

1151 Weston Road - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: August 25, 2025

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning

Wards: 5 - York South-Weston

SUMMARY

This report recommends that City Council state its intention to designate the property at 1151 Weston Road under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value according to the Statement of Significance which includes a description of Heritage Attributes found in Attachment 1.

The subject property at 1151 Weston Road is located on the northeast corner of Weston Road and Eglinton Avenue West in the downtown area of Mount Dennis. The property contains the Mount Dennis Bank of Nova Scotia, a one-storey limestone-clad bank building with stucco clad rear wing constructed in 1949, and a 1981-82 one-storey stucco-clad addition on its south elevation. Designed by the important Canadian architect Gordon S. Adamson the property has served as a local landmark since its construction in 1949. A location map and current photograph of the heritage property is found in Attachment 2.

The property was listed on the City's Heritage Register on November 13, 2013.

Staff have determined that the property at 1151 Weston Road has cultural heritage value and meets 8 of the Ontario Regulation 9/06 criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. 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.

A development application for an Official Plan Amendment and Zoning By-law Amendment was submitted on July 7, 2025 and is under review by staff. At the time of this report a Prescribed Event has not yet occurred.

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

RECOMMENDATIONS

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

1. City Council state its intention to designate the property at 1151 Weston Road under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 1151 Weston Road Mount Dennis Bank of Nova Scotia (Reasons for Designation) attached as Attachment 1, to the report, August 25, 2025, from the Chief Planner and Executive Director, City Planning.
2. 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

City Planning confirms there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

City Council included the subject property at the property at 1151 Weston Road on the City of Toronto's Heritage Register in November 2013. [Item - 2013.EY28.8](#)

POLICY AND REGULATION CONSIDERATIONS

Provincial Plans and Policies

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

Further, the policies and definitions of the Provincial Planning Statement (2024) identify the Ontario Heritage Act as the primary legislation through which heritage evaluation and heritage conservation will be implemented. [Provincial Planning Statement, 2024 \(ontario.ca\)](#)

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>

Official Plan

The City of Toronto's Official Plan implements the provincial policy regime and provides policies to guide decision making within the City. It 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. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found here:

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

COMMENTS

Evaluation Analysis

The following evaluation analysis is based on the comprehensive research conducted on the property at 1151 Weston Road (see Attachment 3) and provides the rationale for the recommendations found in this report.

The property at 1151 Weston Road meets the following 8 out of 9 criteria:

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method

The property at 1151 Weston Road has design and physical value as a representative example of a post World War II branch bank building. Unlike earlier branch banks, which dominated their surroundings as a means of expressing their importance, post-War branch banks were frequently understated. Emphasizing openness and accessibility, their designs reflected the changing role of banks, which offered a wider range of products and services to a more diverse clientele. Often single storied, their designs combined the simplicity of form and clean lines of the Modernist Style with traditional materials such as brick and stone and Classical elements. This is evidenced in the property's low rectangular massing with flat roof, large window openings and front entrance framed in stainless steel, asymmetrical principal elevation, and limestone cladding, cornice and bas-relief carved panels. In October 1950, the property was one of the fourteen branch banks in Canada selected by the Journal of the Royal Architectural Institute of Canada representing the social and architectural changes after the Second World War.

The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit

The property has design value for its high degree of craftsmanship and artistic merit. This is evidenced in the building's balance of Modernist and Classical elements including extensive window glazing and entrance vestibule framed in stainless steel, limestone cladding, and finely executed bas relief carved stone panels.

The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community

The property at 1151 Weston Road has value for its association with the Bank of Nova Scotia, which has served the Mount Dennis community since 1913 and has continuously operated from the property since its construction in 1949.

The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture

The property at 1151 Weston Road has historical value for its contribution to an understanding of the historical development and evolution of Mount Dennis as an independent community where the property, like many bank buildings, occupies a prominent location at the centre of the community.

The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community

The property at 1151 Weston Road has value for its association with important Canadian architect Gordon S. Adamson (1904-1986), who is credited with advancing Canadian modernism after World War II. Important modernist achievements by Adamson and his firm, Gordon S. Adamson and Associates, include the Part IV designated William Wrigley Jr. Company Headquarters (1962) at 1123 Leslie Street; the Massey Medal award winning Savoy Plaza Apartments (1951) at 130 Old Forest Hill Road and Kipling Collegiate Institute (1961) at 130 The Westway; the critically acclaimed E.J. Pratt Library (1960) and Edward Johnson Building (1961-63) at the University of Toronto; and the Redpath Sugar Refinery (1957) at 95 Queens Quay East and Defence Research Medical Laboratories (1956) at 1133 Sheppard Avenue West, which are included on the City of Toronto's Heritage Register.

The property has contextual value because it is important in defining, maintaining or supporting the character of an area

The property at 1151 Weston Road is important in defining, supporting, and maintaining the small-town commercial main street character of Weston Road between Eglinton Avenue West and Oxford Avenue, which forms the centre of Mount Dennis' downtown.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings

Constructed for the Bank of Nova Scotia at the centre of the commercial area of Mount Dennis, the property at 1151 Weston Road is functionally and historically linked to its surroundings.

The property has contextual value because it is a landmark

Prominently located at the northeast corner of Weston Road and Eglinton Avenue West, the property at 1151 Weston Road has served as a local landmark since its construction in 1949.

See Attachments 1, 2 and 3 of this report for the Statement of Significance; Location Map and Photograph; and Research, Evaluation & Visual Resources pertaining to the property at 1151 Weston Road, as all of these documents are integral to the recommendations made in this staff report.

Prescribed Event Status

As of July 1, 2021, Section 29(1.2) of the Ontario Heritage Act restricts City Council's ability to give notice of its intention to designate a property under the Act to within 90 days of a "Prescribed Event".

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 Prescribed Event is not the date a development application is deemed complete or when an application is made to the City. A Prescribed Event, including any prescribed exceptions, are defined under O. Reg 385/21.

If a new or subsequent Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application is submitted on the same property, the Prescribed Event date is reset to the new date the City Clerk issues notice to the public of the new or subsequent complete application.

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 under Section 29(1.2)1 of the Ontario Heritage Act. This requirement does not apply to a Prescribed Event that has occurred prior to January 1, 2023.

On July 7, 2025, the City received Official Plan Amendment, and Zoning By-law Amendment applications related to the proposed redevelopment of the subject property with a 46-storey mixed-use building, comprised of a 42-storey tower with mechanical penthouse atop a 4-storey podium. The proposed development anticipates the deconstruction, reconstruction, and reorientation of the north and west elevations of the 1949 structure's main wing.

A Heritage Impact Assessment (HIA) is required for all development applications that affect listed and designated properties to determine how a heritage property is proposed to be conserved. Designation enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance. An HIA prepared by Giaimo was submitted on July 4, 2025.

CONCLUSION

Staff have determined that the property at 1151 Weston Road meets 8 out of 9 criteria in Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. As such, the property merits designation and staff recommend that Council support the designation of this property to conserve its cultural heritage value.

The Statement of Significance: 1151 Weston Road - Mount Dennis Bank of Nova Scotia (Reasons for Designation) attached as Attachment 1 to this report comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

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SIGNATURE

Jason Thorne
Chief Planner and Executive Director
City Planning

ATTACHMENTS

Attachment 1 – Statement of Significance (Reasons for Designation)
Attachment 2 – Location Map and Current Photograph
Attachment 3 – Research, Evaluation & Visual Resources

MOUNT DENNIS BANK OF NOVA SCOTIA**STATEMENT OF SIGNIFICANCE****(REASONS FOR DESIGNATION)****Description**

The property at 1151 Weston Road (Mount Dennis Bank of Nova Scotia) is located at the northeast corner of Weston Road and Eglinton Avenue, in the Mount Dennis neighbourhood. The property contains a 1949 limestone-clad one-storey bank building fronting onto Weston Road with stucco clad rear wing, and 1981-82 one-storey stucco-clad addition extension to the south.

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

The property at 1151 Weston Road has design and physical value as a representative example of a post World War II branch bank building. Unlike earlier branch banks, which dominated their surroundings as a means of expressing their importance, post-War branch banks were frequently understated. Emphasizing openness and accessibility, their designs reflected the changing role of banks, which offered a wider range of products and services to a more diverse clientele. Often single storied, their designs combined the simplicity of form and clean lines of the Modernist Style with traditional materials such as brick and stone and Classical elements. This is evidenced in the property's low rectangular massing with flat roof, large window openings and front entrance framed in stainless steel, asymmetrical principal elevation, and limestone cladding, cornice and bas-relief carved panels. In October 1950, the property was one of the fourteen branch banks in Canada selected by the Journal of the Royal Architectural Institute of Canada representing the social and architectural changes after the Second World War.

The property also has design value for its high degree of craftsmanship and artistic merit. This is evidenced in the building's balance of Modernist and Classical elements including extensive window glazing and entrance vestibule framed in stainless steel, limestone cladding, and finely executed bas relief carved stone panels.

Historical and Associative Value

The property at 1151 Weston Road has value for its association with the Bank of Nova Scotia, which has served the Mount Dennis community since 1913 and has continuously operated from the property since its construction in 1949.

The property also has historical value for its contribution to an understanding of the historical development and evolution of Mount Dennis as an independent community where the property, like many bank buildings, occupies a prominent location at the centre of the community.

The property at 1151 Weston Road has further value for its association with important Canadian architect Gordon S. Adamson (1904-1986), who is credited with advancing Canadian modernism after World War II. Important modernist achievements by Adamson and his firm, Gordon S. Adamson and Associates, include the Part IV designated William Wrigley Jr. Company Headquarters (1962) at 1123 Leslie Street; the Massey Medal award winning Savoy Plaza Apartments (1951) at 130 Old Forest Hill Road and Kipling Collegiate Institute (1961) at 130 The Westway; the critically acclaimed E.J. Pratt Library (1960) and Edward Johnson Building (1961-63) at the University of Toronto; and the Redpath Sugar Refinery (1957) at 95 Queens Quay East and Defence Research Medical Laboratories (1956) at 1133 Sheppard Avenue West, which are included on the City of Toronto's Heritage Register.

Contextual Value

The property at 1151 Weston Road is important in defining, supporting, and maintaining the small-town commercial main street character of Weston Road between Eglinton Avenue West and Oxford Avenue, which forms the centre of Mount Dennis' downtown.

Constructed for the Bank of Nova Scotia at the centre of the commercial area of Mount Dennis, the property at 1151 Weston Road is functionally and historically linked to its surroundings. Prominently located at the northeast corner of Weston Road and Eglinton Avenue West, the property has served as a local landmark since its construction in 1949.

Heritage Attributes

Design or Physical Value

The following heritage attributes contribute to the design and physical value of the Property.

- The scale, form, and massing of the structure, with its rectangular plan, one-storey height, and flat roof
- The ashlar faced limestone cladding, parapet, and overhanging cornice featuring raked white mortar joints
- The symmetrically placed fenestration on the north elevation with window lights featuring stainless-steel frames with muntin and mullions featuring decorative square plates at their intersections
- The asymmetrically placed fenestration on the principal (west) elevation with window lights featuring stainless-steel frames with muntin and mullions featuring decorative square plates at their intersections and an offset glass and stainless-steel double entrance with vestibule and projecting roof
- The principal (west) elevation's three carved limestone bas relief panels featuring the emblems from the Bank of Nova Scotia's Coat of Arms: the Bluenose Schooner, the codfish, and the wheat and plow
- The orientation of the structure at the northeast corner of Weston Road and Eglinton Avenue West with the principal (west) elevation set parallel to Weston Road

Historical and Associative Value

The following heritage attributes contribute to the historical and associative value of the Property.

- The three carved limestone bas relief panels featuring the emblems from the Bank of Nova Scotia's Coat of Arms: the Bluenose Schooner, the codfish, and the wheat and plow
- The location of the structure at the northeast corner of Weston Road and Eglinton Avenue West with the principal (west) elevation with entrance facing Weston Road

Contextual Value

The following heritage attributes contribute to the contextual value of the Property.

- The scale, form, and massing of the structure with its rectangular plan, one-storey height, and flat roof
- The ashlar faced limestone cladding, parapet, and overhanging cornice featuring raked white mortar joints
- The asymmetrically placed fenestration on the principal (west) elevation with window lights featuring stainless-steel frames with muntin and mullions featuring decorative square plates at their intersections and an offset glass and stainless-steel double entrance with vestibule and projecting roof
- The principal (west) elevation's three carved limestone bas relief panels featuring the emblems from the Bank of Nova Scotia's Coat of Arms: the Bluenose Schooner, the codfish, and the wheat and plow
- The orientation of the structure with the principal (west) elevation fronting onto Weston Road.

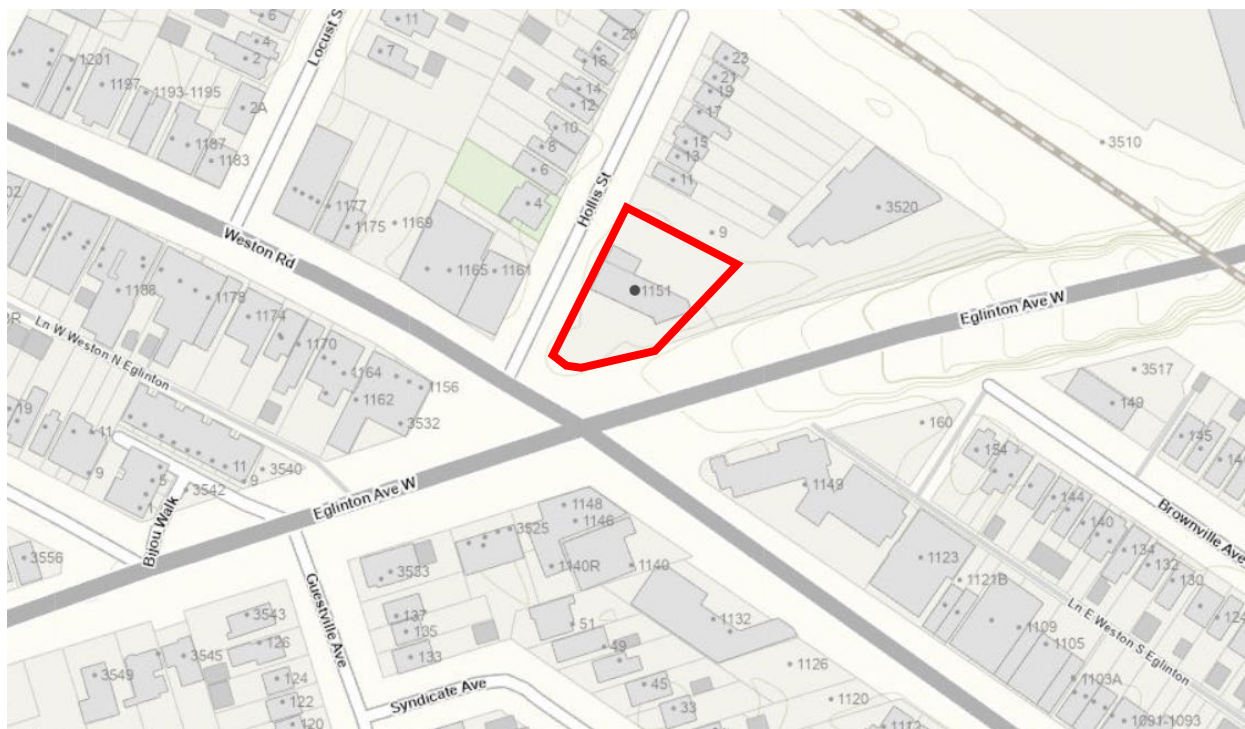
NOTE: The rear wing of the 1949 building and the 1981-82 extension to the south are not considered heritage attributes.

LOCATION MAP AND CURRENT PHOTOGRAPH
1151 WESTON ROAD
MOUNT DENNIS BANK OF NOVA SCOTIA

ATTACHMENT 2



Principal (West) elevation of 1151 Weston Road (Heritage Planning, 2024).



This location map is for information purposes only. The exact boundary of the property is not shown. The red outline marks the location of the subject site (City of Toronto iView Mapping, annotated by Heritage Planning, 2025).

**RESEARCH, EVALUATION &
VISUAL RESOURCES**

ATTACHMENT 3

1151 WESTON ROAD

MOUNT DENNIS BANK OF NOVA SCOTIA

In undertaking this research and evaluation, we recognize that 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.



1151 Weston Road (Heritage Planning, 2025).

1. DESCRIPTION

1151 Weston Road (Mount Dennis Bank of Nova Scotia)	
ADDRESS	1151 Weston Road
WARD	5 - York South-Weston
NEIGHBOURHOOD/COMMUNITY	Mount Dennis
CONSTRUCTION DATE	1949
ORIGINAL USE	Bank
CURRENT USE* (*This does not refer to permitted use(s) as defined by the Zoning By-law	Bank
ARCHITECT/BUILDER/DESIGNER	Gordon S. Adamson and Associates
ADDITIONS/ALTERATIONS	See Section 3
LISTING DATE	November 13, 2013

2. ONTARIO REGULATION 9/06 CHECKLIST:

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

The following checklist identifies the prescribed criteria met by the subject property at 1151 Weston Road for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. There are a total of nine criteria under O. Reg 9/06. A property may be designated under Section 29 of the Ontario Heritage Act if the property 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.

1151 WESTON ROAD

1.	The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2.	The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	✓
3.	The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	N/A
4.	The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	✓
5.	The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	✓
6.	The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	✓
7.	The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	✓
8.	The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	✓
9.	The property has contextual value because it is a landmark.	✓

3. RESEARCH

This section of the report describes the history, architecture and context of the property. Visual resources related to the research are located in Section 4. Archival and contemporary sources for the research are found in Section 5 (List of Sources).

INDIGENOUS COMMUNITIES

For time immemorial, Toronto has been home to Indigenous peoples. Ojibway oral histories speak of Ice People, who lived at a time when ice covered the land.¹ Following the retreat of glaciers approximately 13,000 years ago, small groups of Indigenous peoples moved from place to place, hunting and gathering the food they needed according to the seasons. Over millennia, they adapted to dramatically changing environmental conditions, developing and acquiring new technologies as they did so. Waterways and the lake were vital sources of fresh water and nourishment, and shorelines and nearby areas were important sites for gathering, trading, hunting, fishing, and ceremonies. Long-distance trade moved valuable resources across the land.

After maize and squash were introduced to Southern Ontario, by approximately 500 CE, horticulture began to supplement food sources. By 1300 CE, villages focused on growing food became year-round settlements surrounded by crops. These villages were home to ancestors of the Huron-Wendat Nation, who would continue to occupy increasingly larger villages in the Toronto area and beyond. These villages were connected to well-established travel routes which were part of local and long-distance trail networks, including the Carrying Place trails on the Don, Rouge and Humber rivers that connected Lake Ontario to Georgian Bay. Beads made from sea shells from the eastern seaboard were found at the Alexandra site in North York, which was a community of 800-1000 people in approximately 1350.

By 1600, the Wendat had formed a confederation of individual nations, and had concentrated most of their villages away from Lake Ontario, in the Georgian Bay area. Following contact with French explorers and missionaries in Southern Ontario in the early 1600s, European diseases decimated First Nations. Competition for furs to trade with Europeans and the desire to replenish numbers through absorption of captives, among other factors², contributed to the Beaver Wars, which after 1640, saw the Haudenosaunee Confederacy expand into Southern Ontario, dispersing the Wendat. Within the boundaries of today's Toronto, the Haudenosaunee Confederacy then occupied villages on the Carrying Place trails on the Humber and Rouge Rivers from approximately the 1660s to the 1680s.

In the late 1680s, the Haudenosaunee Confederacy chose to leave their village in the Toronto area and returned to their homelands in upstate New York. As evidenced by the 1701 Great Peace of Montreal, the 1701 Nanfan Treaty, and the Dish with One Spoon Treaty, the Haudenosaunee continued to have an interest in the resources of the area.

Anishinaabe people from the Lake Superior region then moved into the Toronto area. While the Wendat and Haudenosaunee people lived in year-round villages surrounded by crops, the Anishinaabe people continued to live primarily by seasonally moving across the land to hunt, fish and gather resources that were available at a specific time,

¹ With thanks to Philip Cote for the reference to Benton-Banai, Edward, *The Mishomis book: The voice of the Ojibway* (Indian Country Press, 1985), p. 26.

² <https://histindigenouspeoples.pressbooks.tru.ca/chapter/chapter-5-colonial-wars-looking-east>; Gary Warrick, "The Aboriginal Population of Ontario in Late Pre-history," in Munson and Jamieson, eds., *Before Ontario: The Archaeology of a Province* (McGill-Queen's University Press, 2013), p. 72.

including migrating birds and maple syrup. To the west of Toronto, the Anishinaabe people became known as the Mississaugas of the Credit. To the east, they became known as the Chippewas of Beausoleil, Georgina Island and Rama and the Mississaugas of Alderville, Curve Lake, Hiawatha, Scugog Island.³

In 1787, as the British began to prepare for an influx of colonists into the area following the American Revolution, the British Crown negotiated the Toronto Purchase with the Mississaugas of the Credit First Nation to obtain title to the land. The flawed and poorly documented agreement was invalidated, and Treaty 13 was negotiated in 1805 for lands now including much of the City of Toronto. In 1923, the Governments of Ontario and Canada signed the Williams Treaties for over 20,000 km², including portions of eastern Toronto, with seven First Nations of the Chippewa of Lake Simcoe (Beausoleil, Georgina Island and Rama) and the Mississauga of the north shore of Lake Ontario (Alderville, Curve Lake, Hiawatha and Scugog Island).

The Mississaugas, Chippewa, the Haudenosaunee, or the Wendat did not traditionally regard land as a commodity to be sold. Following the Toronto Purchase, the British government quickly set out to survey the land into lots which were either sold or granted into private ownership of settlers. In 2010, the Government of Canada settled the Toronto Purchase Claim with the Mississaugas of the Credit after agreeing that the Mississaugas were originally unfairly compensated. In 2018, the Williams Treaties First Nations settled litigation about land surrenders and harvesting rights with the Governments of Canada and Ontario.

Situated on a rise in land between the Humber River to the west and Black Creek to the east, the land upon which the subject property at 1151 Weston Road sits has been traversed, used and occupied by Indigenous peoples for centuries. The history of these peoples, both before and after contact with Europeans in the seventeenth century, is complex and dynamic.

The property is situated along the Toronto Carrying Place Trail, which passed through the area, connecting Lake Ontario to the Upper Great Lakes Country. For millennia, Indigenous people used the Carrying Place Trail, as indicated by the many archaeological sites found in the Humber River Valley as well as the adjacent tablelands and tributaries, including Black Creek. The Carrying Place trail is part of a centuries-old network of routes that once covered the area now known as Toronto. Campsites near the Carrying Place trail date back to about 12,000 years ago.⁴

The City of Toronto remains the traditional territory of many nations including the Mississaugas of the Credit, the Anishinaabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit, and the Williams Treaties signed with seven Mississaugas and Chippewa First Nations.

3 Mississaugas of the Credit, "The History of Mississaugas of the New Credit First Nation." n.d.

4 Turner, n.d.

i. HISTORICAL INFORMATION

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

Mount Dennis

The lands surrounding the intersection of Eglinton Avenue West and Weston Road were first referred to as Mount Dennis in the late 1880s to early 1890s following subdivision in the late 1880s. The name is based on area's location on a rise of land between the Humber River and Black Creek, and the Dennis family who, by the 1850s, owned the land on both sides of Eglinton Avenue West between Keele Street and the Humber River, where they farmed and operated a lumber and woolen mill.⁵

In the 1890s, Mount Dennis consisted of several stores, a school, and the Mount Dennis Post Office, all located on Weston Road in the vicinity of Eglinton Avenue West. In 1894, the Toronto Suburban Railway line from Keele and St. Clair was extended to Mount Dennis, providing greater access to the City of Toronto. The early 1910s saw significant growth, with the population growing from 500 in 1909 to 1750 by 1914.⁶ In 1913, Kodak Canada opened its factory complex on the east side of the railway northeast of the corner of Eglinton Avenue West and Weston Road, where it served as a major employer until its closure in 2005. The community continued to grow following the First World War (1914-1918), reaching a population of 9,878 people by 1928.⁷ Like many Canadian communities following the Second World War (1939-1945) Mount Dennis experienced significant growth. As part of York Township, Mount Dennis became part of the Municipality of Metropolitan Toronto in 1953.

Bank of Nova Scotia Mount Dennis Branch

The Bank of Nova Scotia opened its Mount Dennis branch in 1913 in a leased building at the northeast corner of Weston Road and Eglinton Avenue. In 1914, it had relocated to the west side at 1128 Weston Road (now 1166 Weston Road) just north of Eglinton, which it leased from William J. Inch.⁸ In September 1946, the Bank of Nova Scotia purchased the then vacant lot at the northeast corner of Weston Road and Eglinton Avenue West for the purpose of constructing a new, purpose built bank.⁹ Located at the centre of Mount Dennis, the Bank of Nova Scotia Mount Dennis Branch was constructed in 1949.¹⁰

Designed by the prominent architect Gordon S. Adamson, the new building, facing Weston Road, featured an L-shaped plan with a main wing containing a large banking hall and smaller rear wing with conference room, vault and private coupon rooms. The main wing, featuring a low horizontal profile with flat roof, large window openings, a

⁵ City of Toronto, 2013 as cited in Unterman McPhail, 2013, p. 7.

⁶ Common Bond Collective, 2021, p.28.

⁷ Common Bond Collective, 2021, p.29.

⁸ City of Toronto, 2023, p.10; City of Toronto Directories.

⁹ LRO 80 Book 2618, p.3.

¹⁰ Building Permit #37997, Toronto Building.

glass and stainless-steel double entrance with projecting vestibule and roof, and limestone cladding featuring three bas-relief sculptures, combined elements of the Modernist Movement and the Stripped Classical Style. In 1950, it was recognized by the Royal Architectural Institute of Canada as one of 14 Modern Branch Banks in Canada which represented the modernization of bank design following World War II.¹¹

In 1966, the building was moved approximately 27 metres back from Weston Road to allow for the widening of Eglinton Avenue West.¹² At this time the vault was relocated to the basement and the rear wing was stuccoed. In 1981-2 an extension was constructed to the south. Other alterations were carried out in 1987, with the addition of an automated bank machine in the entry vestibule, and in 1999, with the addition of two more automated bank machines.

Gordon S. Adamson

Gordon Sinclair Adamson (1904-1986) was an early and important proponent of Modernist Architecture in Canada. After establishing his own architectural firm in 1934 and a brief partnership with Earle Morgan (1943-1945), Adamson formed his own practice again in 1946, which would become Gordon S. Adamson Associates in 1955.¹³ Important modernist achievements by Gordon Sinclair Adamson and Gordon S. Adamson Associates include the Part IV designated William Wrigley Jr. Company Headquarters (1962); the Massey Medal award winning Savoy Plaza Apartments (1951) and Kipling Collegiate Institute (1961); the critically acclaimed E.J. Pratt Library (1960) Edward Johnson Building (1961-63) at the University of Toronto; and the Redpath Sugar Refinery (1957) and Defence Research Medical Laboratories (1956) which are included on the City of Toronto's Heritage Register.

Modern Branch Banks

Following World War II there was a significant shift in the priorities of banks and their role in Canadian society. Providing a wider range of financial services to a growing and diversifying clientele, emphasis was placed on accessibility, openness and customer service, which influenced the design of the new branch banks. Entirely dedicated to modern branch bank design, the October 1950 issue of the Journal of the Royal Institute of Canadian Architecture highlighted these changes in a series of essays by bankers and architects. In the introduction to the October 1950 issue, Bruce H. Wright notes:

"In revolt against the old formulas of twenty years ago, we see a continuing search to make a bank a more pleasant, inviting place for customers, and to improve working conditions for the staff. No longer do we build forbidding structures patterned on temples of old, designed to impress upon the beholder financial strength and the security of a prison. But neither do we accept the grocery or corner drug store as a model for a bank. Banks today - more than at any time in their history - are part of the

11 Journal of the Royal Architectural Institute of Canada, Volume 27, 1950.

12 City of Toronto Archives, Aerial Photos, 1965-1967.

13 City of Toronto Archives, City Directories, 1950-1955.

stream of life in Main Street ... by contrast with their carriage-trade clientele of two or three decades back, they serve literally every Tom, Dick and Harry in the community.

*Yet, by their very nature, as service institutions, dealing in intangibles of confidential counsel and financial assistance in a dozen forms, they differ from commercial enterprises - a fact which, in the final analysis, grows from the dictates of the public. Thus, as all good architecture reflects the use for which a building is constructed, banks differ distinctly from commercial buildings generally. For this reason, while customs change and banks are changing with them, our buildings must retain a feeling of security, combined with dignity and good taste. To discard such essential aspects, merely for the sake of novelty, would be to disregard the inherent nature of a bank, and the public conception of its role in the community."*¹⁴

Unlike earlier branch banks, which dominated their surroundings as a means of expressing their importance, modern branch banks were frequently understated. Often single storied, Modern Branch Banks featured designs that combined the simplicity of form, clean lines, and extensive use of glass that are hallmarks of the Modernist Movement, with traditional materials such as brick, stone, and the restrained use of decorative elements, providing both a sense of openness and accessibility as well as projecting security and stability.¹⁵

14 Journal of the Royal Architectural Institute of Canada, Volume 27, 1950, p.331.

15 Ibid, p.332-335.

Modernist Movement

The Modernist Movement began in the late-nineteenth century as a response to significant social, economic, political, and technological change. Seeking “a new alignment with the experience and values of modern industrial life,”¹⁶ the Modernist Movement emphasized “experimentation, the rejection of predetermined ‘rules’ and freedom of expression in art, literature, architecture, and music.”¹⁷

Following World War I (1914-1918), advancements in engineering, building materials, health, and industry, along with growing social equality, contributed to the development of an architectural movement that reflected this new ‘Modern’ era of design.¹⁸ Rejecting past historical styles, Modernist Architecture sought to address the demands of rapid urbanization including the need for new factories, offices, and housing.¹⁹ Modernist Architecture is characterized by the use of manufactured building materials, including glass, steel, and concrete; the principle of functionalism, where form follows function; minimalist design; and the rejection of ornament.²⁰

Stripped Classical Style

The late 1920s and early 1930s were a “period of significant change and transformation created by a tension between divergent and often conflicting architectural and aesthetic values.”²¹ While architects in North America admired many aspects of Modernism, its wholesale dispensing with architectural tradition was a source of tension. Expressing this tension, one architect noted: “The difficulty of putting scholarship and tradition into the waste paper basket is that we deprive ourselves of the very phrases out of which we make our sentences, the paragraphs and the whole compositions in architecture.”²² Responding to this tension, both the Art-Deo and Stripped Classical styles tried to avoid the restricting historicism of earlier styles and the cultural poverty of Modernism.²³ Of these two styles, Stripped Classical is most often associated with public architecture in Canada.

ii. 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.

The property is comprised of a one-storey flat-roofed structure constructed in 1949, featuring a main wing fronting onto Weston Road with rear wing, and a one-storey flat roofed extension to the south constructed in 1981-82.

16 Tate, n.d.

17 Migdol, 2020.

18 Ibid.

19 Ibid.

20 Royal Institute of British Architects, n.d.

21 Wright, 1997, p.161.

22 Wright, 1997, p.177.

23 Ibid.

The main wing of the 1949 structure features a rectangular plan with ashlar faced limestone cladding, parapet, overhanging cornice, sills and foundation featuring raked white mortar joints. The principal (west) elevation is asymmetrically organized, featuring a large opening comprised of an expanse of stainless-steel framed windows and main entrance with vestibule. Offset towards the south corner, the opening is organized into 11 vertical sections of equal width. Each section features a transom, with the northerly 8 set above 8 tall windows of equal width and the southerly 3 are set above a projecting stainless steel and glass framed entry vestibule with projecting flat roof. The intersections of the stainless steel muntin and mullions feature decorative square plates at their intersections. Archival photographs show these decorative square plates were also located at the intersection of the muntin and mullions on the vestibule. The northerly section of the principal (west) elevation features three vertically organized carved stone bas-reliefs panels of the Bluenose schooner, codfish, and wheat with plough, which are derived from the Bank of Nova Scotia's coat of arms.

The north elevation is symmetrically organized, featuring a large opening comprised of 12 windows organized into four vertical groups of equal width, with a taller central row set between shorter top and bottom rows. The windows are set within stainless-steel frames and feature stainless steel muntin and mullions with decorative square plates at their intersections. Originally identical to the north elevation, the south elevation was altered to accommodate the 1981-82 extension. The rear (east) elevation features a solid wall on either side of the rear wing which extends across the northern half of the rear elevation.

The rear wing features stucco over brick cladding and parapet above an ashlar-faced limestone foundation. The north and south elevations of the rear wing feature blank walls while the east elevation features an at grade entrance and window opening below a chimney set back from the parapet.

The 1981-82 extension features an irregular plan that extends across the south elevation of the 1949 main wing. Set parallel to Eglinton Avenue West, the south elevation features a large circular window. The south elevation and east (rear) elevation are joined by a chamfered corner wall and feature stucco cladding. An L-shaped southwest facing curtain glass wall joins the south elevation to the west elevation of the 1949 main wing.

iii. CONTEXT

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

The property at 1151 Weston Road is prominently located on the northeast corner of Eglinton Avenue West and Weston Road which, along with St. Mary and St. Martha's Church on the southeast corner, anchor the centre of the Mount Dennis community. Between Dennis Avenue in the south and Jane Street in the north, Weston Road serves as the main commercial street in Mount Dennis with the section between Eglinton Avenue West and Oxford Drive to the north being characterized by a mix of one to three-storey mixed-use structures constructed primarily between the 1920s and 1950s

with at grade commercial with residential above. This reflects Mount Dennis' history as an independent community. Unlike Toronto's midtown neighbourhoods, which are typified by more uniform commercial rows and buildings from a particular era, the commercial districts in small towns tended to evolve more gradually, resulting in a more eclectic mix of structures built over a longer period of time.

The City of Toronto Property Data Map attached (Attachment 2) shows the site of the property at 1151 Weston Road.

4. VISUAL RESOURCES

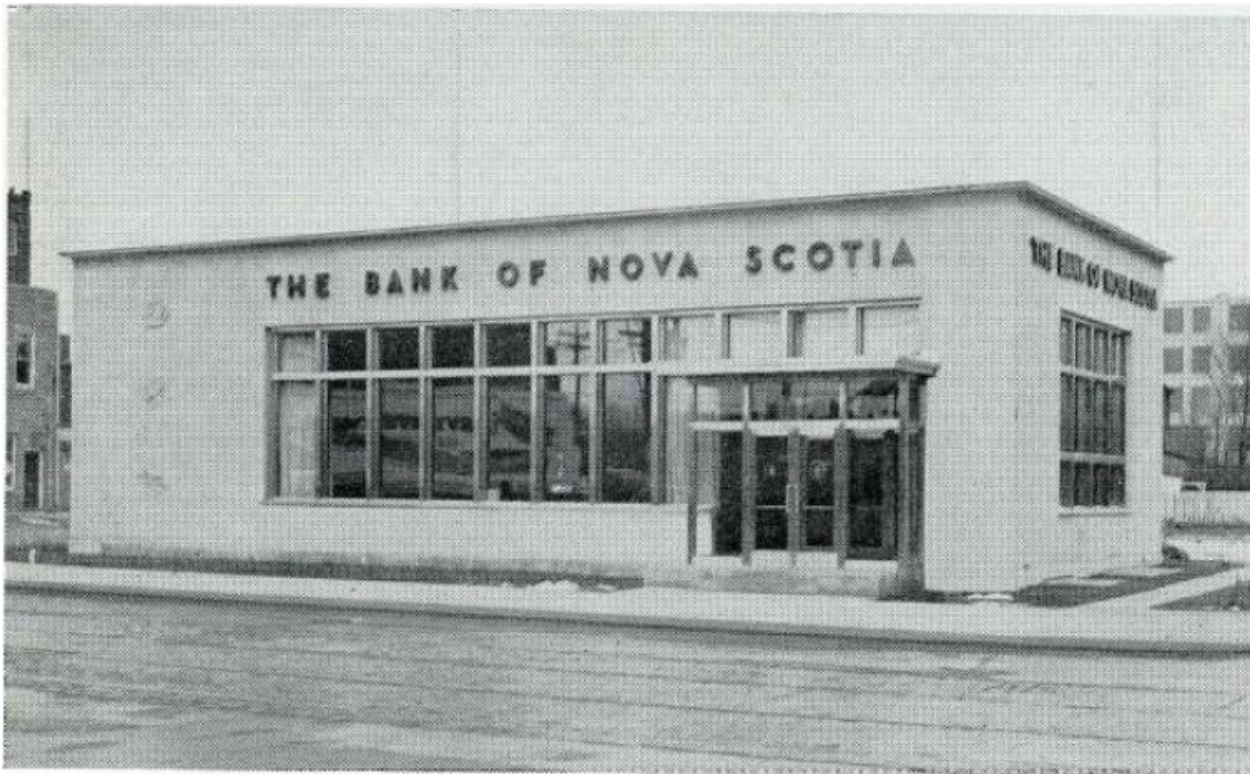


Image 1 1950 photograph of 1151 Weston Road (RAIC, October 1950).



Image 2 View from the intersection of Weston Road and Eglinton Avenue East towards 1151 Weston Road showing the principal (west) elevation of the 1949 main wing to the left, and 1981-82 extension to the right (Heritage Planning, 2025).



Image 3 1952 photograph showing the principal (west) and south elevations of the 1949 main wing. Note the entrance vestibule with the original configuration of the double entrance (University of Calgary Archives, Panda Fonds).



Image 4 View from Eglinton Avenue West showing the principal (west) elevation of the 1949 main wing to the left and south elevation of the 1981-82 extension to the right (Heritage Planning, 2025).



Image 5 1952 photograph showing the three bas-relief sculptures on the principal elevation (University of Calgary Archives, Panda Fonds).



Image 6 photographs showing the three bas-relief sculptures on the principal elevation which are partially obscured by vegetation (Heritage Planning, 2024).



Image 7 1952 photograph showing (left to right) the north and principal (west) elevations of the 1949 Structure's main wing, and part of the north elevation of the rear wing (University of Calgary Archives, Panda Fonds).



Image 8 View from Hollis Street towards 1151 Weston Road showing the north elevations of the main wing (right) and rear wing (left) of the 1949 main wing (Heritage Planning, 2025).



Image 9 View looking toward the rear elevation of the 1981-82 extension to the left and rear elevation of the 1949 Structure's main and rear wings to the right (Heritage Planning, 2025).

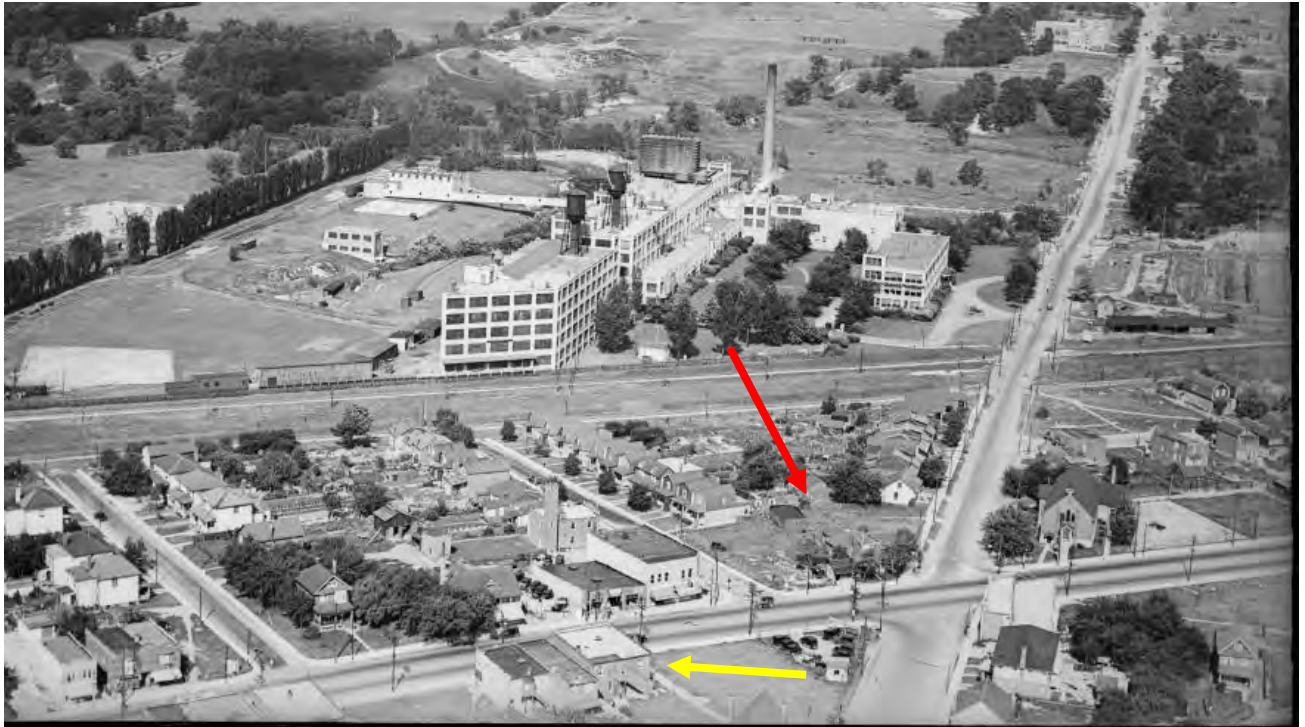


Image 10 1930 aerial photograph looking east towards the Kodak Factory and the centre of Mount Dennis with the former Bank of Nova Scotia indicated by the yellow arrow. The future location at 1151 Weston Road is indicated by the red arrow (City of Toronto Archives, annotated by Heritage Planning).



Image 11 1965 aerial photograph showing building's original location on the property as indicated by the red arrow (City of Archives, annotated by Heritage Planning).



Image 12 1966 aerial photograph showing the widening of Eglinton Avenue East and the building's original location on the property as indicated by the red arrow. (City of Archives, annotated by Heritage Planning).

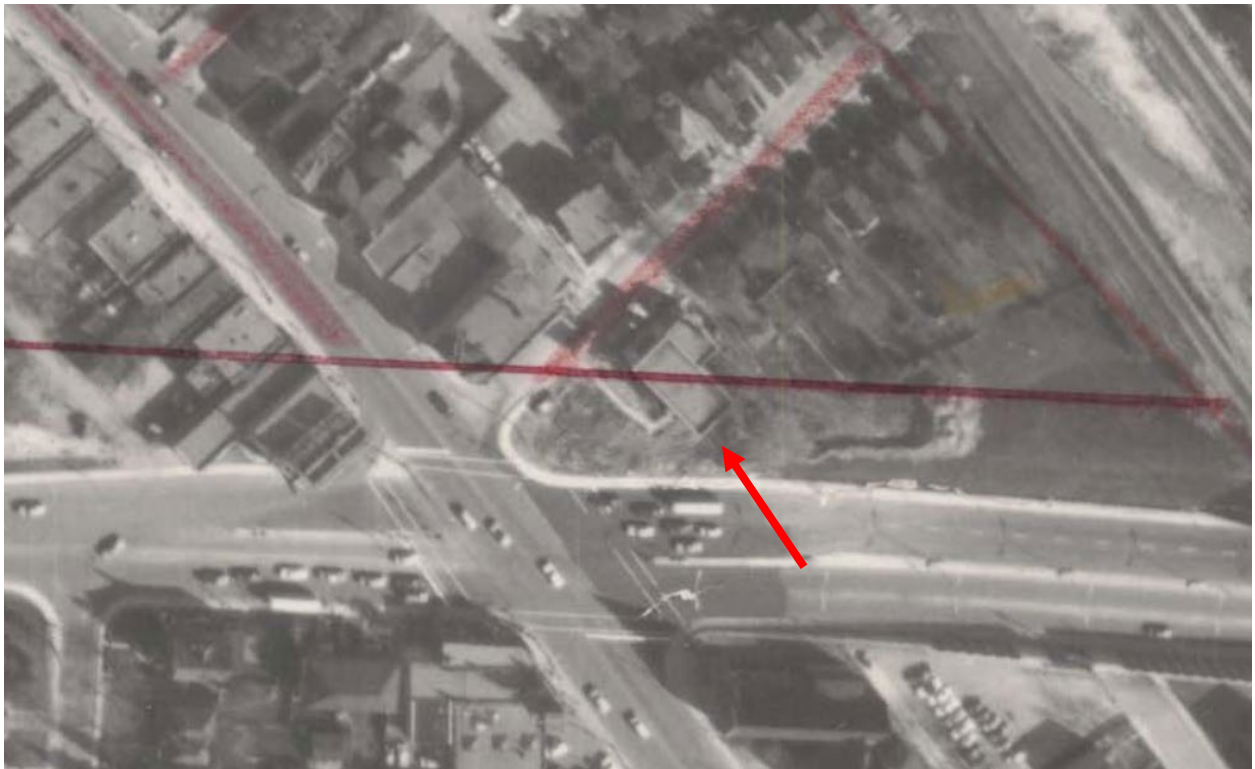


Image 13 1967 aerial photograph showing the completed widening of Eglinton Avenue West and the building's new location 27 metres back from Weston Road as indicated by the red arrow (City of Archives, annotated by Heritage Planning).



Image 14 Archival image of the building's relocation on the property 27 metres back from Weston Road (City of Toronto, 2013; Bank of Nova Scotia, 2013).

5. LIST OF SOURCES

ARCHIVAL SOURCES

- City of Toronto Archives
- City of Toronto Building Records.
- Government of Ontario, Land Registry Office 80, Books 2618, 2652.
- Toronto Public Library, Digital Archives.
- University of Calgary Archives, Panda Associates fonds.

SECONDARY SOURCES

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- City of Toronto (September 11, 2013). Inclusion on the City of Toronto Inventory of Heritage Properties - 1151 Weston Road, City of Toronto, Ontario.
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- Wright, J. (1997). Crown assets: the architecture of the Department of Public Works, 1867-1967. Toronto, University of Toronto Press.