

Toronto Preservation Board

Meeting No.: 35

Meeting Date: Monday, September 22, 2025

Start Time: 9:30 AM

Location: Committee Room 2, City Hall/Video Conference

Contact: Tanya Spinello, Committee Administrator

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Chair: Julia Rady

PB35.1 - 1151 Weston Road - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Decision Type: ACTION

Status: Adopted

Ward: 5 - York South - Weston

Board Decision

The Toronto Preservation Board 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 22, 2025) from the Senior Manager, Heritage Planning, Urban Design, 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.

Origin

(August 22, 2025) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on September 22, 2025 the Toronto Preservation Board considered Item [PB35.1](#) and made recommendations to City Council.

Summary from the report (August 22, 2025) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

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.

Background Information

(August 22, 2025) Report and Attachments 1 to 3 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 1151 Weston Road - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act (<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-258301.pdf>)

Communications

(September 22, 2025) E-mail from Nicole Corrado (PB.New)

Declared Interests

The following member(s) declared an interest:

Mitchell May - Currently consulting on this project and is working as project manager.

Written Declaration: <https://secure.toronto.ca/council/declared-interest-file.do?id=12682>