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City Clerk's Office

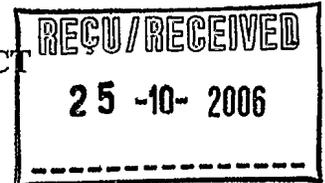
Secretariat  
Christine Archibald  
Toronto and East York Community Council  
City Hall, 12<sup>th</sup> Floor, West  
100 Queen Street West  
Toronto, Ontario M5H 2N2

Ulli S. Watkiss  
City Clerk

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990 CHAPTER 0.18 AND  
2201 DUNDAS STREET WEST  
CITY OF TORONTO, PROVINCE OF ONTARIO**



**NOTICE OF PASSING OF BY-LAW**

Kali Financial Corporation  
268 Royal York Road, 2<sup>nd</sup> Floor  
Toronto, Ontario  
M8V 2V9

Ontario Heritage Trust  
10 Adelaide Street East  
Toronto, Ontario  
M5C 1J3

Randy Rason, Director, Design, Construction & Asset Preservation  
Facilities and Real Estate  
City of Toronto  
Metro Hall, 2<sup>nd</sup> Floor  
55 John Street  
Toronto, Ontario, M5V 3C6

Take notice that the Council of the City of Toronto has passed By-law No. 869-2006 to designate 2201 Dundas Street West (Parkdale-High Park, Ward 14) as being of cultural heritage value or interest.

Dated at Toronto this 24<sup>th</sup> day of October, 2006.

Ulli S. Watkiss  
City Clerk



Authority: Toronto and East York Community Council Report 5, Clause 11,  
as adopted by City of Toronto Council on June 27, 28 and 29, 2006  
Enacted by Council: September 27, 2006

**CITY OF TORONTO**

**BY-LAW No. 869-2006**

**To designate the property at 2201 Dundas Street West (Merchants Bank of Canada Branch) as being of cultural heritage value or interest.**

WHEREAS authority was granted by Council to designate the property at 2201 Dundas Street West (Merchants Bank of Canada Branch) as being of cultural heritage value or interest; and

WHEREAS the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest; and

WHEREAS the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 2201 Dundas Street West and upon the Ontario Heritage Trust, Notice of Intention to designate the property and has caused the Notice of Intention to be published in a newspaper having a general circulation in the municipality as required by the *Ontario Heritage Act*; and

WHEREAS the reasons for designation are set out in Schedule "A" to this by-law; and

WHEREAS no notice of objection was served upon the Clerk of the municipality;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at 2201 Dundas Street West, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 2201 Dundas Street West and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto as required by the *Ontario Heritage Act*.

ENACTED AND PASSED this 27th day of September, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**SCHEDULE "A"**

**REASONS FOR DESIGNATION**

**2201 Dundas Street West: Merchants Bank Branch**

Description:

The property at 2201 Dundas Street West is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest and meets the criteria for municipal designation prescribed by the Province of Ontario under the categories of design or physical value and contextual value. Located at the intersection of Dundas Street West, Roncesvalles Avenue and Boustead Avenue, this branch of the Merchants Bank of Canada was completed by March 1911 when it was illustrated in Construction magazine.

Statement of Cultural Heritage Value:

The cultural heritage value of the property at 2201 Dundas Street West is related to its design or physical value as a representative example of an early 20th century bank branch designed with features of Edwardian Classicism. Popularized for commercial and residential buildings after 1900, the style is characterized by a balance of smooth brick surfaces with restrained detailing from the Classical tradition.

The cultural heritage value of the Merchants Bank Branch also relates to its historical value reflecting the practice of Toronto architect C. J. Gibson. Following training in New York City and a partnership with Henry Simpson, Gibson embarked on a solo career in 1890 and received commissions including St. John's Norway Church (1893) at 256 Kingston Road, which is a recognized heritage site. Gibson subsequently designed the Merchants Bank Branch (1915) at 659 Dupont Street that is listed on the City of Toronto Inventory of Heritage Properties.

The cultural heritage value of the Merchants Bank Branch is also connected to its contextual value as a visual landmark in the neighbourhood now known as Roncesvalles Village where it is placed on the triangular-shaped site created by the intersection of Dundas Street West and Roncesvalles Avenue at Boustead Avenue.

Heritage Attributes:

The heritage attributes of the property at 2201 Dundas Street West related to its cultural heritage value as a representative example of Edwardian Classicism are found on the exterior walls and the parapet roof.

Rising two extended stories, the structure is clad with red brick and trimmed with brick, stone and artificial stone. Three corners on the northeast, northwest and southwest corners are beveled and flanked by stone quoins and semi-engaged Doric columns that rise from brick and stone bases. The vertical emphasis introduced by the columns is countered by the stone band courses that extend across all walls in both stories. The principal (north) façade is organized into three bays. The main entrance is centered in the lower floor where it is placed in a stone surround (the doors and transom

have been replaced). On either side of the entry, large flat-headed window openings in stone surrounds are surmounted by a trio of flat-headed window openings with stone sills. The window openings on the three corners have similar detailing, and a secondary entry is found on the southwest corner. Attention is focused on the east wall by a monumental window opening in the first floor where three windows are set in a stone surround and separated by stone panels. A double window with stone detailing marks the west elevation, while the upper stories on the east and west walls have trios of window openings with stone sills. A wide cornice with brackets and dentils and a brick parapet with stone coping mark the roofline on all four elevations. While the rear (south) wall has less decorative detailing, it is visible from both Dundas Street and Roncesvalles Avenue. The single-storey addition on the south elevation is not included in the Reasons for Listing.

**SCHEDULE "B"**

PIN 21332-0004 (LT).

PCL A-2 SEC A-798

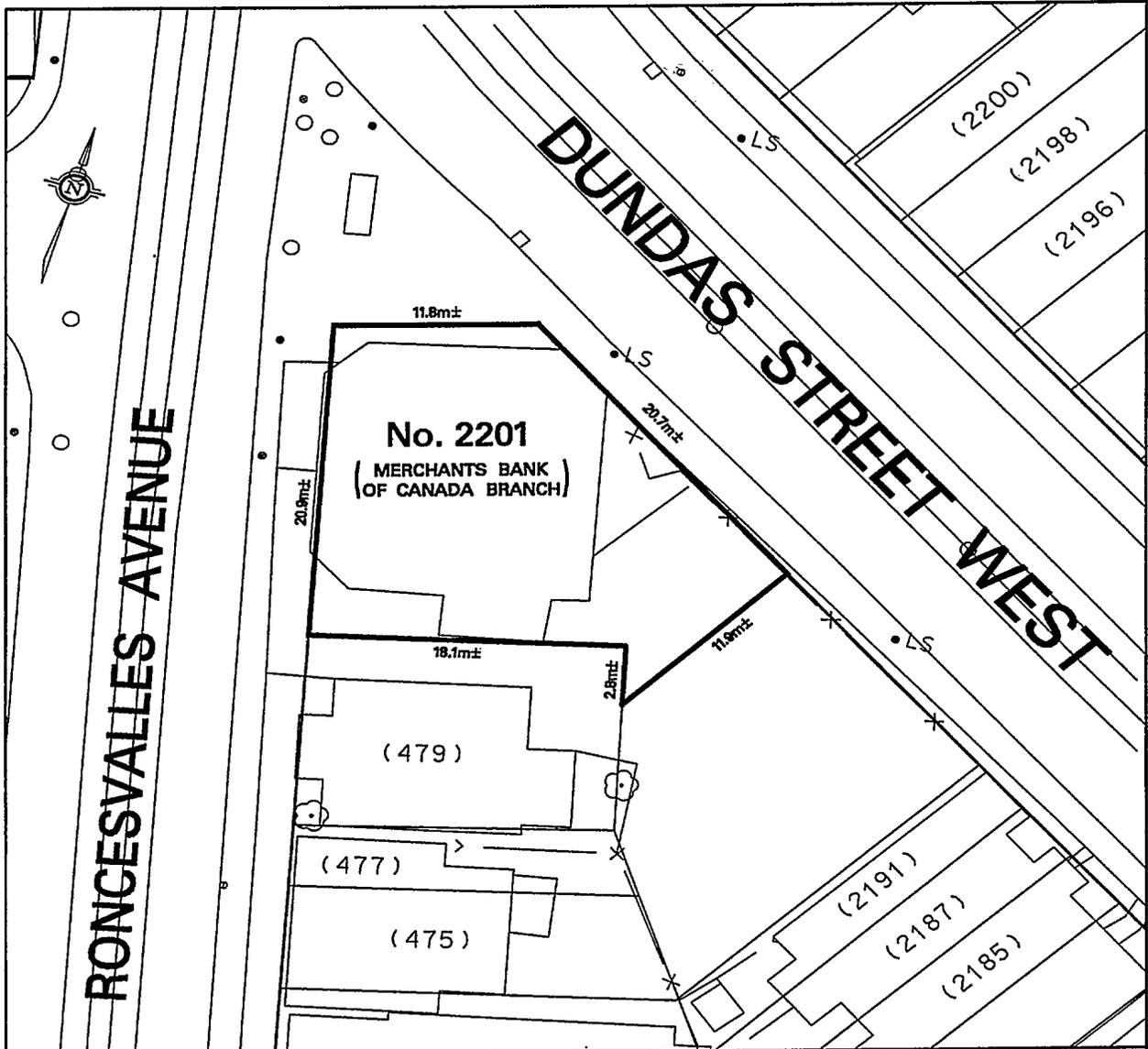
PT BLK A PL 798 TORONTO PARTS 1 AND 4, R379; S/T A ROW OVER PT BLK A PL 798,  
PT 1 R379

City of Toronto and Province of Ontario

Land Titles Division of the Toronto Registry Office (No. 66)

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2006-121 dated September 13, 2006, as set out in Schedule "C".

SCHEDULE "C"



**Toronto**

TECHNICAL SERVICES DIVISION  
SURVEY & MAPPING SERVICES

NOTE:  
THIS SKETCH IS NOT  
A PLAN OF SURVEY  
AND HAS BEEN COMPILED  
FROM SURVEY NOTES AND  
OFFICE RECORDS, IT SHALL  
NOT BE USED EXCEPT FOR  
THE PURPOSE INDICATED  
IN THE TITLE BLOCK

PROPERTY INFORMATION SHEET

No. 2201 DUNDAS STREET WEST  
(MERCHANTS BANK OF CANADA BRANCH)  
LAND DESIGNATED AS BEING OF  
CULTURAL HERITAGE VALUE AND INTEREST  
(NOT TO SCALE)

WARD 14 - PARKDALE-HIGH PARK  
DATE: SEPT. 13, 2006

SKETCH No. PS-2006-121