

1151 Weston Road- Alterations to and Removal of an Attribute of a Designated Heritage Property under Part IV, Sections 33 and 34 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement

Date: June 15, 2026

To: Toronto Preservation Board

Etobicoke-York Community Council

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

Wards: Ward 5- York South-Weston

SUMMARY

This report recommends that City Council approve alterations to and removal of a heritage attribute of the heritage property at 1151 Weston Road, with conditions under Sections 33 and 34(1) 1 of the Ontario Heritage Act. This is in connection with an Official Plan Amendment and Zoning By-law Amendment application seeking approval for the construction of a 46-storey mixed use building on the subject property. This report also seeks Council authority to enter into a Heritage Easement Agreement.

The subject property, which contains a Part IV designated Scotiabank branch building, is located on the north-east corner of Weston Road and Eglinton Avenue. Built in 1949, the bank building originally abutted the Weston Road property line; however, to facilitate a road realignment in 1965, the building was moved back on the lot thereby creating an expansive front lawn condition that did not exist when the bank first opened.

The one-storey building was designed by Gordon S. Adamson in the modernist style to emphasize "openness and accessibility" (Designation Report, 2025). Heritage attributes of the property include ashlar-faced limestone-cladding, symmetrical north elevation, asymmetrical west (principal) elevation which has three bas relief panels, and a double entrance with a vestibule and projecting roof. The location of the building at the northeast corner of Weston Road and Eglinton Avenue West and its orientation towards Weston Road are also heritage attributes. In 1981-82 a modern side addition was constructed.

The proposed application for the subject site includes the demolition of the rear wall and the 1981-82 side addition which do not contain attributes. The front and side walls are

proposed to be relocated closer to Weston Road and reoriented towards Eglinton Avenue West in order to allow for the construction of a new 46-storey mixed-use building. The moving of the building alters its location and removes the orientation of its principal façade from Weston Road.

Through revisions to the application, Heritage Planning staff are satisfied that the proposal conserves the designated heritage property and is consistent with the policy framework. The heritage impacts of the development proposal are appropriately mitigated through the overall conservation strategy.

RECOMMENDATIONS

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

1. City Council approve the application to alter the designated heritage property at 1151 Weston Road, with conditions, in accordance with Part IV, Section 33 of the Ontario Heritage Act, to allow for the construction of a 46-storey mixed-use building with the alterations to the designated heritage property being substantially in accordance with the plans and drawings dated April 7, 2026 prepared by SvN on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment prepared by Giaimo Architects dated March 27, 2026 and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with the Relocation and Conservation Plan satisfactory to the Senior Manager, Heritage Planning.
2. City Council approve the application to remove a specified heritage attribute of the designated property at 1151 Weston Road, with conditions, under Part IV, Section 34(1)1 of the Ontario Heritage Act to allow for the construction of a 46-storey mixed-use building with the removal of the specified heritage attribute on the designated heritage property being substantially in accordance with the plans and drawings dated April 7, 2026 prepared by SvN on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment prepared by Giaimo Architects dated March 27, 2026 and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with the Relocation and Conservation Plan satisfactory to the Senior Manager, Heritage Planning.
3. City Council direct that its consent to the application to alter the designated heritage property at 1151 Weston Road, in accordance with Part IV, Section 33 of the Ontario Heritage Act, and its consent to the removal of a specified heritage attribute at the designated heritage property at 1151 Weston Road, under Part IV, Section 34(1) 1 of the Ontario Heritage Act are also subject to the following conditions:
 - a. that the related site-specific Official Plan Amendment and Zoning By-law Amendment have come into full force and effect;
 - b. the owner shall provide a detailed Relocation and Conservation Plan, prepared by a qualified heritage consultant that is substantially in accordance with the plans and drawings dated April 7, 2026 prepared by SvN on file with the Senior

Manager, Heritage Planning and the Heritage Impact Assessment prepared by Giaimo Architects dated March 27, 2026, to the satisfaction of the Senior Manager, Heritage Planning;

c. the owner shall enter into a Heritage Easement Agreement with the City for the property at 1151 Weston Road in accordance with the plans and drawings dated April 7, 2026 prepared by SvN on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment prepared by Giaimo Architects dated March 27, 2026, and on file with the Senior Manager, Heritage Planning, subject to and in accordance with the approved Relocation and Conservation Plan required in Recommendation 2.b above, to the satisfaction of the Senior Manager, Heritage Planning, including execution and registration of such agreement to the satisfaction of the City Solicitor; and

d. prior to the issuance of any permit for all or any part of the property at 1151 Weston Road, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to Senior Manager, Heritage Planning, the owner shall:

1. provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such plan to the satisfaction of the Senior Manager, Heritage Planning;
2. provide a Heritage Lighting Plan that describes how the exterior of the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such a plan to the satisfaction of the Senior Manager, Heritage Planning;
3. submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Planning;
4. provide a detailed Landscape Plan for the subject property, satisfactory to the Senior Manager, Heritage Planning;
5. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Relocation and Conservation Plan required in Recommendation 2.b above, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Planning; and
6. provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Planning, to secure all work included in the approved Relocation and Conservation Plan and Interpretation Plan; and

e. prior to the release of the Letter of Credit required in Recommendation 2.d.6. above, the owner shall:

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

4. City Council authorize the City Solicitor to introduce the necessary Bill in Council authorizing the entering into of a Heritage Easement Agreement for the property at 1151 Weston Road.

5. City Council authorize the City Solicitor and City staff to take all necessary actions to implement City Council's decision.

FINANCIAL IMPACT

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

On November 13, 14, 15 and 18, 2013, City Council stated its intention to include the property at 1151 Weston Road on the City of Toronto Inventory of Heritage Properties.
[Agenda Item History - 2013.EY28.8](#)

On July 19, 2022, City Council adopted Official Plan Amendment 571, which establishes a Mount Dennis Secondary Plan.
[Agenda Item History - 2022.EY33.11](#)

On October 11, 2024, Official Plan Amendment 571 (Mount Dennis Secondary Plan) was approved by the Ontario Land Tribunal.
[Publications \(annual reports, brochures\)](#)

On October 8 and 9, 2025, City Council stated its intention to designate the property at 1151 Weston Road under Part IV of the Ontario Heritage Act, and on December 17, 2025, enacted Designation By-law No.1500-2025.
[Agenda Item History - 2025.PH24.8](#)

BACKGROUND

Heritage Property

1151 Weston Road is located at the north-eastern intersection of Weston Road and Eglinton Avenue West, within the Mount Dennis Secondary Plan area. A location map and current photographs can be found in Attachments 1 and 2.

Constructed in 1949, the subject property contains a modern one-storey bank building designed by Canadian architect, Gordon S. Adamson. The building is valued for its design as an example of post World War II bank architecture, which highlighted accessibility and simplicity. In 1950, it was one of the fourteen branch banks in Canada selected by the Journal of the Royal Architectural Institute of Canada as representing the social and architectural changes after the Second World War.

The building is faced in ashlar faced limestone cladding with white mortar joints. Its primary (west) façade features asymmetrical fenestration, with stainless steel window frames, and an entrance encased in a metal-framed vestibule with projecting roof. The principal elevation also contains three carved limestone bas relief panels of symbols from the Bank of Nova Scotia's Coat of Arms. The side (north) façade has symmetrically placed fenestration with stainless steel frames.

The building is set back approximately 23 metres from the property line, having been relocated on its site in 1965 to accommodate road widening of Eglinton Avenue West. Its location at the northeast corner of Weston Road and Eglinton Avenue West and the orientation of its principal (west) elevation towards Weston Road are heritage attributes of the property.

The rear wing and the 1980s addition are not heritage attributes.

Development Proposal

The City received an Official Plan and Zoning By-law Amendment application to permit the development of a 46-storey mixed use building containing 509 units, and 296 square metres of non-residential gross floor area on the ground floor. Through the Councillor, the community has expressed a desire for the bank use to be retained on this site, resultantly the applicant has made efforts to secure sufficient space at grade to enable it to be used for bank purposes.

On May 22, 2026, a Heritage Permit application was submitted to move and reorientate the heritage building to allow for the construction of the new mixed-use building. Associated with this, alterations to the heritage building are proposed. A Heritage Impact Assessment (HIA), prepared by Giaimo Architects, dated June 27, 2025, and revised on March 27, 2026, was submitted to support the development application.

To facilitate the construction of a 46-storey flat-iron tower, the applicant proposes to move and reorientate the heritage building. Its rear wall, and 1981-82 side addition which do not contain attributes are proposed to be demolished. The building will be moved closer to Weston Road and reorientated towards Eglinton Avenue West. As the

orientation of the building's principal façade along Weston Road is noted as a heritage attribute, the proposed reorientation would remove this attribute. As such this requires approval under Section 34(1) 1 of the Ontario Heritage Act.

Once moved the heritage building's symmetrically placed side window opening will face Weston Road and will be altered to include a secondary egress. The primary elevation will face onto Eglinton Avenue West but at a slight angle to ensure that the entrance doors can remain operable within the property lines. Partial return walls will be reconstructed adjacent to the retained façades and clad in salvaged limestone from the original rear wall.

A flat-iron shaped tower addition is proposed to be constructed behind the retained and relocated façades of the heritage building. This will feature a three-storey reveal with a 5.4-metre stepback from the Weston Road façade, and a 2.1-metre step-back at the southeast corner, that increases to an 8.2-metre step-back at the southwest corner. At the fifth storey, the proposed tower will cantilever over the heritage base building.

The conservation strategy includes altering the symmetrically placed fenestration on the side elevation by lowering its central bays to allow the installation of a new entrance fronting onto Weston Road. The principal façade will retain its asymmetrical fenestration, entrance vestibule and projecting roof and its parged base will be cleaned and its stone restored.

There are no adjacent properties on the Heritage Register.

Heritage Planning Framework

The Planning Act

The Planning Act guides development in the Province of Ontario. It states that municipalities must have regard for matters of provincial interest. Section 2(d) specifically refers to "the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest" and 2(r) "to a built form that is well designed and provides for a sense of place."

The Provincial Planning Statement (2024)

The Provincial Planning Statement (2024) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient use and management of land and infrastructure.
- Ensuring the sufficient provision of housing to meet changing needs including affordable housing.
- Ensuring opportunities for job creation.
- Ensuring the appropriate transportation, water, sewer, and other infrastructure is available to accommodate current and future needs.
- Protecting people, property, and community resources by directing development away from natural or human-made hazards.

- Conservation of cultural heritage and archaeology.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the [Planning Act](#) and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

Policy 4.6.1 of the PPS directs that "Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved."
"Conserved" is defined in the PPS as the identification, protection, management and use of built heritage resources in a manner that ensures their cultural heritage value or interest is retained.

Policy 4.6.2 states that "Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved."

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

Provincial Plans are intended to be read in their entirety, and relevant policies are to be applied to each situation.

City of Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan (OP). The Plan provides the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposed alterations:

3.1.6.4. - Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and as adopted by Council.

3.1.6.5. - Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City.

3.1.6.6. - The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the "Standards and Guidelines for the Conservation of Historic Places in Canada".

3.1.6.26. - New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.

3.1.6.27. - Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of façades alone is discouraged.

3.1.6.29. - Heritage buildings and/or structures located on properties on the Heritage Register should be conserved on their original location. However, where it is supported by the cultural heritage values and attributes of a property on the Heritage Register a heritage building may be relocated within its property or development site where:

- a) the heritage building or structure is not attached to or adjoining another building or structure;
- b) the location, orientation, situation or view of the heritage building is not identified in the Official Plan or as a cultural heritage value or attribute of the property, and/or the proposed relocation will not negatively affect the cultural heritage values or attributes of the property;
- c) the portion of the heritage building or structure that contains the identified cultural heritage values and attributes is being conserved in its entirety and will not be demolished, disassembled and/or reconstructed;
- d) the relocation on site does not conflict with any applicable Heritage Conservation District plans;
- e) a Heritage Property Conservation Plan is submitted that demonstrates that the removal and relocation of the building or structure within its existing property will not pose any physical risk to the heritage building and/or structure, its cultural heritage values and attributes, to the satisfaction of the City; and
- f) these and any other related conditions are secured in a Heritage Easement Agreement prior to removal and relocation on site.

The City of Toronto Official Plan can be accessed here:

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

Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada

The Standards and Guidelines for the Conservation of Historic Places in Canada is the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9), the Standards for Rehabilitation (10-12), and the Standards for Restoration (13-14) apply to this project.

The Standards and Guidelines can be accessed here:

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

COMMENTS

Heritage Planning staff have reviewed the Heritage Impact Assessment (HIA) submitted as part of the heritage permit application for the subject property at 1151 Weston Road, for conformity with the Planning Act, PPS, OP and the Standards and Guidelines for the Conservation of Historic Places in Canada.

Relocation and Conservation Strategy

In its current location, atop a small mound with an expansive front lawn, the heritage building, despite its low-scale and modest design, is visually prominent from both Eglinton Avenue West and Weston Road. The Official Plan allows for the moving of heritage buildings on a development site when the location and orientation are not heritage attributes, when the portions of the heritage building that contain its heritage values and attributes are conserved in their entirety and when the relocation does not negatively affect the property's heritage values and attributes. In this case the orientation of the principal façade towards Weston Road is a heritage attribute. As such permission is required under Section 34(1)1 of the Ontario Heritage Act for this proposal and an Official Plan Amendment is also required.

This building has been moved in the past. It was originally positioned closer to Weston Road and was moved to allow for the widening of the road. It is now proposed to be moved back closer to its original location; albeit now orientated towards Eglinton Avenue West. Staff support the proposed relocation and reorientation in order to allow for the proposed redevelopment, as the building and its principal façade would remain visually prominent and connected to Weston Road. Although only two façades of the building are to be conserved these are the parts of the building that contain the property's heritage attributes and as such the relocation is not considered to negatively affect its heritage values and attributes. The proposed reconstruction of partial return walls on either side of the retained façades would help to visually separate the heritage building from the new construction and give it a three-dimensional form when viewed from the public realm.

The HIA includes an engineer's letter containing a structural conservation and relocation strategy for the heritage building to confirm the feasibility of the proposal. This will be further detailed in the required Relocation and Conservation Plan.

The conservation strategy for the subject property is rehabilitation. On the retained side elevation, the proposed new entrance has been designed to retain its symmetrical composition. It has a simple design and is a minimal intervention response to the provision of a retail entrance fronting onto Weston Road. Apart from this, and the reorientation of the heritage building, all of its other heritage attributes are proposed to be conserved and restored.

Massing

The proposed 46-storey tower will impact the scale, form and massing of the heritage building. Measures have been taken, however, to mitigate the visual impact of the tower. At 1.5-times the height of the heritage building, and with a considerable setback

from the primary and side elevations, the reveal creates sufficient distance to visually separate the heritage building from the tower. Although the stepback and cantilever at the apex of the tower could be improved, in views from the public realm the heritage building remains the focal point and its original single storey form would remain apparent. This is due in part to the height of the reveal and flat-iron shape of the tower that responds to the shape of the lot.

Relocation and Conservation Plan

Should Council approve the proposed relocation and conservation strategy, the owner will be required to submit a Relocation and Conservation Plan for the work described in the Heritage Impact Assessment prepared by a qualified heritage professional to the satisfaction of the Senior Manager, Heritage Planning. The Relocation and Conservation Plan should explain in detail how the proposed façades would be moved and it should detail all the recommended interventions and conservation work including any recommended restoration work. A detailed plan describing how the heritage building will be protected during construction, a schedule of short and long-term maintenance requirements and estimated costs for all relocation and conservation work.

Interpretation Plan

Should Council approve the proposed conservation strategy, prior to the issuance of a Building Permit for the proposed development, the owner will be required to submit an Interpretation Plan. The Interpretation Plan shall serve to communicate the cultural heritage values of the subject property, including its significance in the Mount Dennis neighbourhood.

Heritage Lighting Plan

The Heritage Lighting Plan should provide details of how the heritage features of the building will be lit so that their unique heritage character is highlighted.

Landscape Plan

Staff is recommending that the applicant be required to provide a final Landscape Plan that enhances the heritage character of the heritage properties to the satisfaction of the Senior Manager, Heritage Planning.

Signage Plan

Should Council approve the proposal, prior to the issuance of Building Permits for the proposed development, the applicant should be required to submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Planning. The recommended Signage Plan should provide details of the signage strategy for the heritage property, including the appropriate type, scale, location, and number of signs.

Heritage Easement Agreement

Staff are recommending that the owner enter into a Heritage Easement Agreement to secure the long-term protection of the retained portions of the designated heritage building at 1151 Weston Road.

CONCLUSION

Heritage Planning staff are supportive of the alterations proposed for the designated heritage property at 1151 Weston Road in the context of the conservation and mitigation strategies proposed for the subject site. Heritage Planning staff support the relocation strategy and are of the opinion that the proposal has been designed to conserve the cultural heritage values, attributes, and character of the heritage property.

Heritage Planning staff are satisfied the proposal meets the intent of the Planning Act, the Provincial Planning Statement, and the City of Toronto's Official Plan heritage policies in conjunction with the Standards and Guidelines for the Conservation of Historic Places in Canada. Staff recommend that Council approve the proposed alterations and grant authority to enter into a Heritage Easement Agreement.

CONTACT

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SIGNATURE

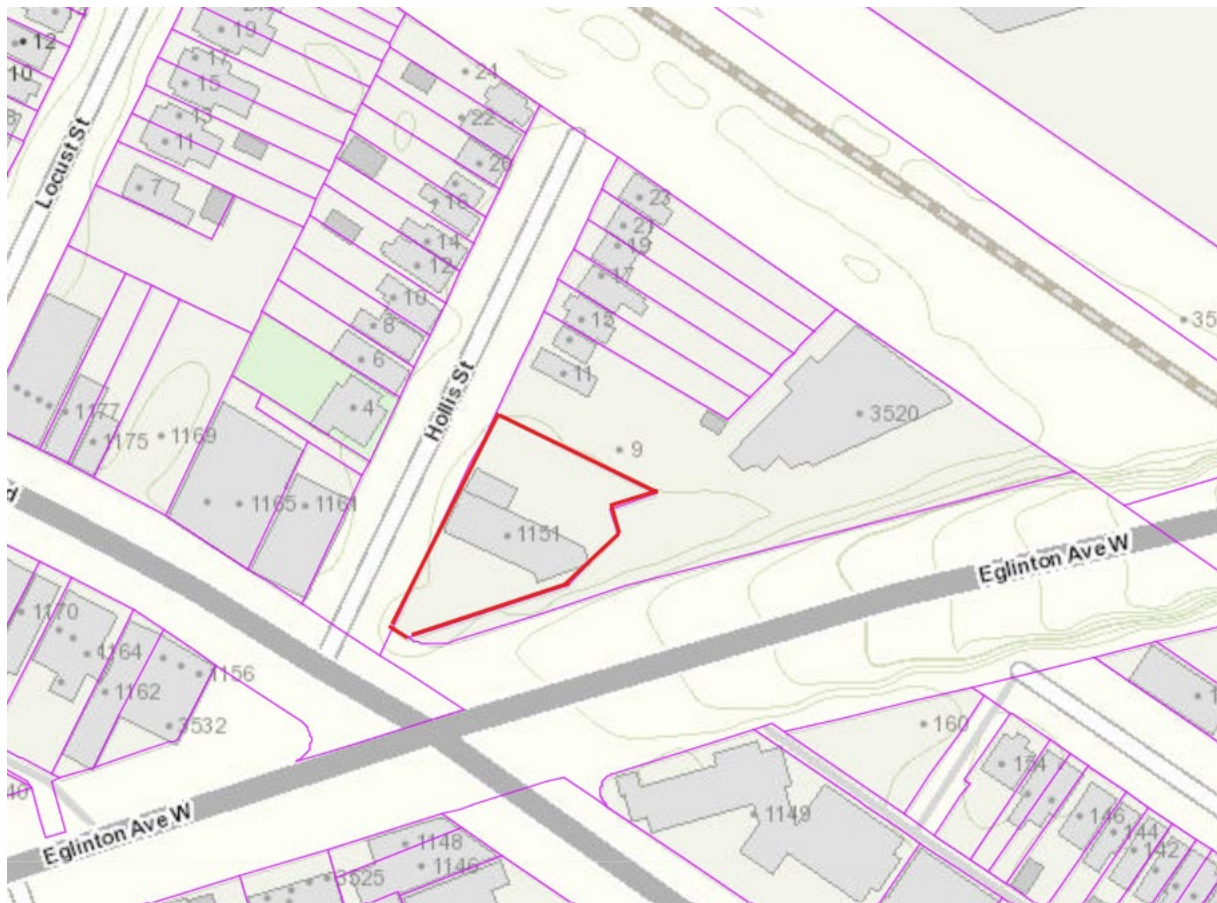
Mary L. MacDonald, MA,CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning

ATTACHMENTS

Attachment 1- Location Map
Attachment 2- Photographs
Attachment 3- Selected Drawings and Renderings
Attachment 4- Reasons for Designation

LOCATION MAP

ATTACHMENT 1



Location map showing the subject property outlined in red (City of Toronto mapping).



Primary elevation of 1151 Weston Road. The 1980s north wing is shown on the left side (HIA by Giaimo, March 2026).



Close-up photographs showing the carvings on the front elevation (HIA by Giaimo, March 2026).



Close-up photograph showing the vestibule on the front elevation (HIA by Giaimo, March 2026).



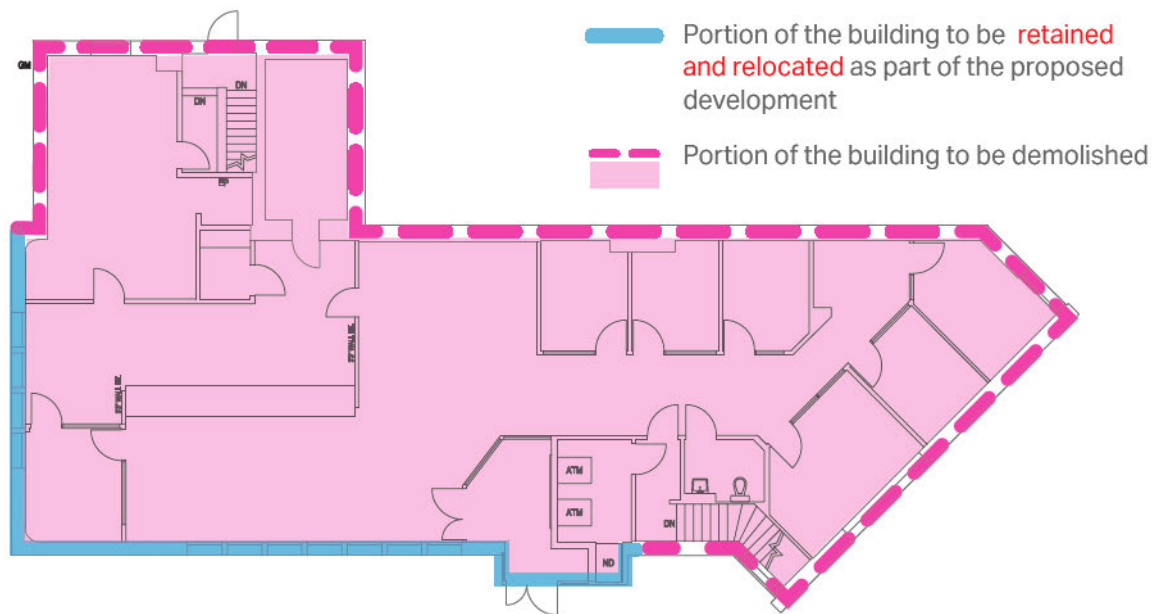
Side elevation of 1151 Weston Road (HIA by Giaimo, March 2026).



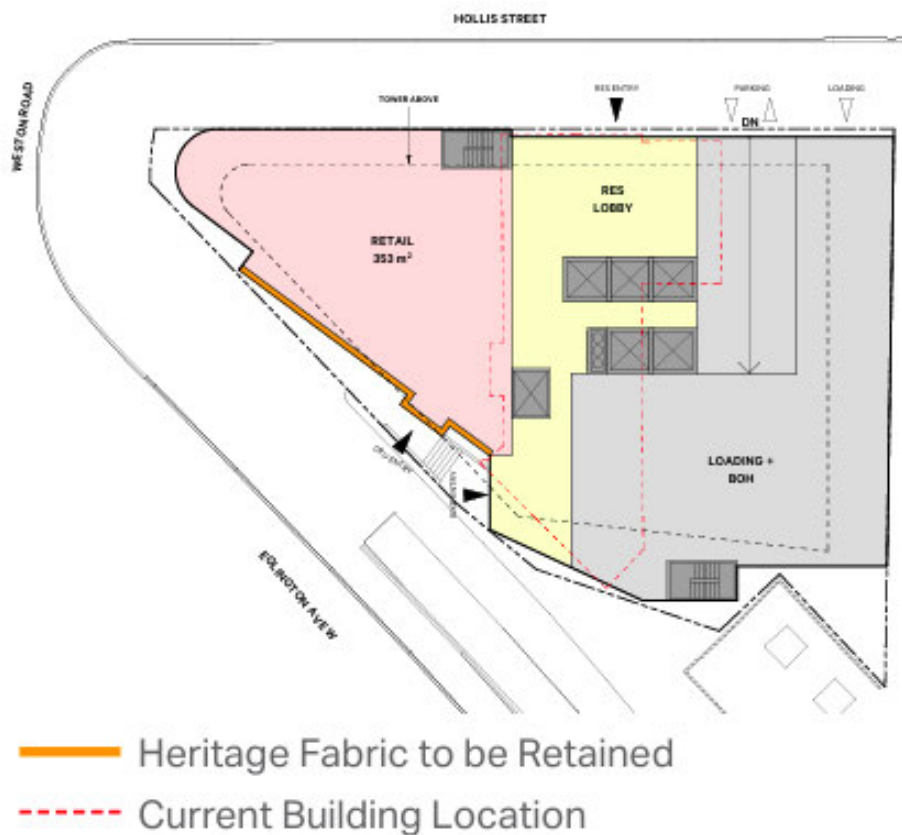
1950 aerial image showing building in its original location (Source: City of Toronto Archives, annotated by Giaimo, March 2026).



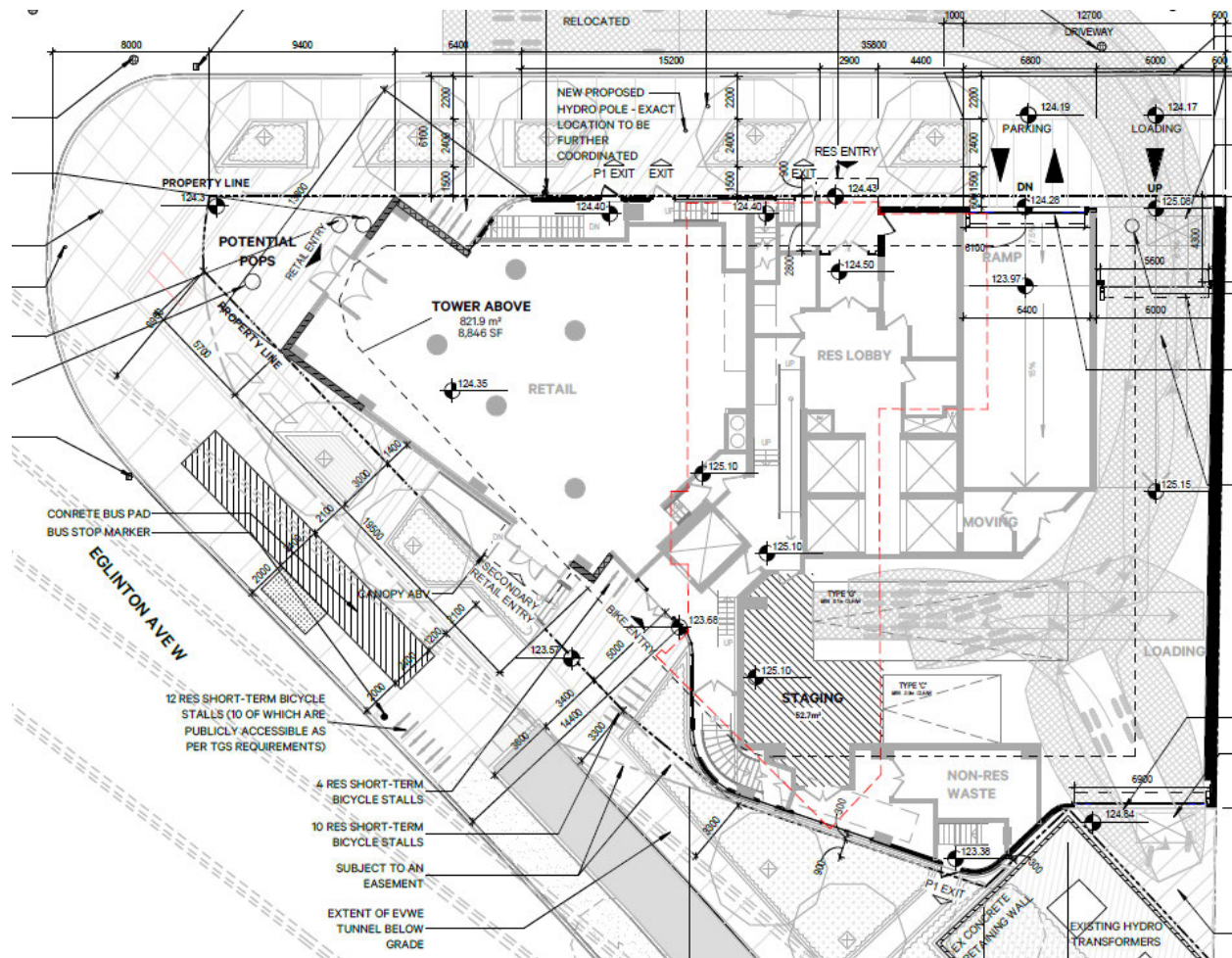
1983 aerial image showing building after its relocation and with the c.1980 addition outlined (Source: City of Toronto Archives, annotated by Giaimo, March 2026).



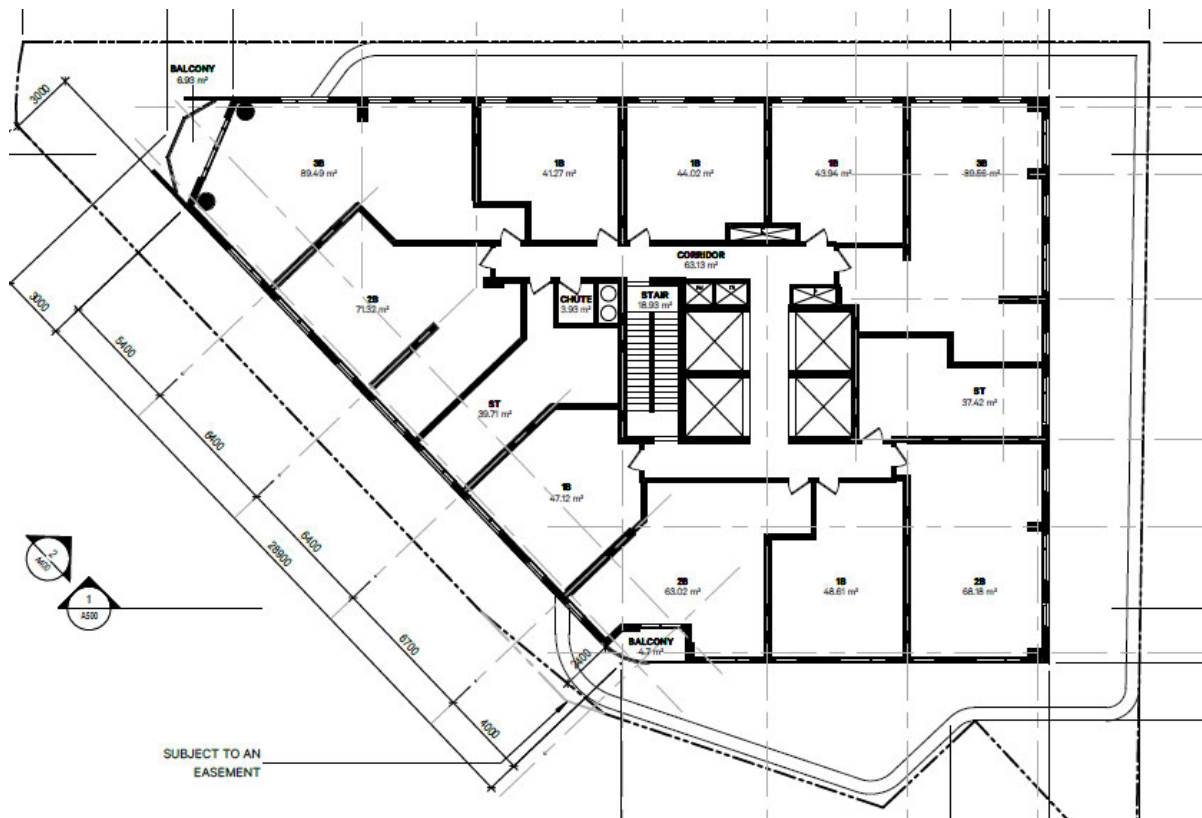
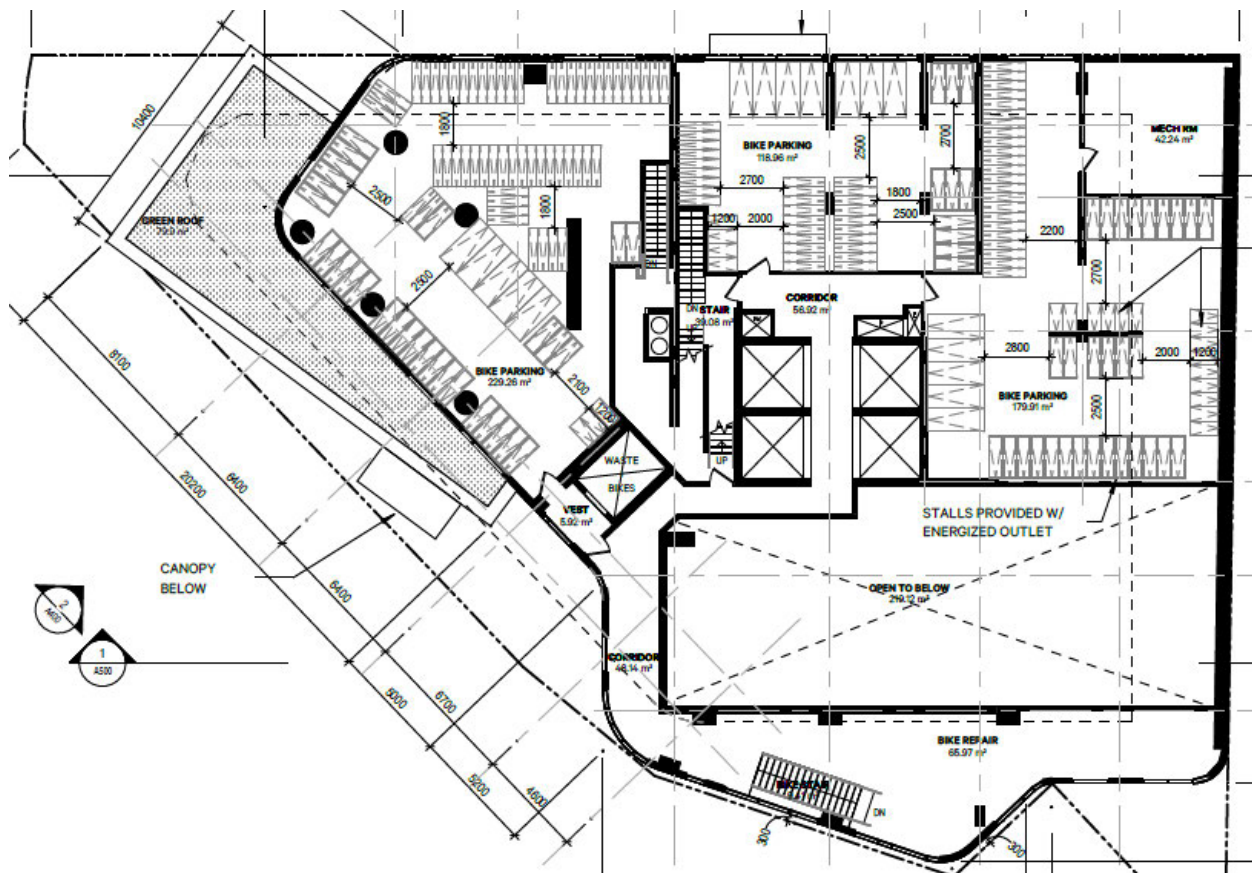
Existing ground floor showing portions of the building to be retained and the portions that are to be demolished (Source: HIA, Giaimo, March 2026).

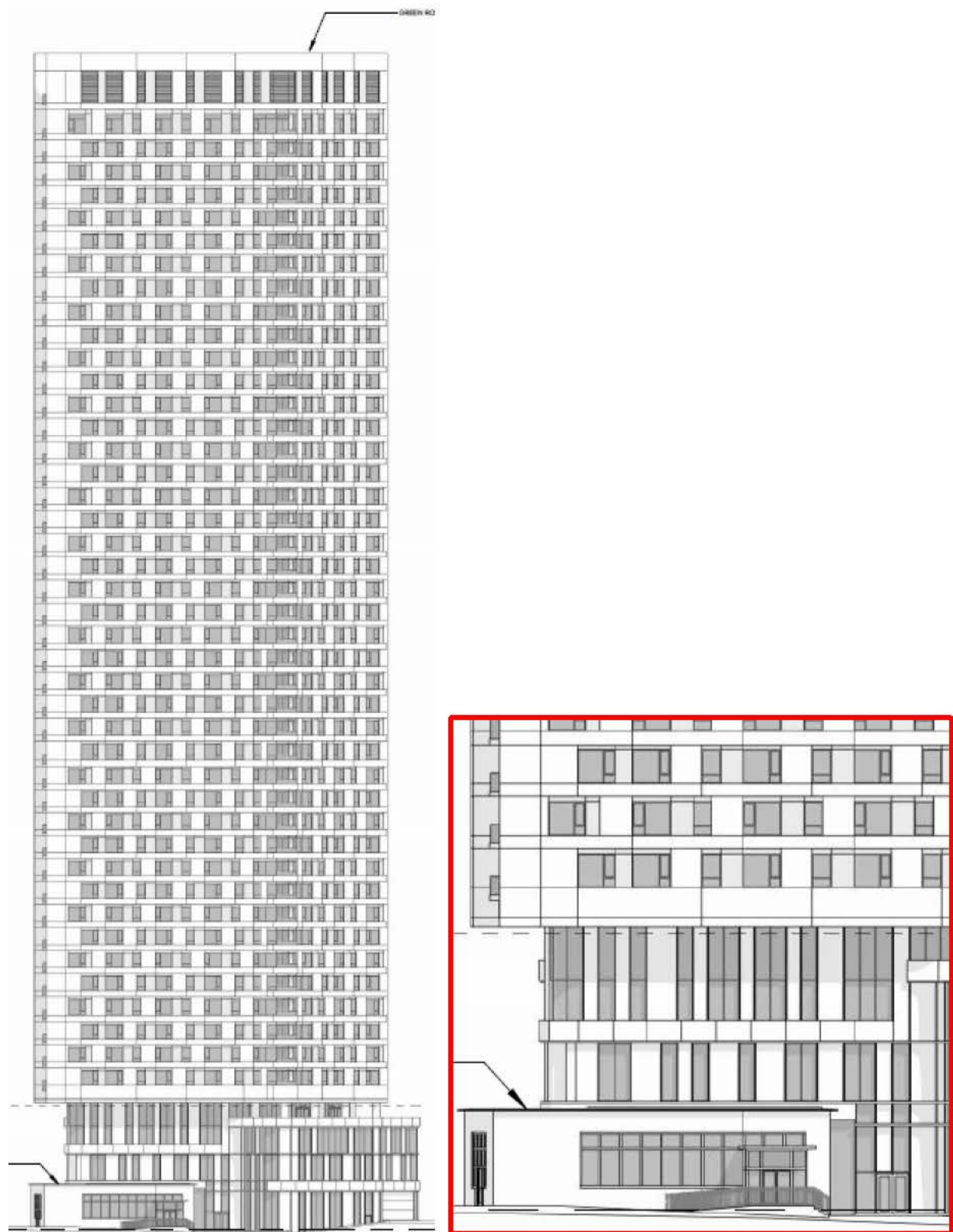


Site Plan drawing showing the existing location of the bank, and the proposed relocation (HIA by Giaimo, March 2026).

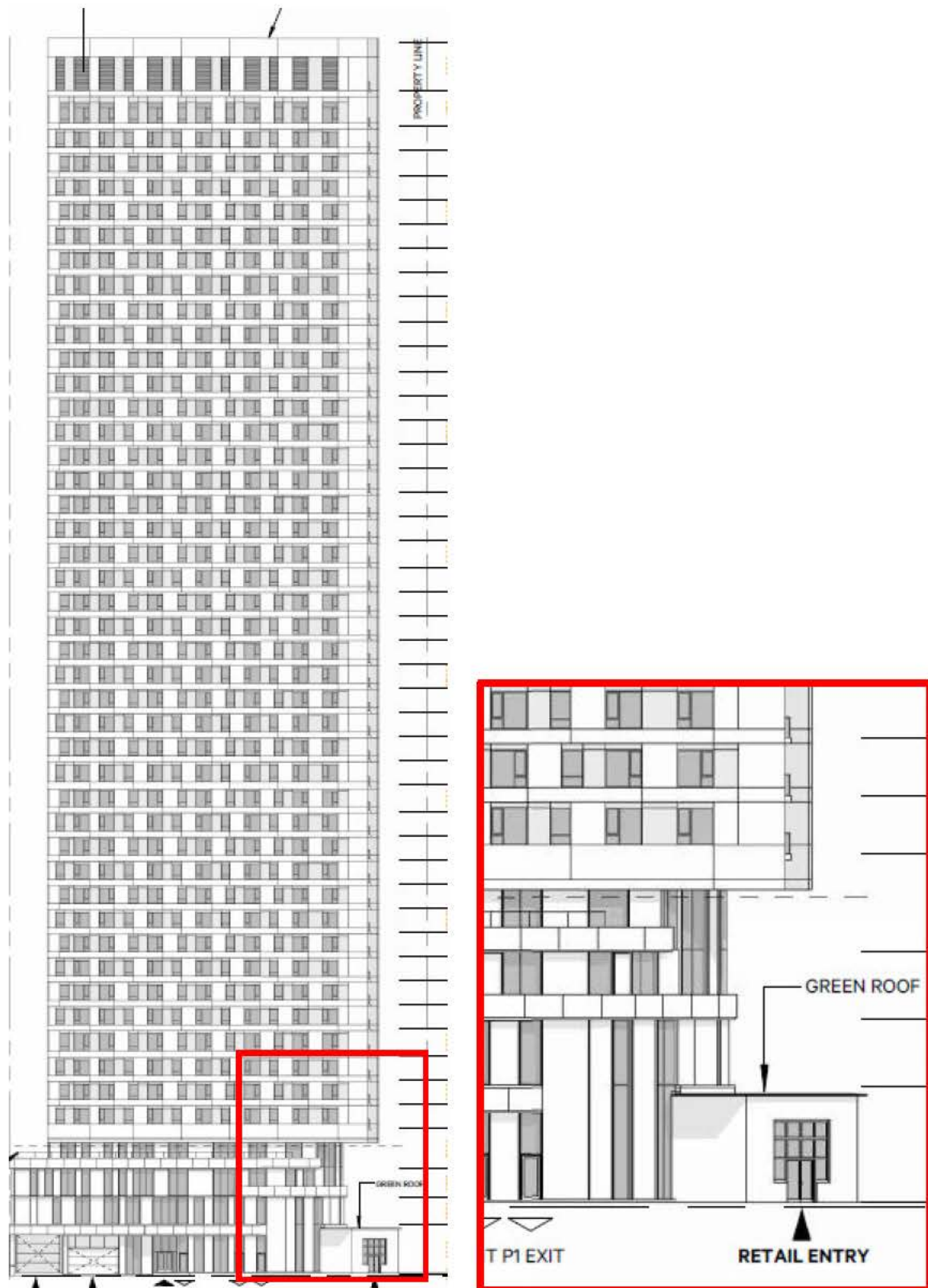


Ground Floor Plan (Source: SvN).

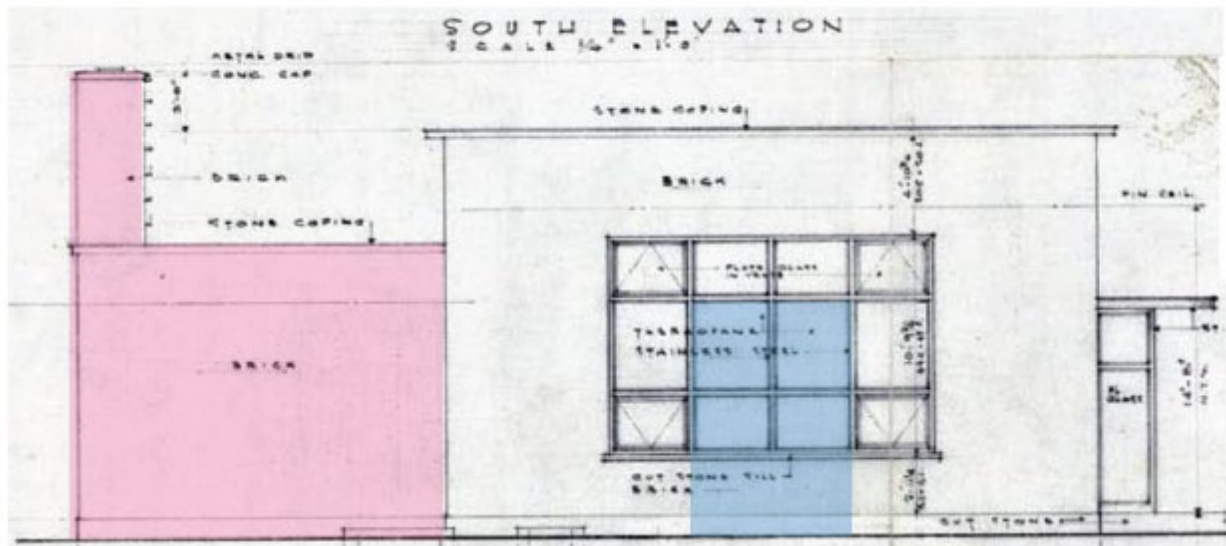




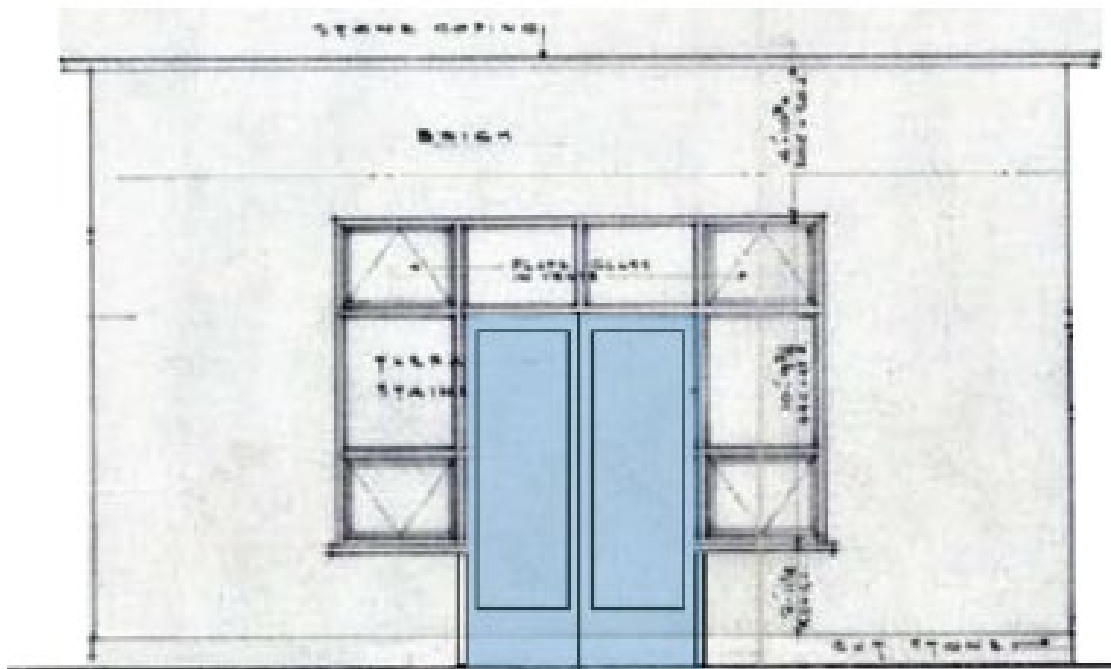
Proposed South Elevation (Source: SvN).



Proposed West Elevation (Source: SvN).



Original side elevation showing areas to be removed in pink and areas to be altered in blue (Source: Extract from original 1947 drawing by Gordon S. Adamson as amended by Giaimo, March 2026).



Side elevation showing proposed new doors in in blue (Source: Extract from original 1947 drawing by Gordon S. Adamson as amended by Giaimo, March 2026).



Rendering of the proposed development (HIA by Giaimo, March 2026).



Rendering of the proposed development (HIA by Giaimo, March 2026).

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.

Source: Designation By-law 1500-2025