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 3.1.6.4 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.

<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>

COMMENTS

The redevelopment plan for the development site proposes that the existing former bank building located at 1885 Weston Road be retained and integrated in the base building, which would contain retail and community spaces. The existing church building at 1871 Weston Road is proposed to be relocated to the southeast corner of the site and its later additions are proposed to be replaced with new two-storey additions and repurposed to contain retail uses.

1871 and 1879-1885 Weston Road

Research and Evaluation according to Ontario Regulation 9/06

While the research and evaluation of the properties referenced above is, in Staff's determination, sufficient to support the designation of the properties at 1871 and 1879-1885 Weston Road, it should be noted that new and additional relevant information on the subject properties further expanding on their cultural heritage value following community input and additional access to archival records may be incorporated in the final version of a Part IV designation by-laws.



1871 Weston Road (Weston Park Baptist Church)



1879-1885 Weston Road (Bank of Nova Scotia Weston Branch)

1. DESCRIPTION

1871 WESTON ROAD: WESTON PARK BAPTIST CHURCH	
ADDRESS	1871 Weston Road
WARD	York South-Weston - 5
LEGAL DESCRIPTION	PLAN 7 PT LOT C
NEIGHBOURHOOD/COMMUNITY	Weston
HISTORICAL NAME	Weston Park Baptist Church (formerly, Weston Baptist Church)
CONSTRUCTION DATE	1947-1948
ORIGINAL OWNER	Weston Baptist Church
ORIGINAL USE	Place of Worship
CURRENT USE*	Place of Worship
ARCHITECT/BUILDER/DESIGNER	Francis Bruce Brown, Architect
DESIGN/CONSTRUCTION/MATERIALS	See Section 2
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design, associative and contextual
HERITAGE STATUS	Listed (March 2023)
RECORDER	Heritage Planning: Liz McFarland
REPORT DATE	April 2023

1879-1885 WESTON ROAD: BANK OF NOVA SCOTIA, WESTON BRANCH	
ADDRESS	1879-1885 Weston Road
WARD	York South-Weston - 5
LEGAL DESCRIPTION	PLAN 7 PT LOT C
NEIGHBOURHOOD/COMMUNITY	Weston
HISTORICAL NAME	Bank of Nova Scotia, Weston Branch
CONSTRUCTION DATE	1962
ORIGINAL OWNER	Bank of Nova Scotia
ORIGINAL USE	Institutional
CURRENT USE*	Institutional
ARCHITECT/BUILDER/DESIGNER	Page & Steele, Architect
DESIGN/CONSTRUCTION/MATERIALS	See Section 2
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design, associative and contextual
HERITAGE STATUS	Listed (March 2023)
RECORDER	Heritage Planning: Liz McFarland
REPORT DATE	April 2023

2. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the properties at 1871 and 1879-1885 Weston Road and applies evaluation criteria as set out in Ontario Regulation 9/06 to determine whether they merit designation under Part IV, Section 29 of the Act. A property may be designated under

Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest. The application of the criteria is found in Section 3 (Evaluation Checklist). The conclusions of the research and evaluation are found in the Conclusion of the report. Maps and Photographs are located in Attachment 1. The archival and contemporary sources for the research are found in Attachment 2. The Statements of Significance are contained in Attachments 3 and 4.

i. HISTORICAL TIMELINE

Key Date	Historical Event
	The area now known as the City of Toronto is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit (1805), and the Williams Treaties (1923) signed with multiple Mississaugas and Chippewa bands.
1793	Quickly following the first signing of Treaty 13 in 1787, the Weston area was first surveyed into lots.
1796	John Graves Simcoe, the Lieutenant-Governor of Upper Canada, deeded himself approximately 1200 acres of land, inclusive of lots 8 to 12, part of which included the north end of what would become the village of Weston. Benjamin Davis, a blacksmith, gained title to lots 6 and 7 (largely containing the future village of Weston) by Simcoe at the same time, and became the first permanent resident of the area.
Early 1800s	What would become the Village of Weston began with a cluster of mill sites, and the first sawmills were built on them shortly after.
Early 1840s	The Weston Plank Road, a toll road, is laid.
1847 Nov 25	According to Land Registry records, Plan 7 is registered in this year by John Chew. Both 1871 and 1879-1885 Weston Road would be built on Lot C of this Plan.
1856	The first railway train passes through Weston, travelling on the newly constructed Grand Trunk Railway line. The Toronto Grey and Bruce Railway following in the 70s.
1881	The small community reached a large enough population to become an incorporated village with its own municipal government
1888	James Robinson is granted part of Lot C where he commences to operate a general store at the southeast corner of Weston Rd and Lawrence Avenue West
1893	A fledgling Baptist community organizes in the Weston community under the name of Alexander Memorial Baptist Church (changed to Weston Baptist Church in 1945 and then Weston Park Baptist Church in 1990)

1907-1908	The Church erects its first permanent building at the rear of the subject property at 1871 Weston Road, which is a small brick building of rectangular plan
1910	The Bank of Nova Scotia demolishes and replaces Robinson's General Store with a brick commercial block building containing the local bank branch ¹
1915	Weston is incorporated as a town
1946 July	The Bank of Nova Scotia grants part of their rear portion of Lot C to the Trustees of Weston Baptist Church for a sum of \$250 ²
1947	The current church building is constructed to the designs of architect, Francis Bruce Brown
1948	First service is held in the current Church
1961	The 1910 Commercial Block building containing the Bank of Nova Scotia is demolished
1961-1962	The rear addition to the Weston Baptist Church, known as the Christian Education wing, is built to the designs of (Francis) Bruce Brown & Brisley)
1962	The current Bank of Nova Scotia branch is constructed to the designs of the prominent architectural firm, Page & Steele
1967	The Town of Weston is amalgamated with York Township to become the Borough of York
1974	GO Transit started a new service along their route between Union Station and Georgetown and included a stop in Weston.
1983-1984	Alterations are carried out to enlarge the front vestibule of Weston Baptist Church for accessibility. The original west façade of the 1947 vestibule is reconstructed and included in the alterations, while that façade's rose window originally located in the transom directly above the main entrance door is relocated to the west elevation of the new vestibule.
1990	Weston Baptist Church formally changes its name to Weston Park Baptist Church in acknowledgement of Pelmo Park congregation members joining the Weston congregation.
1998	What was formerly the City of York is amalgamated into the City of Toronto
2001	Interior alterations carried out on the rear Christian Education wing of the Weston Park Baptist Church, as well as a raised platform for the sanctuary and repositioning of pews
2015	The Union Pearson Express is launched with a stop in Weston
2016	The Bank of Nova Scotia sells the property at 1879-1885 Weston Road after 100 years in operation at this location

¹ MPAC lists the primary addresses of this property as 1871 and 1885 Weston Road

² Listed trustees include George Pollard, George W. Grose & James A. Garrison

ii. HISTORICAL BACKGROUND

The following section outlines the history and facts related to the properties which are the basis for determining historical or associative value of Criteria 4, 5 or 6 according to O. Reg. 9/06 Criteria.

The History of Weston: From a Milling Community to a Post-Industrial Amalgamated Community

Quickly following the first signing of Treaty 13 in 1787, surveyors began to divide the land into legal lots to be granted or sold by the Crown to European settlers. The Weston area was first surveyed into lots in 1793. Those lots were considered attractive for at least two reasons. First, the Humber River in the Weston area hosted a number of excellent sites for water-powered mills, and the surrounding lands were reported to have excellent stands of timber which water-powered saw mills could turn into valuable lumber. Second, access to the area was facilitated by important Indigenous trails, including the Toronto Carrying Place trail, with connections to a trail leading to Fort York.³

A sign of the area's desirability, in 1796, John Graves Simcoe, the Lieutenant-Governor of Upper Canada, deeded to himself about 1200 acres of land, inclusive of lots 8 to 12, part of which included the north end of what would become the village of Weston.⁴ Benjamin Davis, a blacksmith, gained title to lots 6 and 7 (largely containing the future village of Weston) by Simcoe at the same time, and became the first permanent resident of the area. Notably, Lot 22 in Etobicoke on the west side of the river was reserved by surveyors as a mill site. The milling history of Weston was launched.

In early-19th century Ontario, communities were founded around flowing rivers providing water power to mills. The Humber River was a significant source of water power, and where its banks were low and its currents strong, water-powered mills were quickly established. What would become the Village of Weston began with a cluster of good mill sites, and the first saw mills were built on them shortly after 1800.⁵ In the same years, what would become known as Scarlett Road was built to connect mills on the west side of the Humber, just south of today's Weston, to Dundas Street.⁶ As forests were cleared, and agriculture took root, saw mills were joined by grist mills, which ground grain into flour. Around the mills grew villages that supported them and surrounding agricultural communities, and which benefitted from the commercial activity the mills generated.

In Weston, the first mills took advantage of the river flats on the west side of the river, in what was Etobicoke Township. Michael Miller constructed a saw mill at today's Raymore Park circa 1803. By 1819, Joseph Holley built a mill complex on Lot 22 on the

3 Archaeological Services Inc., "Technical Report, Appendix B., Humber River Corridor Historical Overview", B4.

4 Simcoe left for England before occupying the lots.

5 Sidney Thomson Fisher, *The Merchant-Millers of the Humber Valley: A Study of the Early Economy of Canada* (Toronto: NC Press Limited, 1985), 144.

6 Fisher, 49.

west bank.⁷ The lease to that complex was quickly acquired by James and John Farr. In 1828, the lease for the part of that mill complex including a grist mill and store was acquired by Charles and William Wadsworth, and the skilled brothers turned it into an economic engine that was a key attraction for the first community of Weston. Since the Farr family came from Weston, Hertfordshire and the Wadsworths from Weston-Mare, both in England, either family may have named the growing mill community "Weston."⁸ The small community grew as water-powered mills continued to be erected on both sides of the Humber River. Prominent milling families, including the Holleys and Wadsworths, became the social and financial leaders of the community.

The improvements made to transportation networks and the surveying of land into residential lots during the 1840s and 50s fuelled a gradual increase in commercial activity and residential settlement throughout the remainder of the 19th century. In the early 1840s, the rough path of today's Weston Road (then Main Street) was changed to the Weston Plank Road, a toll road. The original Weston Plank Road office (c.1845) at 2371 Weston Road remains today.

Within a few short years, the development of Weston in its current location on the east bank of the river was dramatically spurred forward by two events. First, in 1850, a disastrous flood broke over the river flats on the west side of the river, destroying most of the buildings there. As a result, while Wadsworth's grist mill survived, the villagers chose to rebuild their homes and businesses on the east side of the river, which was higher and less vulnerable to flooding.⁹ Second, shortly after the flood, the railway came to Weston, running parallel to Weston Road on the east bank before crossing the river north of St. Phillips Road. With the railway came the next wave of growth for the community. (Image 3)

The first railway train passed through Weston in 1856, travelling on the newly constructed Grand Trunk Railway line.¹⁰ Another rail line, the Toronto Grey and Bruce Railway, followed in the early 70s.¹¹ At a time when roads were still often poor and dependent on the seasons, making long distance travel difficult, railways were relatively high-speed, year-round transportation systems that promised ease of access to markets, and economic growth. If the railways had bypassed Weston, it may have faded with the decline of water power like many other previous milling villages. With the railway, Weston had new connections to predicted growth.

Growth, however, remained gradual in Weston throughout the mid-to-late-19th century. Several subdivisions plans continued to be registered, marking preparations for residential development, however many of the residential parcels that had been created were not built upon for many years. Despite the slow rate of development, by 1881, the small community reached a large enough population to become an incorporated village

7 Fisher, 146.

8 Documentation provided by Weston Historical Society.

9 F.D. Cruickshank and J. Nason, *History of Weston* (Weston: Times & Guide, 1937), 13.

10 This line ran from Queen Street West in Toronto to Guelph

11 The first sod was turned at Weston by Prince Arthur on 3 October 1869, and by 1 May 1871, the track had been laid to Orangeville. The line from Orangeville to Owen Sound was completed in 1873.

with its own municipal government. Its population was then reported to be 1,200 people.¹²

The 1910 Goad's Fire Insurance Plan for Weston provides the first detailed map showing buildings existing in Weston by that date. It confirms how gradual the residential development of this area was, considering the first subdivision plans dated to the 1850s. Houses were concentrated along Rosemount Avenue (then North Station Road), from Church Street to William Street, and stretched east along King Street and Queen's Drive (then Maria Street) from Rosemount Avenue a little over halfway to Elm Street. Several commercial buildings were concentrated along today's Weston Road (then Main Street). (Image 4)

The Village of Weston continued to gradually develop throughout the early-20th century, and by 1915, it was incorporated as a town. As a sign of the impact of the growth on the small community, Weston Town Council installed its first signs indicating the name of streets in 1916.¹³ Numbering on houses followed. In 1927, the town installed its first stop signs to manage traffic.¹⁴ In 1916, two years after the Village of Weston became the Town of Weston, the Canada Cycle and Motor Company moved their factory from the Toronto Junction to Weston. Satin Finish Hardwood Flooring Limited began operation in Weston in 1922 in a factory building at the north end of town that had been previously occupied by the K. & K. Rubber Company. That same year, the Massey-Harris Company established a tractor factory also at the north end of town. According to a 1923 article in the local newspaper, Times & Guide, building activity was moving full steam ahead in Weston in the 1920s. The increase in development can be seen in the 1924 Goad's Atlas Map. (Image 5).

The following decades saw slow growth, with Weston maintaining its small-town character until the post-war period. In 1953, Weston, along with the other towns and villages in York, North York, East York, Etobicoke and Scarborough, became part of the upper tier Municipality of Metropolitan Toronto. In 1967, the Town of Weston was amalgamated with York Township to become the Borough of York. By that year, the Town had already experienced significant change with the redevelopment of the west side of Weston Road, north of Church Street, for apartment buildings. Change would continue through the 1970s, as more residential towers were built on consolidated lots in Weston south of the railway tracks. During this time, the CPR Railway station, which stood on the northwest corner of Rosemount Avenue and John Street, was demolished and replaced with houses.

In 1974, GO Transit started a new service along their route between Union Station and Georgetown and included a stop in Weston.¹⁵ In the 1980s, Weston suffered serious decline with the loss of industry, related to larger trends across the Province of Ontario. In 1998, what was then the City of York was amalgamated into the City of Toronto. The

12 County of York Gazetteer and Directory (Toronto: W.H. Irwin & Co., 1881), p.224.

13 Town of Weston Council minutes, October 16, 1916.

14 Town of Weston Council minutes, March 14, 1927.

15 Daniel Garcia and Sean Marshall, "Go Transit's Kitchener Line," <https://transit.toronto.on.ca/regional/2102.shtml>

Union Pearson Express was launched with a stop in Weston in 2015. Today, the community is undergoing a period of increased planning and development activity.

Site History

In 1796, Lot 5 Concession 5 in York Township was granted to Elias Anderson. In 1836, the property was purchased by John Chew. Chew began to subdivide the property, which was then bounded by Lawrence Avenue West to the north, Jane Street to the east, and the Humber River to the West, in 1847 with Registered Plan 7. Included in this plan was Lot C, at the southeast corner of Weston Road and Lawrence Avenue West. The subject site comprises Lot C (1871 and 1879-1885 Weston Road) and Lot 1 of Registered Plan 7, part of which can be seen in an archival postcard from 1907.¹⁶ (Image 6)

1871 Weston Road - Weston Park Baptist Church

In 1908, John K. Fairbairn, Abraham Philips and George Pollard purchased the eastern half of Lot C.¹⁷ In the same year, a simple brick structure measuring 32 feet by 50 feet was constructed at the rear of the property for their congregation's first permanent worship space, Alexander Memorial Baptist Church.¹⁸ (Images 7-10)

In 1946, the Weston Baptist Church purchased the northeastern corner of the Bank of Nova Scotia property fronting onto Lawrence Avenue West. That same year it was announced that a new church would be built on the property in front (west) of the 1908 church building.¹⁹ Designed by notable Toronto-born architect, Francis Bruce Brown, the handsome new church with Modern Gothic styling and fronting onto the east side of Weston Road was constructed in 1947. (Images 11-14)

The church offered weekly worship services as well as providing in-house community services, particularly for local youth - an initiative that would develop into their Frontlines drop-in youth centre established in the 1980s.

Between 1961 and 1962, the original 1908 brick structure was demolished and replaced with a new sanctuary and ancillary wing known as the Christian Education wing.²⁰ Also designed by Francis Bruce Brown and his partner, E.F. Ross Brisley, a new sanctuary was created with the addition of a 6th bay to the original 5-bay nave that is sensitively designed to complement the 1947 church structure, while the 2-storey ancillary wing or Christian Education wing wrapping around the rear of the nave is more utilitarian in its form, massing and styling. (Images 15-17)

16 Ontario Land Registry Records, Books 178 and 2366.

17 Ibid, Book 2366.

18 Mason, 3-4. This original name for the congregation was chosen in memory of Rev John Alexander, late pastor of Dovercourt Baptist Church and remained the official designation until changed to Weston Baptist Church at the 1945 annual AGM.

19 Times & Guide, 28 Feb 1946, p. 2.

20 Mason, 8.

In 1983-1984, the original entrance vestibule was altered to create a new front entrance addition designed by Brown, Beck and Ross Architects.²¹ At this time, the 1947 facade of the front vestibule was conserved and relocated in front of the new addition. (Images 18-21)

Architect: Francis Bruce Brown

Toronto-born architect Francis Bruce Brown (1899-1983) graduated from the University of Toronto architecture program in 1923. Brown devoted much of his early career to the design of Protestant churches, and succeeded his father, J. F. Brown, as Architectural Consultant to the Home Mission and Church Edifice Boards of the Baptist Convention in Ontario and Quebec and is credited with designs for more than one hundred churches across Canada from Nova Scotia to Alberta for Anglican, Presbyterian, Baptist and Protestant congregations. While many of his peers had adopted Classical Revival or Modern styles for the ecclesiastical commissions, Brown remained faithful to the Modern Gothic, and executed his designs with a convincing scholarly knowledge of the appropriate form and range of detail required by his Canadian ecclesiastical clients. Among his outstanding achievements after 1950 was the completion of the Divinity College and Chapel at McMaster University in Hamilton, for which the University awarded him an honorary doctorate in 1958. Brown served as President of the Royal Architectural Institute of Canada (RAIC) in 1964-65 and remained active until 1972 when he retired and handed over his practice to his son Douglas Brown.

1879-1885 Weston Road - Former Bank of Nova Scotia, Weston Village Branch

In 1888, James Robinson purchased the western half of Lot C, at the southeast corner of Weston Road and Lawrence Avenue West, where he operated a general store. In 1910, the Robinson estate sold the property to the Bank of Nova Scotia, which demolished and replaced the former general store with a commercial business block that year containing their Weston Village Branch. In 1950, renovations were undertaken to modernize the interiors and introduce a modern main floor facade for the bank.²² (Images 22-26)

In 1961, the commercial block was demolished to allow for the widening of the intersection of Lawrence Avenue West and Weston Road to increase traffic flow following the construction of the new rail underpass on Lawrence Avenue West by 1959. By the following year, the current Modernist style Bank of Nova Scotia building was completed to the designs of the significant architectural firm of Page & Steele.²³ (Images 27-29)

The Bank of Nova Scotia remained in ownership of the property until 2016, marking over 100 hundred consecutive years of the Weston Village branch at this location.

²¹ Huff, 20.

²² Information in this paragraph gleaned from Ontario Land Registry records, Book 2366 and Weston Historical Society website.

²³ Weston Historical Society.

Architect: Page & Steele

Forsey Pemberton Bull Page (1885-1970) graduated from the University of Toronto's Faculty of Engineering in 1906 and was a licensed engineer as well as being an architect. After practising on his own, in 1911, he went into partnership with Stamford Warrington as Page & Warrington. In 1926, he formed a new partnership with Walter Harland Steele (1900-1996) as Page & Steele. Steele was born in Stouffville, Ont. in 1900 and attended Riverdale Collegiate in Toronto. He enrolled in the School of Architecture at the University of Toronto in 1921 and proved himself to be a talented and precocious delineator. Much of the pair's early work was inspired by Georgian and Classical precedents, but by the mid-1930's they began to introduce a more progressive and modern aesthetic to their residential and commercial work.

In May 1950 both Page and Steele had the foresight to hire a brilliant young British architect who had just graduated from the Architectural Association in London. His name was Peter Dickinson, and he transformed the firm into one of the most successful architectural offices in the postwar era in Canada. With the support and encouragement of both founding partners, their business grew rapidly, and between 1950 and January 1958 their office, led by Dickinson as chief designer, produced over 100 designs for striking modernist works proposed for sites in Toronto and throughout southern Ontario.²⁴ The firm received 24 design awards and 5 Massey Medals, the highest architectural award in Canada. Page was a Fellow of the Royal Architectural Institute of Canada, and of the Royal Academy of Arts, President of the Ontario Association of Architects, 1934-1935, Chancellor of the College of Fellows of the Royal Architectural Institute of Canada, 1952-1955, and Senator of the University of Toronto, 1950-1954. Steele served as President of the Ontario Association of Architects in 1946-47 and was elected as President of the Royal Architectural Institute of Canada in 1960-62. The firm which Steele founded is still active today, retaining the original name of the company formed in the 1920s.

iii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the property which will establish the basis for determining design or physical value of Criteria 1, 2 or 3 according to O. Reg. 9/06 Criteria.

1871 Weston Road - Weston Park Baptist Church

Weston Park Baptist Church is designed in the Modern Gothic style (also known as Neo-Gothic) that enjoyed widespread popularity across various types of institutional architecture in Ontario in the 1910s-1930s. Early 20th-century Modern Gothic styling is traced back to England in the 1800s, to a small group of architects who eschewed High Victorian Gothic and looked back instead to the less ostentatious Perpendicular style of the late Middle Ages for its easy abstraction and harmonizing with modern building materials. Defining features of the style are long, low symmetrical masses, simple, straightforward outlines and distinctively Gothic fenestration. Gone is the polychrome of 19th-century Gothic Revival, to be replaced by monochrome limestone or brick.²⁵

²⁴ Hill, BDAC, entry on Walter Harland Steele.

²⁵ Maitland et al, 166-171.

The current church building located at 1871 Weston Road replaces the congregation's first place of worship on the rear of this site. The 1908 structure was a 32x50 ft rectangular building designed by J. Francis Brown & Son (the son being Francis Bruce Brown, who would go on to design the 1947 church). (See Image 10)

Weston Park Baptist Church rises two storeys above a raised base with window openings along the north and south elevations. Clad in buff rugged brick, the structure is trimmed with brick, stone and wood. The rectangular plan is covered by a steeply-pitched gable roof covered in asphalt shingles. The principal (west) gable end of the roof terminates in a parapet wall containing a large stained glass rose window in the gable, stone trim and all surmounted by a triple lancet stone finial. At the base of the principal (west) elevation is the main entrance (altered in 1983-1984). The original 1947 main entrance contained a shallow vestibule or narthex covered by a steeply-pitched gable roof, clad in buff rugged brick and including similar stone detailing to the west elevation of the building. The original west façade of the vestibule contained a pointed-arched brick opening around a pair of segmental-arched wooden entrance doors with a small stained glass rose window located in the transom. One small pointed arched opening flanked each side of the 1947 main entrance and vestibule on the west elevation of the building. The north and south side walls of the 1947 church contained 5 bays delineated by brick buttresses with stone detailing and each bay containing a pointed-arched window openings with brick trim and sills. These openings correspond to interior bay divisions of the nave and sanctuary. Basement windows on all elevations contain flat-headed window openings. A secondary entrance is located toward the east end of the north elevation. The rear (east) elevation of the 1947 church was connected to the west elevation of the earlier 1908 building until the latter structure was demolished to make way for a 1961-1962 rear addition.

Known for a time as the Christian Education wing, the 1961-1962 rear addition rises two storeys on a raised base and the flat-roofed addition wraps around the rear (east) elevation of the 1947 church and east end of the north elevation. Though Brown & Brisley were sympathetic to the original structure in terms of materiality and similar flat-headed openings, the design of the rear wing is more utilitarian in form and devoid of ornamentation. Important to note, though, is that these alterations also include the addition of a 6th bay at the east end of the south side of the 1947 building. This additional bay is seamlessly integrated with the original five bays, including the use of buff rugged brick and stone trim, the buttressing and pointed-arched window opening.

In 1983-1984, the original (1947) main entrance was altered for the purpose of accessibility and an elevator was installed in the new vestibule or narthex. The new vestibule is a simple, flat-roofed structure containing double-height flat-headed window openings on the north and south walls and spans the entire width of the building's west elevation and is also clad in buff rugged brick. The new main entry containing a pair of metal doors is covered by a gable roof that extends from the west elevation of the church, over the flat-roofed rectangular vestibule and is fronted by a reconstruction of the 1947 vestibule façade. The latter feature creates a covered front porch for the new entrance that can be accessed from the west, north or south. The small stained glass rose window originally located in the transom on the 1947 vestibule entryway is currently located inside the 1983-1984 vestibule. (Images 30-36)

The church nave or auditorium is primarily accessed by this main entrance doors at the west end and fronting Weston Road. The church contains a series of interior spaces: the narthex (front vestibule) already mentioned, the volume of the church which contains the nave with two rows of fixed wooden pews (plus a smaller row in the north transept arm) facing east toward the sanctuary which is defined by its raised platform and located at the east end. At the easternmost end of the building, the 1961- 1962 rear addition currently contains offices, a youth room and general meeting room.²⁶ The interior of the church itself is a single (double-height) volume, subdivided into bays along its long east-west axis by a pointed-arched wooden truss roof system fixed to a gabled ceiling clad with tongue-and-groove wooden planks. Each bay contains a stained glass window, divided into two vertical panes. At the east end, the sanctuary is separated from the auditorium a change of level, accessed by 4 stairs, to the elevated sanctuary space. (Images 37-42)

1879-1885 Weston Road - Former Bank of Nova Scotia, Weston Branch

The current commercial (former bank) building at 1879-1885 Weston Road replaced the Bank of Nova Scotia's first building at this prominent corner site in the Weston community that was constructed in 1910. The earlier building comprised a 2-storey red brick corner commercial block on a raised foundation with a similarly irregular plan and chamfered corner entrance to the bank. The commercial block building was demolished in 1961 to make way for the current Modernist-style building completed in the following year to the designs of Page & Steele.

The current property is defined by its broad chamfered corner entrance and elevation fronting onto the southeast corner of Weston Road and Lawrence Avenue West in response to the irregularly shaped property. The wedge-shaped building rises a single-storey and is covered with a flat roof. All elevations are constructed of red brick set in a Flemish bond pattern with a black granite cladding around the base of the north and east facades. All window openings on the north and east elevations are symmetrically arranged and framed above and below by large limestone panels, creating a strong sense of verticality. A limestone cornice spans the north and east facades below a stone-trimmed parapet roofline. This cornice cleverly continues this Classical stone detail around the rear (south elevation) of the building with a return on one bay at each end. The window openings feature limestone panels above and below, as well as limestone frames and sills with copper flashing.

The corner main entryway at the intersection of Weston Road and Lawrence Avenue is defined by a fully glazed entrance set in a gridded metal frame with an emphasis on horizontality. The pair of metal entrance doors are covered by a curved and projecting entry porch roof that juxtaposes the orthogonal lines of the rest of the building and creates a flat-iron profile to the property. The curved porch roof continues the limestone cornice of the north and east elevations and is supported by four columns clad in precast granite (terrazzo). The columns maintain the original cast terrazzo cladding on the upper portion, while the lower portion has been replaced with granite. The entrance

²⁶ Interior alterations to the rear wing to remove the earlier choir room were carried out in 2001. In the same year, the pews in the north half of the auditorium were shifted and placed on an angle for a better view of the newly-raised sanctuary (Huff, 32.)

porch floor is a mix of original black terrazzo and later granite infill with some remaining curved terrazzo stair risers and treads. (Images 43-49)

iv. CONTEXT

The following section provides contextual information and analysis related to the properties which is the basis for determining contextual value of Criteria 7, 8 or 9 according to O. Reg. 9/06 Criteria.

The City of Toronto Property Data Maps attached as Images 1 and 2 (Attachment 1) show the site of the properties at 1871 and 1879-1885 Weston Road.

Located on the southeast corner of the intersection of Weston Road and Lawrence Avenue West, the irregularly shaped site is bounded by Lawrence Avenue West to the north, a surface parking lot to the east and south, Weston Road to the west. The site contains a one-storey former bank building, currently occupied with commercial uses, at 1879-1885 Weston Road, and a one-storey church building occupied by the Weston Park Baptist Church at 1871 Weston Road with associated surface parking. The remainder of the site, 1865 Weston Road, contains a large surface parking lot that is currently leased to Metrolinx as part of the commuter parking for the Weston GO/UP station.

Abutting the subject site to the northeast is the Canadian National Railway (CNR), Canadian Pacific Railway (CPR) and Metrolinx rail corridor. On the northeast corner of Weston Road and Lawrence Avenue West is an 18-storey apartment building with commercial uses at grade. Further north on Weston Road are two-storey buildings with commercial uses at grade and residential units above. On the southwest corner of Weston Road and Lawrence Avenue West is a cluster of buildings ranging from one to three storeys in height with commercial uses at grade and residential units above. Further south on Hickory Tree Road are two 20-storey apartment buildings and the Humber River Valley. Across the site on the northwest corner of Weston Road and Lawrence Avenue West, is a 14-storey apartment building with a two-storey podium building containing commercial uses. (Images 50-55)

3. EVALUATION AND APPLICATION OF O.REG 9/06 CRITERIA

The following two separate evaluations for 1871 and 1879-1885 Weston Road apply Ontario Regulation 9/06 made under the Act: Criteria for Determining Cultural Heritage Value or Interest. The criteria are prescribed for municipal designation under Part IV, Section 29 of the Act, and the City of Toronto is also required to use these criteria when assessing properties for inclusion on the City of Toronto's Heritage Register. There are a total of nine criteria under O. Reg 9/06. A property may be designated under Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or "✓" if it is applicable to the property, with explanatory text below.

1871 Weston Road - Weston Park Baptist Church

DESIGN OR PHYSICAL VALUE

The property has design value or physical value because it	
1. is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2. displays high degree of craftsmanship or artistic merit	N/A
3. demonstrates high degree of scientific or technical achievement	N/A

Representative example of a style and type

Weston Park Baptist Church has design value as a representative example of an ecclesiastical building designed in the Modern Gothic style. Following the turn of the 20th century and a return to more simplified architectural designs, Modern Gothic styling was popular for religious and educational buildings. With its monochromatic surfaces, overall balance, and less ostentatious medieval details including sparse religious symbolism, the style differs from the more elaborate Gothic Revival designs of the previous century. Weston Park Baptist Church displays Modern Gothic elements with the symmetrical organization of the east and west elevations, the mixture of pointed-arch and flat-headed openings, and the central rose window in the gable above the entrance porch on the principal (west) elevation.

The interior of the church is also representative of the Modern Gothic style. This is evident in the vaulted form of the ceiling with its pointed-arched wooden roof trusses and tongue-and-groove wooden plank cladding, the leaded stained-glass windows with their wooden frames, and the wooden pews in the nave and north transept.

HISTORICAL OR ASSOCIATIVE VALUE

The property has historical value or associative value because it	
4. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	✓
5. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N/A
6. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	✓

Direct associations with an institution that is significant to a community

The property at 1871 Weston Road has associative value as the site of Weston Park Baptist Church, an institution of importance to the Weston community for more than 115 years. Through its social justice work, the congregation has supported local agencies and people in need and provided in-house social services as an important community hub.

Demonstrates or reflects the work or ideas of an architect who is significant to a community

The church is also linked to the practice of Toronto-born architect Francis Bruce Brown (1899-1983), who graduated from the University of Toronto architecture program in 1923. Brown devoted much of his early career to the design of Protestant churches, and succeeded his father, J. F. Brown, as Architectural Consultant to the Home Mission and Church Edifice Boards of the Baptist Convention in Ontario and Quebec and is credited with designs for more than one hundred churches across Canada from Nova Scotia to Alberta for Anglican, Presbyterian, Baptist and Protestant congregations. While many of his peers had adopted Classical Revival or Modern styles for the ecclesiastical commissions, Brown remained faithful to the Modern Gothic, and executed his designs with a convincing scholarly knowledge of the appropriate form and range of detail required by his Canadian ecclesiastical clients. Brown served as President of the Royal Architectural Institute of Canada (RAIC) in 1964-65 and remained active until 1972 when he retired and handed over his practice to his son, Douglas Brown.

CONTEXTUAL VALUE

The property has contextual value because it is	
7. important in defining, maintaining or supporting the character of an area.	N/A
8. physically, functionally, visually or historically linked to its surroundings.	✓
9. a landmark.	N/A

Physically, functionally, visually or historically linked to its surroundings

Constructed in 1947 and dedicated the following year, Weston Park Baptist Church is visually, historically and functionally linked to its surroundings where the building has formed part of the built evolution and growth of the Weston community at this historically important intersection with Lawrence Avenue for more than 75 years and its congregation on this property for more than 115 years.

1879-1885 Weston Road - Former Bank of Nova Scotia, Weston Branch

DESIGN OR PHYSICAL VALUE

The property has design value or physical value because it	
1. is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2. displays high degree of craftsmanship or artistic merit	N/A
3. demonstrates high degree of scientific or technical achievement	N/A

Representative example of a style and type

The property located at 1879-1885 Weston Road has design and physical value as a representative example of the Modernist style of architecture applied to bank branches across Canada in the 1950s and 1960s. Unlike earlier bank branches, which dominated their surroundings as a means of expressing their importance, post-War bank branches were frequently understated. Often single storied, their designs utilized traditional materials such as brick and stone with minimal ornamentation, expressing the simplicity of form that would become a hallmark of the Modernist period. The former bank building at 1879-1885 Weston Road displays this transition from Stripped Classicism to Modernism with its flat-iron profile, red brick cladding with limestone detailing and granite-clad colonnade, and large glazed openings defined by strong horizontal and vertical lines of aluminum framing.

HISTORICAL OR ASSOCIATIVE VALUE

The property has historical value or associative value because it	
4. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	✓
5. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N/A
6. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	✓

Direct associations with an institution that is significant to a community

The property holds associative value for its historical connection to the Bank of Nova Scotia, who owned the property and served the local Weston community at this location for more than 100 years (1910 to 2016).

Demonstrates or reflects the work or ideas of an architect who is significant to a community

The property is also valued for its association with the architectural firm of Page & Steele, which was one of the leading practitioners of modernism in Toronto during the post-war period and has received 24 design awards and 5 Massey Medals, the highest architectural award in Canada. Drawing on their extensive knowledge in both Classical and Modern design, the former bank building is a notable example of their work which skillfully utilizes massing and materials to create a structure with a high level of detail that simultaneously emphasizes simplicity of form.

CONTEXTUAL VALUE

The property has contextual value because it is	
7. important in defining, maintaining or supporting the character of an area.	✓
8. physically, functionally, visually or historically linked to its surroundings.	✓
9. a landmark.	N/A

Important in defining, maintaining or supporting the character of an area

The property at 1879-1885 Weston Road has contextual value for defining, maintaining and supporting the character of the area, where the current bank building on its wedge-shaped property anchors the southeast corner of Weston Road and Lawrence Avenue on its prominent corner lot just as the earlier Bank of Nova Scotia had done on this site since 1910.

Physically, functionally, visually or historically linked to its surroundings

The property is visually and historically linked to the 1966 property at 1906 Weston Road on the northwest corner of Weston Road and Lawrence Avenue West, as the flat-iron design of both properties responds to their irregularly shaped lots and to each other across this important historical intersection in the Weston community.

CONCLUSION

Staff have completed the Research and Evaluation Report for the properties at 1871 and 1879-1885 Weston Road and determined that both properties meet at least two criteria in Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Act. As such, the property should be designated.

Located at the southeast corner of Weston Road and Lawrence Avenue West, the two properties at 1871 (Weston Park Baptist Church) and 1879-1885 Weston Road (Bank of Nova Scotia Weston Branch) are valued for their long-standing relationship with and service to the Weston community and the built form evolution of this important historic intersection for more than a century.

The two properties are also valued for their association with notable architects working in Toronto in the mid-20th century such as Francis Bruce Brown who designed the 1947 Modern Gothic style church at 1871 Weston Road and Page & Steele who designed the 1962 Modernist Bank of Nova Scotia building on its prominent corner lot at 1879-1885 Weston Road.

The Statements of Significance (Attachments 3 and 4) for 1871 and 1879-1885 Weston Road, respectively, comprise the Reasons for Designation, which is the Public Notice of Intention to Designate.

CONTACT

Liz McFarland, BA Arch, MA, PhDc, CAHP
Heritage Planner, Heritage Planning
Urban Design, City Planning
Tel: 416-338-0958; fax: 416-392-1973
E-mail: Liz.McFarland2@toronto.ca

SIGNATURE

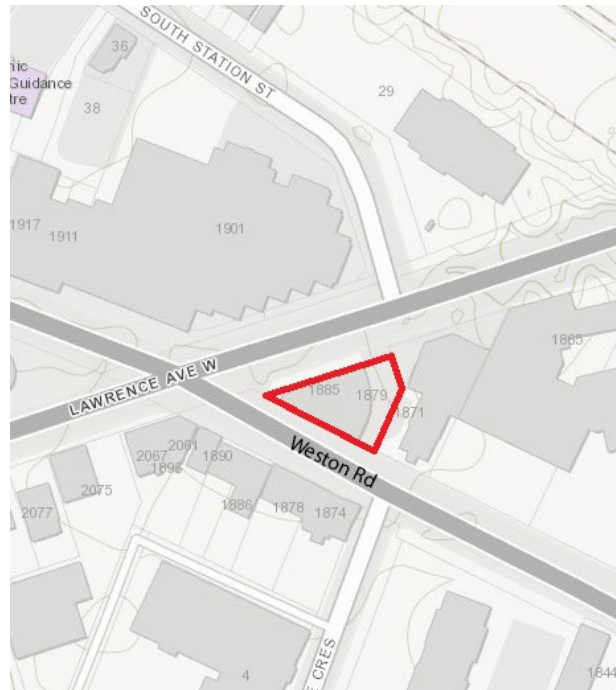
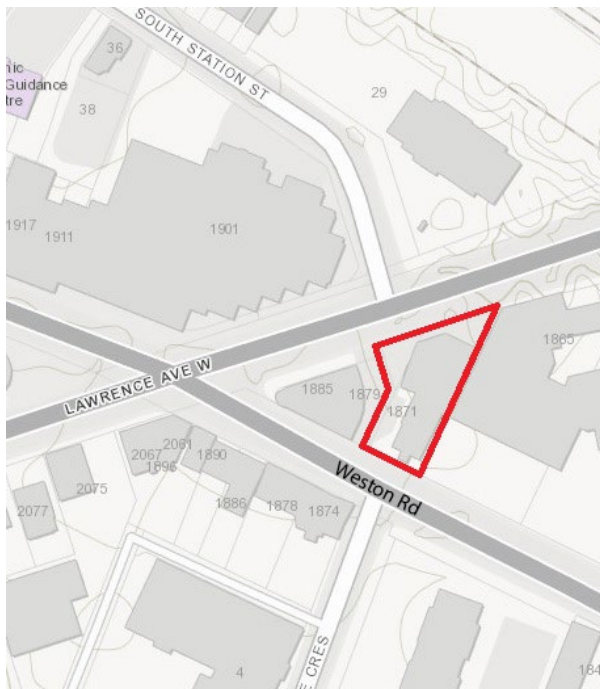
Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning

ATTACHMENTS

Attachment 1 – Maps and Photographs
Attachment 2 – List of Research Sources
Attachment 3 – Statement of Significance (Reasons for Designation) – 1871 Weston Road
Attachment 4 – Statement of Significance (Reasons for Designation) – 1879-1885 Weston Road

MAPS AND PHOTOGRAPHS: 1871 & 1879-1885 WESTON ROAD

ATTACHMENT 1



Images 1 and 2. 1871 Weston Road property indicated in red, at left; and 1879-1885 Weston Road, at right. (City of Toronto iView Mapping)

HISTORY - SITE



Image 3. 1851 Browne Map of the Township of York in the County of York, showing the Village of Weston (Ng)

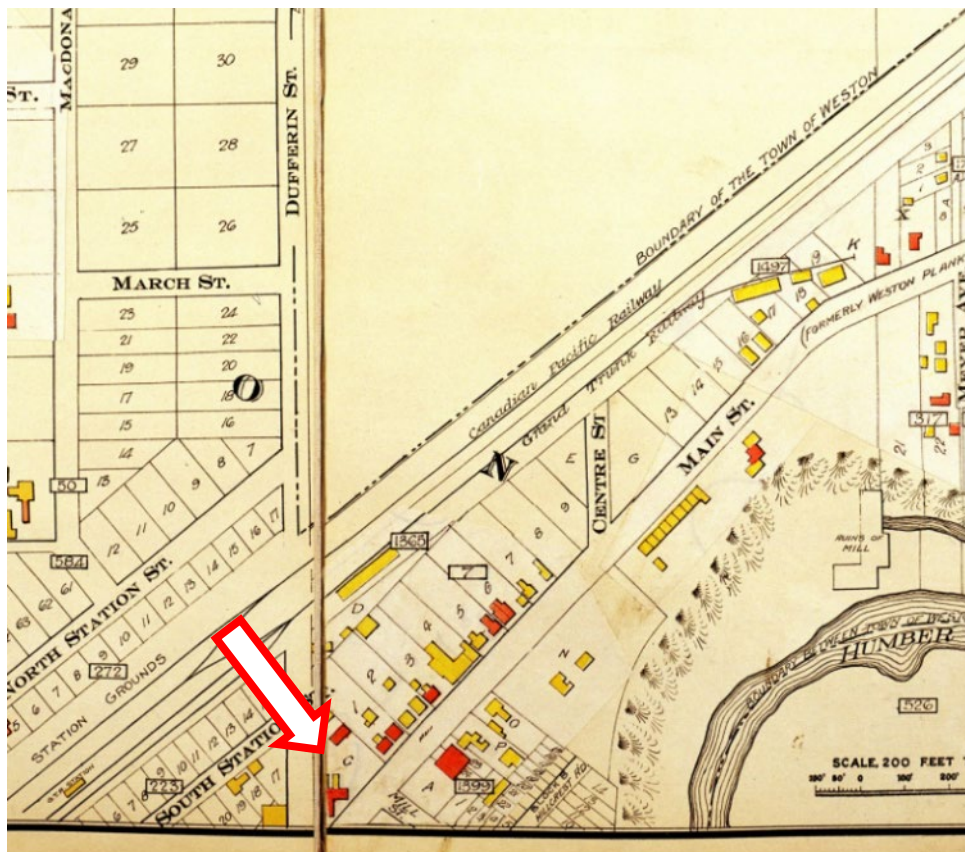


Image 4. 1910 Goad's Historical Atlas Map showing the intersection of Weston Road (then Main Street) and Lawrence Avenue West (then Dufferin Street) with the subject site indicated by the arrow. (Ng)

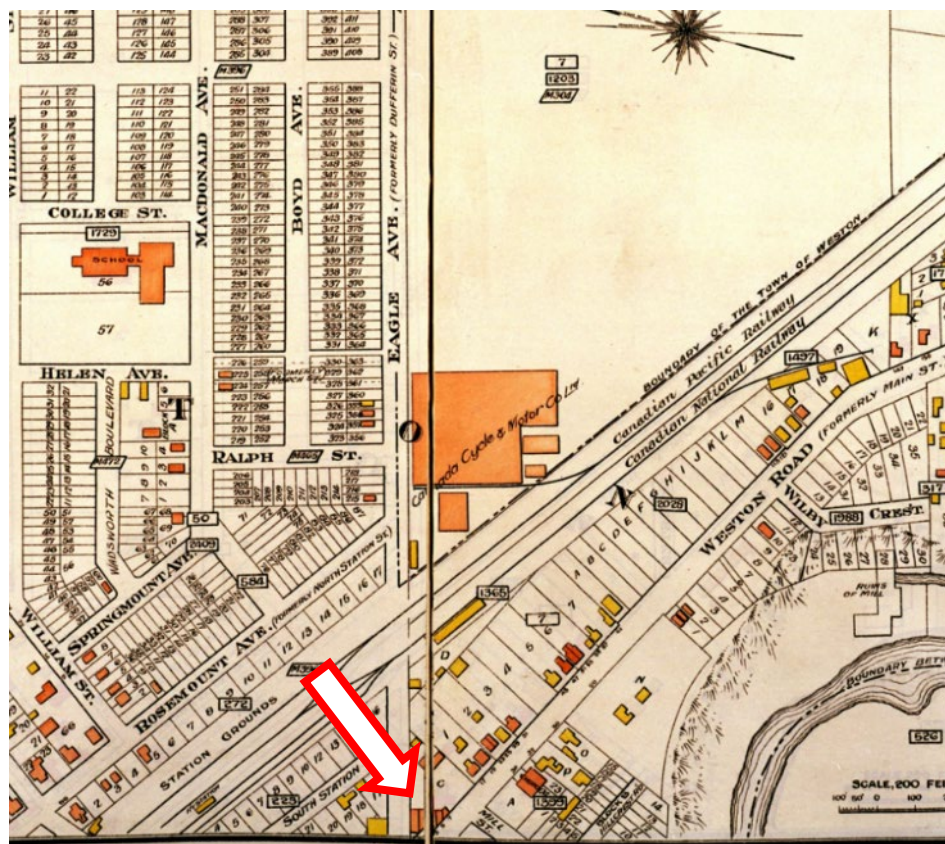


Image 5. 1924 Goad's Historical Atlas Map showing the built form evolution of the area. The 1910 commercial block containing the first Bank of Nova Scotia is indicated by the arrow. (Ng)

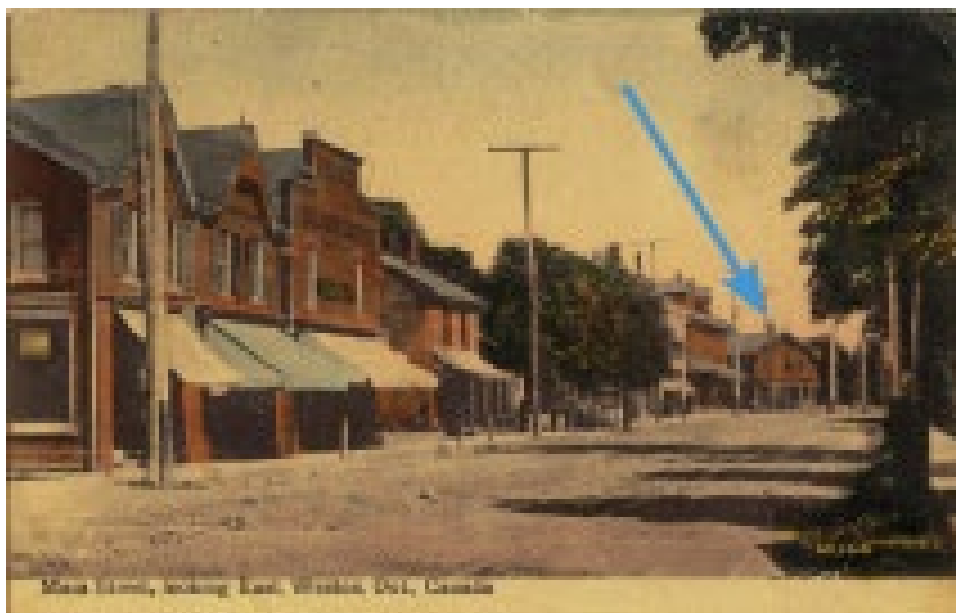
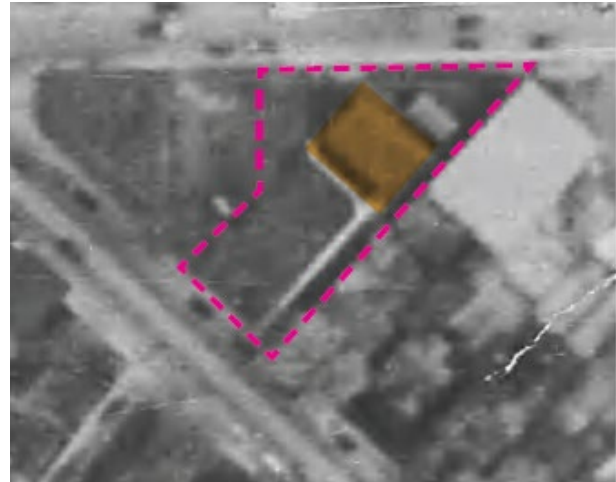


Image 6. 1907 postcard of Main Street (Weston Road) looking southeast towards the Site, indicated with a blue arrow (Weston Historical Society)

HISTORY - 1871 WESTON ROAD



Images 7 and 8. 1913 Fire Insurance Plan showing Lot C with the Site outlined in pink, at left, and 1947 aerial image showing the Site outlined in Pink and the 1908 Church shaded orange, at right. (Ng and City of Toronto Archives, respectively)

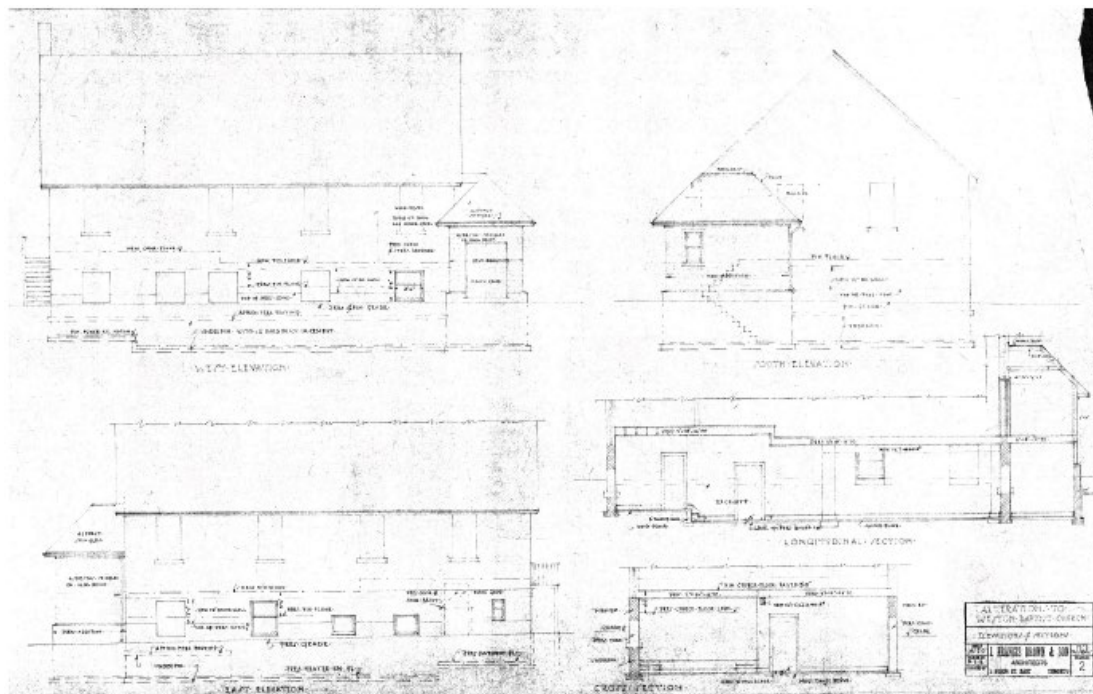
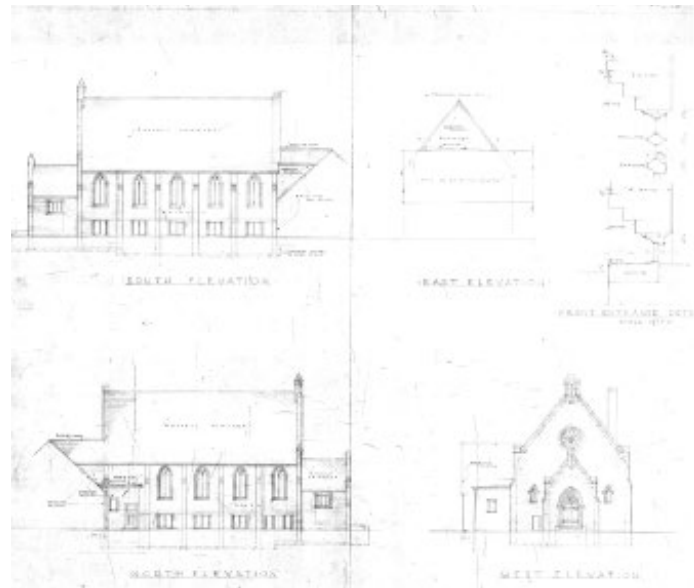
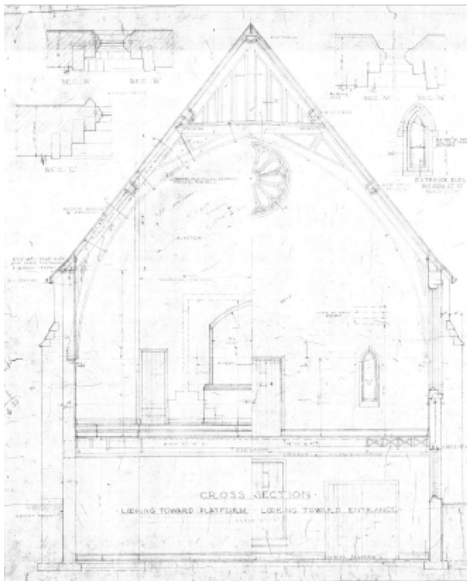


Image 9. 1945 drawings of 1908 Church elevations and sections by J. Francis Brown & Son (Building Records)



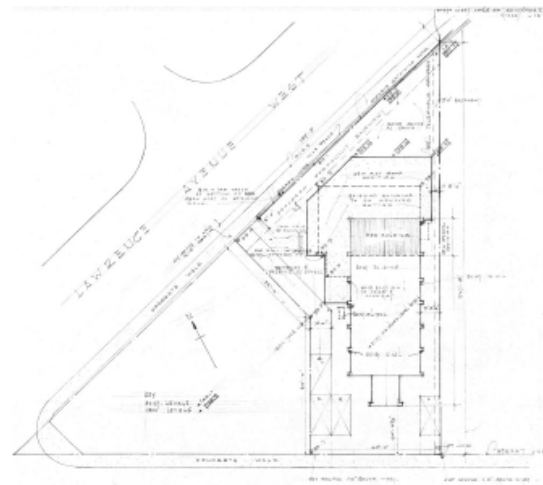
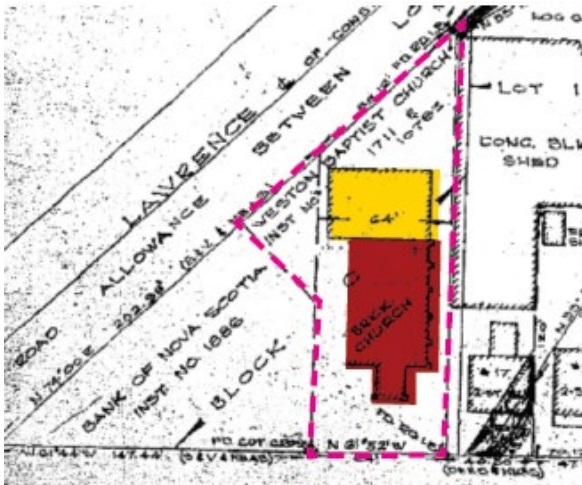
Image 10. 1908 archival photograph of the original Alexander Memorial Church located at the rear of 1871 Weston Road (Weston Historical Society)



Images 11 and 12. 1946 drawings of 1947 Church cross section, at left, and elevations, at right, by Francis Bruce Brown & Brisley Architects (Building Records)



Images 13 and 14. At left, 1948 photograph showing citizens lined up in front of the church to renew their licenses in the old Bank of Nova Scotia building on the left; At right, 1957 photograph of Weston Baptist Church during its semicentennial, showing the original configuration of the west entrance and the original 1908 Church to the rear (Weston Historical Society).



Images 15 and 16. 1962 aerial image of the Site outlined in pink, 1947 church shaded red, and 1962 addition shaded green, at left; 1961 site plan of 1962 additions and alterations by Bruce Brown & Brisley Architects, at right. (City of Toronto Archives and Building Records, respectively)

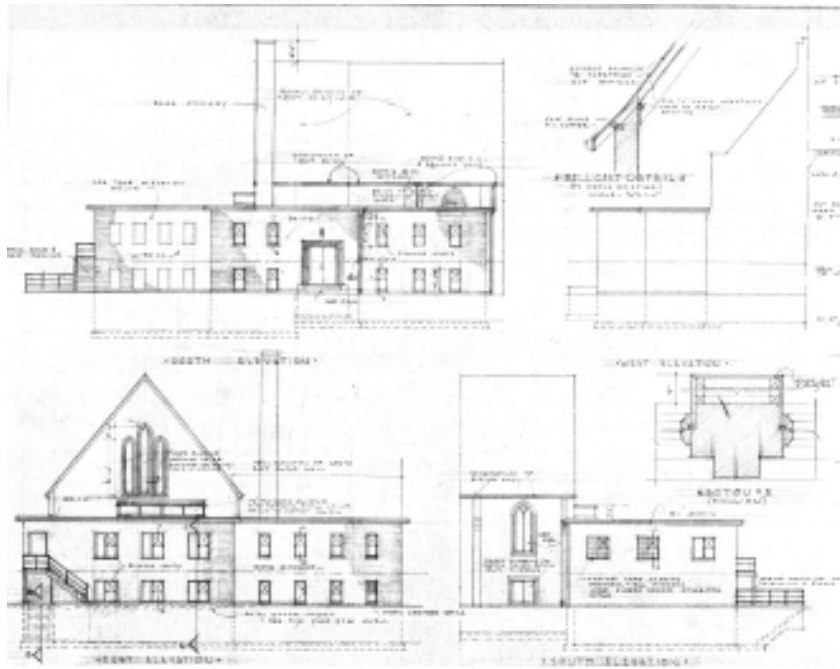
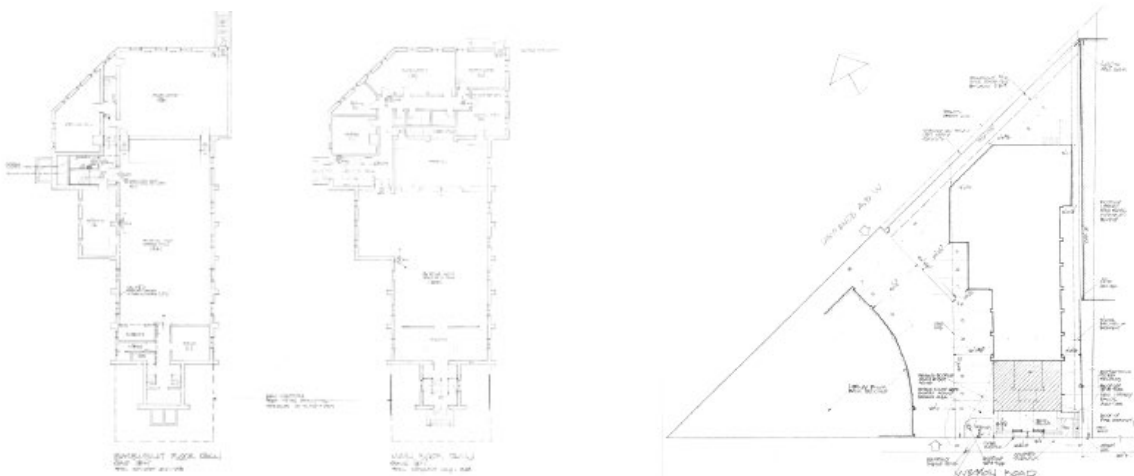
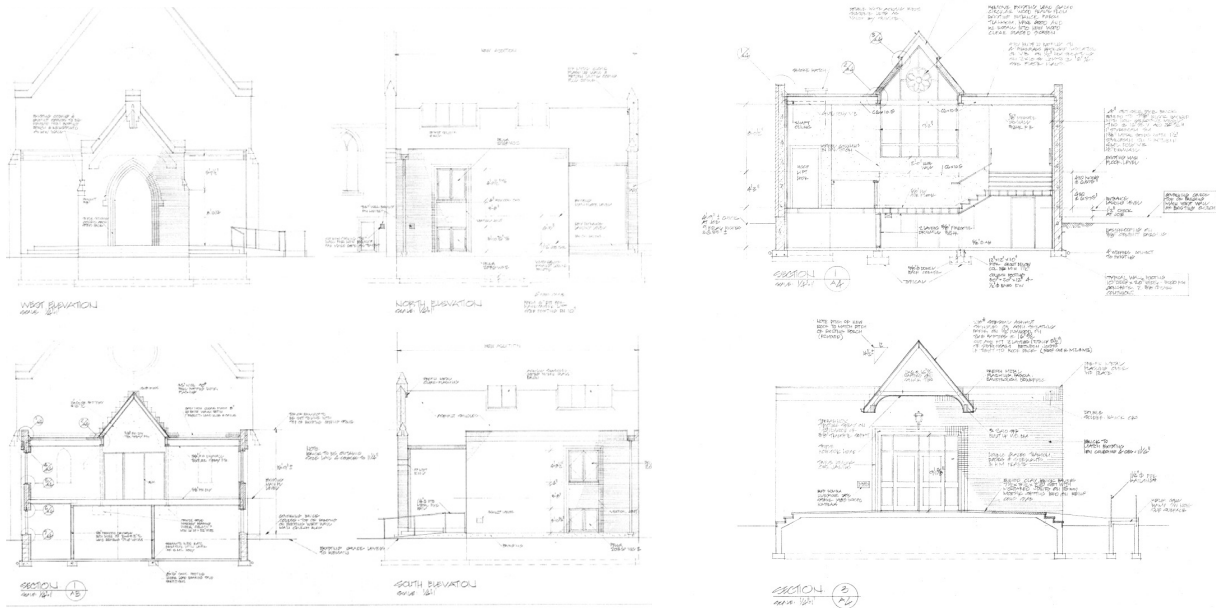


Image 17. 1961 elevation drawings for 1962 additions and alterations by Bruce Brown & Brisley Architects (Building Records)

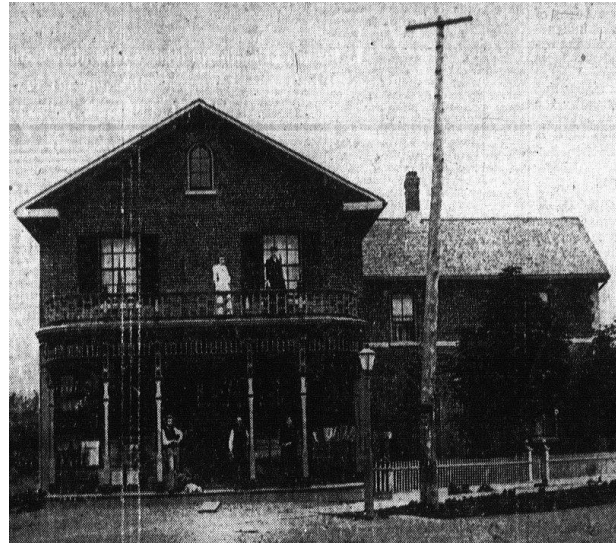
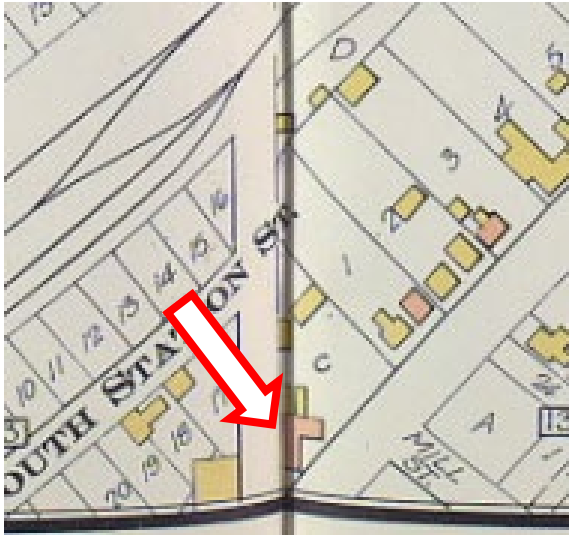


Images 18 and 19. 1983 site plan showing proposed front alteration and addition, at left, and elevations and section of same by Brown Beck & Ross Architects (Building Records)

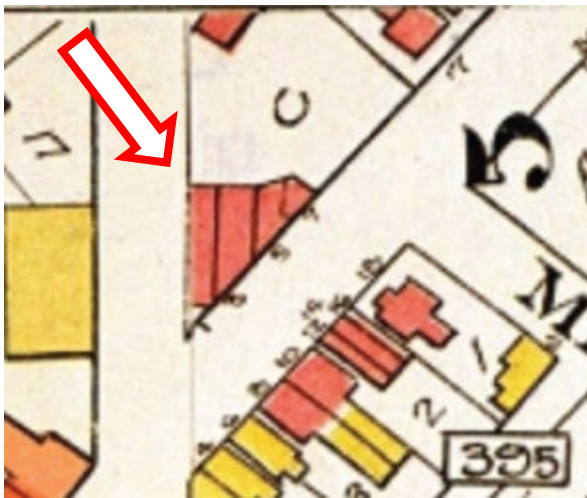


Images 20 and 21. 1983 drawings of elevations and sections of front alteration and addition by Brown Beck & Ross Architects (Building Records)

HISTORY - 1879-1885 WESTON ROAD



Images 22 and 23. 1910 Goad's Historical Atlas Map detail showing the original structure at 1879-1885 Weston Road which housed Robinson's General Store, at left; 1910 photograph of Robinson's General Store (Ng and Weston Times-Advertiser, 1942, respectively).



Images 24 and 25. 1924 Goad's Historical Atlas Map detail showing the original 1910 Bank of Nova Scotia commercial building block, at left; Early 1910s archival photograph of the original Bank of Nova Scotia building shortly after construction, at right (Ng and Weston Historical Society, respectively)



Image 26. 1961 image from newspaper article announcing the demolition of the 1910 Bank of Nova Scotia building (Weston Historical Society)

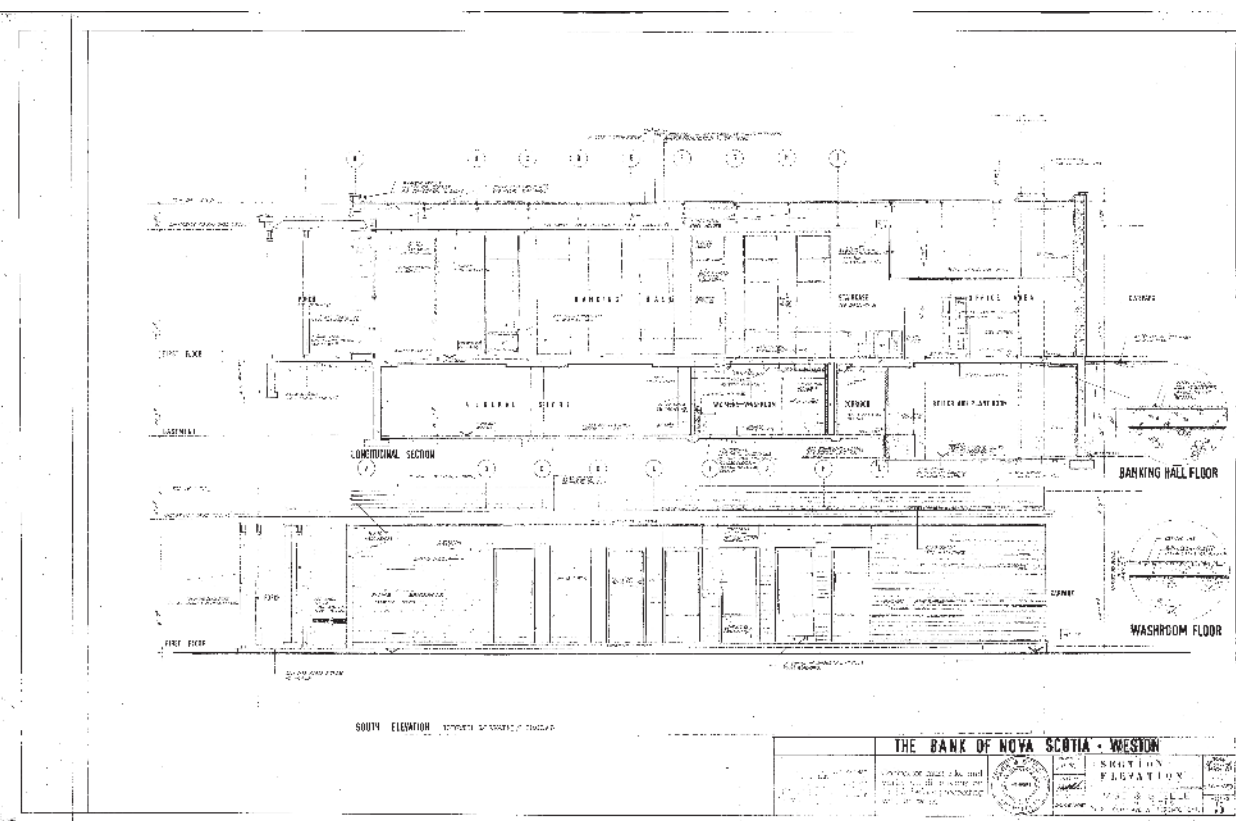


Image 27. 1960 elevation and sectional drawing of current Bank of Nova Scotia building by Page and Steele Architects (Building Records)



Image 28. 1963 archival photograph of current Bank of Nova Scotia building (City of Toronto Archives)

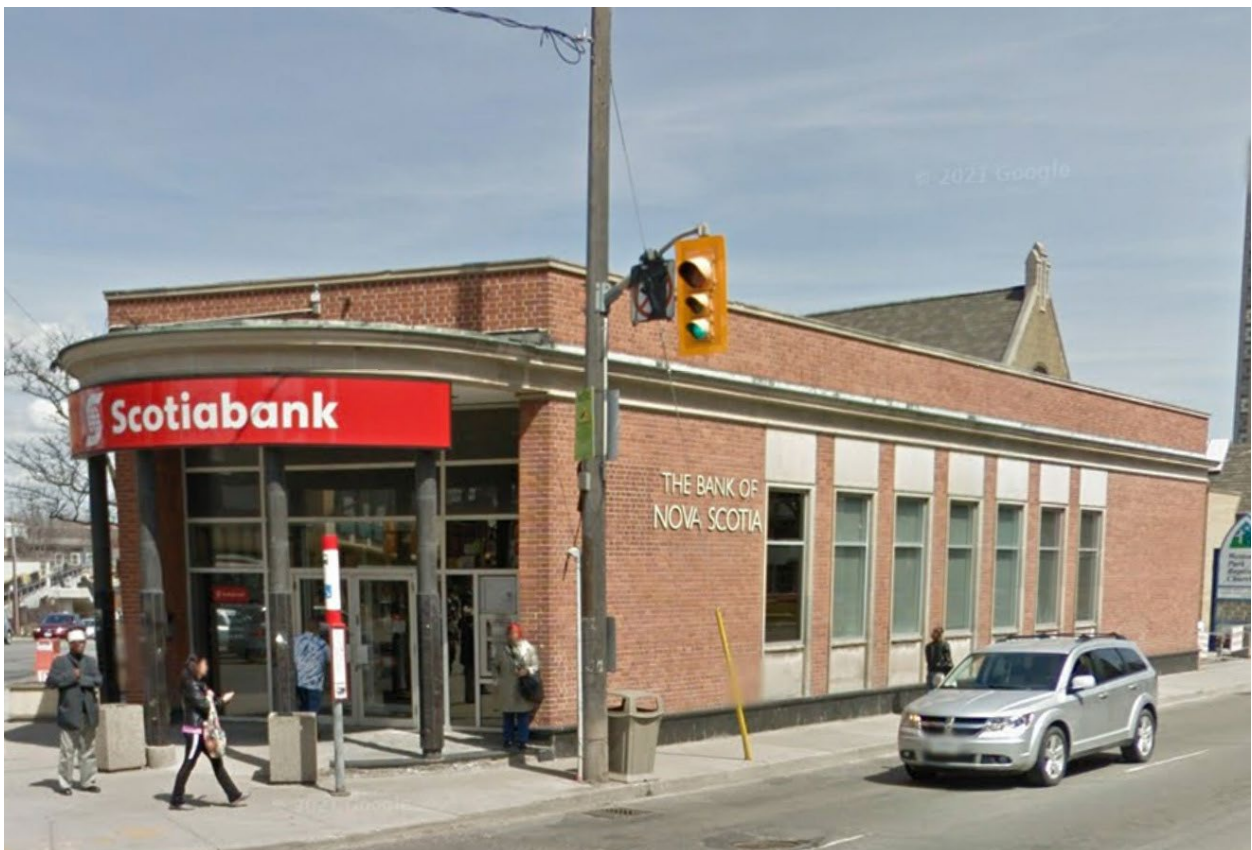


Image 29. 2015 image of the property at 1879-1885 Weston Road, one year prior to its closure as the Bank of Nova Scotia Weston Branch (Google Street View)

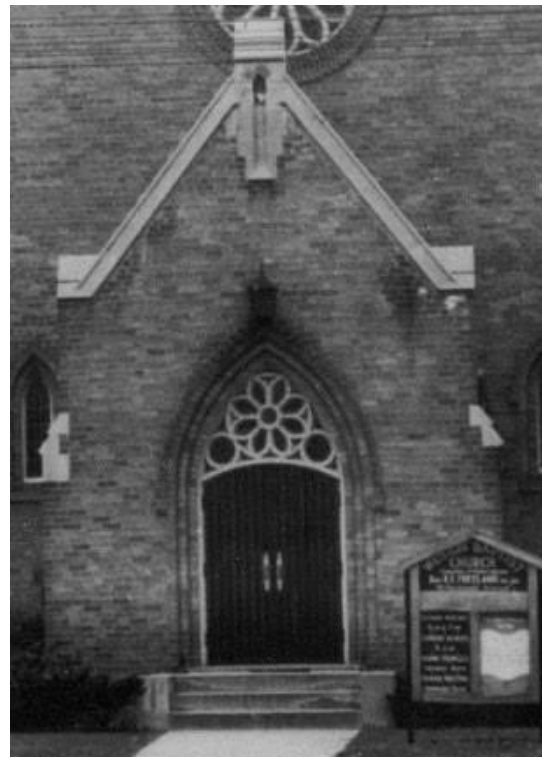
CURRENT IMAGES - 1871 WESTON ROAD



Image 30. Looking northeast at the south elevation of the church nave and 1983-1984 rectangular vestibule fronted by the reconstructed 1947 vestibule façade. (Heritage Planning, 2023)



Image 31. Looking southeast at the north elevation of the nave and 1983-1984 rectangular vestibule fronted by the reconstructed 1947 vestibule façade. Part of the 1962 rear wing is also visible at left (Heritage Planning, 2023)



Images 32 and 33. Brick buttresses, stone coping and decorative stone gable treatments on south elevation and 1947 vestibule façade, at left; 1957 image of front vestibule showing original configuration including the rose transom, at right (Heritage Planning, 2023 and Weston Historical Society, respectively)



Image 34. North elevation and secondary entrance of the 1962 rear wing (Heritage Planning, 2023)



Image 35. Looking southeast across Lawrence Avenue West at the 1962 rear wing (ERA, 2021)



Image 36. Looking west at the 1962 rear wing and triple lancets in the east elevation of the sanctuary added in the same year. (ERA, 2021)



Image 37. Looking west from inside the 1983-1984 vestibule at the relocated rose transom originally located above the front entrance on the 1947 vestibule façade. (Heritage Planning, 2023)



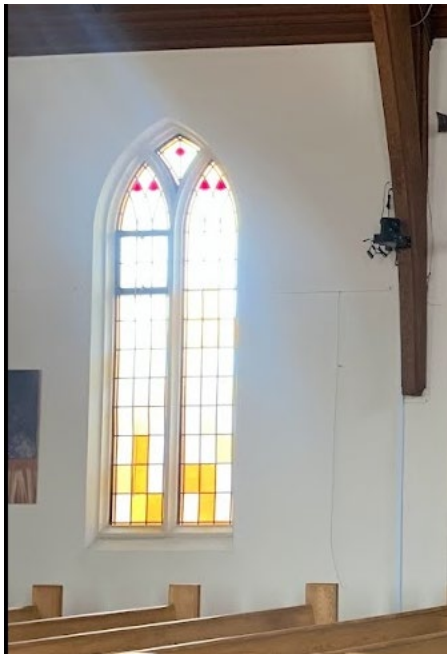
Image 38. Looking west from the sanctuary across the nave to the large original rose transom on the west elevation. (Heritage Planning, 2023)



Image 39. Looking east across the nave to the sanctuary with raised platform and the 1962 additional (easternmost) bay seamlessly integrated with the 1947 design. (Heritage planning, 2023)



Image 40. Looking north at the shallow north transept with its flat-headed stained glass windows and slanted pews. The pews on the north side of the nave proper were also slanted in 2001 for better view of the raised sanctuary. (Heritage Planning, 2023)



Images 41 and 42. Example of the pointed-arched stained glass windows in each of the nave bays on the north and south elevations, at left; example of the flat-headed stained glass windows at the basement level on the north and south elevations (Heritage Planning, 2023)

CURRENT IMAGES - 1879-1885 WESTON ROAD



Image 43. Looking southeast at the main entrance of the 1962 former Bank of Nova Scotia building (Heritage Planning, 2023)



Image 44. Looking south at the main entrance and north elevation of the former Bank of Nova Scotia building. Note the limestone detailing with the cornice and large panels above and below the windows on the north and south elevations (Heritage Planning, 2023)



Image 45. Looking southeast at the main entrance and west elevation of the former Bank of Nova Scotia building (Heritage Planning, 2023)



Image 46. Looking northeast at the rear elevation of the former bank building, noting the single-bay return of the limestone cornice supported by red brick pilasters (Heritage Planning, 2023)



Image 47. The projecting curved front porch roof of the bank building supported on four precast granite (terrazzo) clad columns (Heritage planning, 2023)



Image 48. Detail of the remaining granite treads and risers on the front porch (ERA, 2021)



Image 49. Detail of the black granite plinth at the base of the north and west elevations (ERA, 2021)

CONTEXTUAL IMAGES - SITE



(Google Maps, 2021, annotated by ERA).

Street and Block Frontages

- Site
- 1-3 storey retail commercial 1900-1947
- 1-3 storey retail commercial 1950-1957
- Towers in the Park 1968-1985
- Towers with commercial 1966-1973

Image 50. Context map type and chronology of built form evolution around Weston Road and Lawrence Avenue West



Image 51. View looking northeast across the site (Heritage Planning, 2023)



Image 52. View looking southwest across Lawrence Avenue West to the site (ERA, 2021)



Image 53. View looking southeast across the intersection of Weston Road and Lawrence Avenue West at the site (Heritage Planning, 2023)



Images 54 and 55. Images of the property at the northwest corner of the intersection of Weston Road and Lawrence Avenue West (1906 Weston Road). The 2-storey podium of this 1966 building references the flat-iron profile of the 1962 Bank of Nova Scotia building at the southeast corner. (Heritage Planning, 2023)

Archival Sources

- Abstract Index of Deeds, Plan 7 PT LOT C
- Archival maps and atlases
- Archival Photographs, City of Toronto Archives
- City of Toronto Building Records
- City of Toronto Directories
- County of York Gazetteer and Directory (Toronto: W.H. Irwin & Co., 1881)
- Toronto Public Library. Digital Archive
- Weston Council Minutes, 1881-1930

Secondary Sources

- Archives Association of Ontario, entry for Page & Steele Architects
<http://www.archeion.ca/page-and-steele-firm>
- Armstrong, Christopher. Making Toronto Modern: Architecture and Design, 1895-1975. 2014
- Archaeological Services Inc., "Technical Report, Appendix B. Humber River Corridor Historical Overview", B4.
- Blumenson, John. Ontario Architecture: A Guide to Styles and Building Terms, 1784-Present. 1990.
- City of Toronto, T.O.IView Map. <https://insideto-map.toronto.ca/toinview/>
- City of Toronto. 64 King Street - Proposed Amendment to Designation By-law under Part IV, Section 30.1 of the Ontario Heritage Act. (December 1, 2021) [64 King Street – Proposed Amendment to Designation By-law Under Part IV, Section 30.1 of the Ontario Heritage Act \(toronto.ca\)](#)
- Cruickshank, F.D. and J. Nason, History of Weston (Weston: Times & Guide, 1937)
- ERA Architects Inc. 1871 Weston Road: Cultural Heritage Evaluation Report (October 27, 2022)
- ERA Architects Inc. 1865, 1871 & 1885 Weston Road: Heritage Impact Assessment (December 21, 2022)
- Fisher, Sidney Thomson. The Merchant-Millers of the Humber Valley: A Study of the Early Economy of Canada (Toronto: NC Press Limited, 1985)
- Garcia, Daniel and Sean Marshall, "Go Transit's Kitchener Line"
<https://transit.toronto.on.ca/regional/2102.shtml>
- Hill, Robert. Biographical Dictionary of Architects in Canada. Entry on Francis Bruce Brown <http://dictionaryofarchitectsincanada.org/node/1212>
- Hill, Robert. Biographical Dictionary of Architects in Canada. Entry on William Harland Steele <http://dictionaryofarchitectsincanada.org/node/2052>
- Huff, Arlene. Weston Park Baptist Church: twenty-five more years of ministry 1982-2007. Unpublished booklet, n.d.
- Kalman, Harold. A History of Canadian Architecture, Volume 2, 1995
- Maitland, Leslie, Jacqueline Hucker and Shannon Ricketts. A Guide to Canadian Architectural Styles, 1992

- Mason, Hazel (Lee). Weston Baptist Church: seventy-five years of ministry 1907-1982. Unpublished booklet, n.d.
- Ng, Nathan. Historical Maps of Toronto. <http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>
- Weston Historical Society Digital News Collections
<https://vitacollections.ca/westonnews/search>

WESTON PARK BAPTIST CHURCH**STATEMENT OF SIGNIFICANCE****(REASONS FOR DESIGNATION)**

The property at 1871 Weston Road 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 the criteria of design and physical, historical and associative, and contextual values.

Description

Located on the east side of Weston Road just south of Lawrence Avenue in the city's Weston neighbourhood, the property at 1871 Weston Road, also known as Weston Park Baptist Church, contains a church building designed in the Modern Gothic style by architect Francis Bruce Brown and constructed in 1947. The current edifice replaces the congregation's first permanent place of worship erected at the same location in 1907. In 1962, Brown and his partner E.F. Ross Brisley added a rear ancillary wing to the building known as the Christian Education wing. In 1983-1984, the original front vestibule was removed and replaced with a new, larger entrance wing and the 1947 vestibule facade reconstructed in front. Now celebrating more than 115 years in its current location, Weston Park Baptist Church continues to serve the Weston community.

The subject property was listed on the City of Toronto's Heritage Register on March 29, 2023.

Statement of Cultural Heritage Value**Design and Physical Value**

Weston Park Baptist Church has design value as a representative example of an ecclesiastical building designed in the Modern Gothic style. Following the turn of the 20th century and a return to more simplified architectural designs, Modern Gothic styling was popular for religious and educational buildings. With its monochromatic surfaces, overall balance, and less ostentatious medieval details including sparse religious symbolism, the style differs from the more elaborate Gothic Revival designs of the previous century. Weston Park Baptist Church displays Modern Gothic elements with the symmetrical organization of the east and west elevations, the mixture of pointed-arch and flat-headed openings, and the central rose window in the gable above the entrance porch on the principal (west) elevation.

The interior of the church is also representative of the Modern Gothic style. This is evident in the vaulted form of the ceiling with its pointed-arched wooden roof trusses and tongue-and-groove wooden plank cladding, the leaded stained-glass windows with their wooden frames, and the wooden pews in the nave and north transept.

Historical and Associative Value

The property at 1871 Weston Road has associative value as the site of Weston Park Baptist Church, an institution of importance to the Weston community for more than 115 years. Through its social justice work, the congregation has supported local agencies and people in need and provided in-house social services as an important community hub.

The church is also linked to the practice of notable Toronto-born architect Francis Bruce Brown (1899-1983), who graduated from the University of Toronto architecture program in 1923. Brown devoted much of his early career to the design of Protestant churches, and succeeded his father, J. F. Brown, as Architectural Consultant to the Home Mission and Church Edifice Boards of the Baptist Convention in Ontario and Quebec and is credited with designs for more than one hundred churches across Canada from Nova Scotia to Alberta for Anglican, Presbyterian, Baptist and Protestant congregations. While many of his peers had adopted Classical Revival or Modern styles for the ecclesiastical commissions, Brown remained faithful to the Modern Gothic, and executed his designs with a convincing scholarly knowledge of the appropriate form and range of detail required by his Canadian ecclesiastical clients. Brown served as President of the Royal Architectural Institute of Canada (RAIC) in 1964-65 and remained active until 1972 when he retired and handed over his practice to his son, Douglas Brown.

Contextual Value

Constructed in 1947 and dedicated the following year, Weston Park Baptist Church is visually, historically and functionally linked to its surroundings where the building has formed part of the built evolution and growth of the Weston community at this historically important intersection with Lawrence Avenue for more than 75 years and its congregation on this property for more than 115 years.

Heritage Attributes

Design and Physical Value - Exterior

The following heritage attributes contribute to the design and physical value of the 1947 church as representative of the Modern Gothic style:

- The scale, form and massing of the church on a rectangular plan on a raised foundation
- The steeply pitched gable roof covering the double-height nave of the church
- The materials, with the buff brick cladding, and brick, stone and wood detailing
- On the principal (west) elevation, the main entrance with stained glass rose window centred above and surmounted with stone detailing including finial depicting three lancets
- The reconstructed 1947 vestibule façade with its buff brick construction and stone detailing including finial depicting a single stone lancet, and rose window (the latter feature is currently located inside the 1983-1984 vestibule alteration but was originally located in the transom of the 1947 vestibule facade)

- The north and south elevations of the nave, organized into five symmetrical bays defined by brick buttresses with stone detailing, plus the complementary sixth bay at the east end of the building which was seamlessly added in 1962 using the same materiality and design to house the new sanctuary
- The arrangement and type of fenestration that combines pointed-arched and flat-headed window openings and wood frames on the main and basement floors, respectively

N.B. the 1962 rear addition and 1983-1984 enlarged main entrance wing (between the reconstructed 1947 vestibule façade and west elevation of the nave) are not considered heritage attributes

Design and Physical Value – Interior

The following heritage attributes contribute to the design and physical value of the interior of the 1947 church as representative of the Modern Gothic style:

- The double-height volume of the church, including the raised sanctuary at the east end, the wooden roof truss system and tongue-and-groove wood plank ceiling
- The arrangement and type of the window openings with their wood frames
- The leaded stained-glass windows (pointed-arched, flat-headed and rose/circular)
- The wooden pews

Historical and Associative Value – Liturgical Elements

The following heritage attributes which contribute to the evolved design and physical value of the Church and expressing elements of the Baptist faith have been identified as liturgical elements:

- The three cornerstones (1947, 1961 and 1983)

Contextual Value

The following heritage attribute contributes to the contextual value of the property at 1871 Weston Road as it conveys the historical institutional character of the property:

- The set-back, placement and orientation of the building on its lot where it fronts onto Weston Road

BANK OF NOVA SCOTIA WESTON VILLAGE BRANCH**STATEMENT OF SIGNIFICANCE****(REASONS FOR DESIGNATION)**

The property at 1879-1885 Weston Road 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 the criteria of design and physical, historical and associative and contextual values.

Description

Located on the southeast corner of Weston Road and Lawrence Avenue West, the property at 1879-1885 Weston Road comprises a one-storey commercial structure which was formerly the Weston Village branch of the Bank of Nova Scotia.

The subject property was listed on the City of Toronto's Heritage Register on March 29, 2023.

Statement of Cultural Heritage Value**Design and Physical Value**

The property located at 1879-1885 Weston Road has design and physical value as a representative example of the Modernist style of architecture applied to bank branches across Canada in the 1950s and 1960s. Unlike earlier bank branches, which dominated their surroundings as a means of expressing their importance, post-War bank branches were frequently understated. Often single storied, their designs utilized traditional materials such as brick and stone with minimal ornamentation, expressing the simplicity of form that would become a hallmark of the Modernist period. The former bank building at 1879-1885 Weston Road displays this transition from Stripped Classicism to Modernism with its flat-iron profile, red brick cladding with limestone detailing and granite-clad colonnade, and large glazed openings defined by strong horizontal and vertical lines of aluminum framing.

Historical and Associative Value

The property holds associative value for its historical connection to the Bank of Nova Scotia, who owned the property and served the local Weston community at this location for more than 100 years (1910 to 2016).

The property is also valued for its association with the architectural firm of Page & Steele, which was one of the leading practitioners of modernism in Toronto during the post-war period and has received 24 design awards and 5 Massey Medals, the highest architectural award in Canada. Drawing on their extensive knowledge in both Classical and Modern design, the former bank building is a notable example of their work which skillfully utilizes massing and materials to create a structure with a high level of detail that simultaneously emphasizes simplicity of form.

Contextual Value

The property at 1879-1885 Weston Road has contextual value for defining, maintaining and supporting the character of the area, where the current bank building on its wedge-shaped property anchors the southeast corner of Weston Road and Lawrence Avenue on its prominent corner lot just as the earlier Bank of Nova Scotia had done on this site since 1910.

The property is visually and historically linked to the 1966 property at 1906 Weston Road on the northwest corner of Weston Road and Lawrence Avenue West, as the flat-iron design of both properties responds to their irregularly shaped lots and to each other across this important historical intersection in the Weston community.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the design and physical value of the 1962 bank building as representative of the Modernist style:

- The scale, form and massing of the red brick commercial bank building with its single-storey wedge-shaped plan and flat roof
- The flatiron profile of the building with its curved northwest main entrance that emphasizes its prominent corner location
- The cladding materials on all elevations with the red Flemish-bond brick walls and black granite plinth
- The limestone detailing, including the capped brick parapet, cornice, window panels and window surrounds
- The single-bay return of the limestone cornice around the rear of the building at both ends and the brick pilasters below the cornice that define the two return bays
- The front entry with its curved projecting roof and limestone cornice supported by four precast, granite (terrazzo) clad columns, and remnant black granite stair treads and risers at street level
- The double-height glazed front entrance
- The 14 identical and symmetrically arranged window openings on the north (Lawrence Avenue West) and west (Weston Road) elevations

Contextual Value

The following heritage attribute contributes to the contextual value of the former Bank of Nova Scotia building at 1879-1885 Weston Road as it conveys the historical character of the property and intersection:

- The set-back, placement and orientation of the building anchoring its prominent, wedge-shaped lot at the southeast corner of Weston Road and Lawrence Avenue West where it is mirrored by a similarly shaped 1966 property on the northwest corner of the intersection (1906 Weston Road).