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City Clerk's Office

Secretariat
Christine Archibald
Toronto and East York Community Council
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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**

REQD/RECEIVED
25 -07- 2006

NOTICE OF INTENTION TO DESIGNATE

Kali Financial Corporation
268 Royal York Road, 2nd Floor
Toronto, Ontario
M8V 2V9

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
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██████ Director, Design, Construction & Asset Preservation
Facilities and Real Estate
City of Toronto
Metro Hall, 2nd Floor
55 John Street
Toronto, Ontario, M5V 3C6

Take notice that Toronto City Council intends to designate the lands and buildings known municipally as 2201 Dundas Street West (Parkdale-High Park, Ward 14) under Part IV of the Ontario Heritage Act.

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.

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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, consisting of:

- The two-storey plan with bevelled corners
- The roofline, which is highlighted by a brick parapet with stone coping and a wide cornice with brackets and dentils
- The red brick cladding and brick, stone and artificial stone trim, including the stone band courses on all walls
- The treatment of the three corners on the northeast, northwest and southwest, which are bevelled and flanked by stone quoins and semi-engaged Doric columns that rise from brick and stone bases to create a vertical emphasis; the window openings with stone detailing; and on the southwest corner, a secondary entry
- The organization of the principal (north) façade into three bays; the placement of the main entrance in the lower floor where it is centered in a stone surround (the doors and transom have been replaced); and, on either side of the entry, the large flat-headed window openings in stone surrounds that are surmounted by a trio of flat-headed window openings with stone sills
- The east wall, with the monumental window opening in the first floor that contains three windows set in a stone surround and separated by stone panels; and, in the upper storey, the trio of window openings with stone sills
- The west elevation, with a double window opening with stone detailing in the first storey; and, in the second floor, a trio of window openings with stone sills
- The rear (south) wall, which is visible from both Dundas Street and Roncesvalles Avenue, has less decorative detailing

The single-storey addition on the south elevation is not included in the Reasons for Designation.

Notice of an objection to the proposed designation may be served on the City Clerk, Attention: Christine Archibald, Administrator, Toronto and East York Community Council, Toronto City Hall, 100 Queen Street West, 12th Floor, Toronto, Ontario, M5H 2N2, within thirty days of the 24th of July, 2006, **which is August 23, 2006**. The notice must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 24th day of July, 2006.

Ulli S. Watkiss
City Clerk