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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER O.18 AND
2896 DUNDAS STREET WEST
CITY OF TORONTO, PROVINCE OF ONTARIO
NOTICE OF PASSING OF BY-LAW 225-2019**

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

ONTARIO HERITAGE TRUST

MAR 06 2019

RECEIVED

Take notice that the Council of the City of Toronto has passed By-law No.225-2019 to designate 2896 Dundas Street West (Parkdale-High Park, Ward 4) as being of cultural heritage value or interest.

Dated at Toronto this 5th day of March, 2019

 Ulli S. Watkiss
City Clerk

Authority: Etobicoke York Community Council Item EY28.9, as adopted by City of Toronto Council on March 26 and 27, 2018

CITY OF TORONTO

BY-LAW 225-2019

To designate the property at 2896 Dundas Street West as being of cultural heritage value or interest.

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

Whereas authority was granted by Council to designate the property at 2896 Dundas Street West (The Molsons Bank) as being 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 lands and premises known as 2896 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 posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act; and

Whereas no notice of objection was served upon the Clerk of the municipality; and

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

The Council of the City of Toronto enacts:

1. The property at 2896 Dundas Street West, more particularly described in Schedule B 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 2896 Dundas Street West and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act.

Enacted and passed on January 31, 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION

The property at 2896 Dundas Street West, containing the building originally known as The Molsons Bank, is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value. The bank building was listed on the City of Toronto's Heritage Inventory in 1995.

Description

The property at 2896 Dundas Street West is located at the north side of Dundas Street West, west of Keele Street and contains the a building originally known as The Molsons Bank building. Constructed in 1911, to the designs of the architects Langley & Howland, the two-storey bank building was originally built on a rectangular plan with a flat roof, brick and stone cladding including two stone columns flanked by rusticated piers. In 1936, the Canadian Bank of Commerce (known as CIBC since 1961) purchased the building. In 1954 the building was extended with a rear one-storey wing and renovated interiors to the designs of the architect M. Coleman. In 2002, the property was sold and redeveloped as "The Treasury" a second-hand store, now a residential property.

Statement of Cultural Heritage Value

The building at 2896 Dundas Street West has design value as a fine example of an early twentieth century bank in the Edwardian Classical style with a beautifully detailed main elevation featuring a stone portico with Tuscan Doric columns and banded piers, arched openings with moulded stone surrounds and an inventive rendering of a traditional entablature and cornice indicating its architects had a sophisticated knowledge of the classical language.

The bank building has historical value as it is associated with the early history and development of the West Toronto Junction as a village and town prior to its amalgamation with the City of Toronto in 1909. It has historic associations with the Molson brewery family, who founded The Molsons Bank in 1853 in Montreal as well as the Canadian Bank of Commerce (later the Canadian Imperial Bank of Commerce). Both banks were part of the early history of the West Toronto Junction, the emergence of its main street business section as each had opened a branch as early as 1888 and 1893 respectively. The building is valued for its association with the successful Toronto architectural partnership of Langley & Howland whose commissions included branch banks across the city and the province and were also the architects of three other Molsons Bank branches built between 1909 and 1913.

Situated on the north side of Dundas Street West, west of Keele Street, the property at 2896 Dundas Street West has contextual value as it maintains the late 19th-early 20th century Main Street pattern of two-three storey buildings with a mix of brick shop-fronts with residential accommodation and monumental stone banks and post offices that characterised the west Junction throughout its history and represents an urban pattern of settlement typical of

Main Streets in suburbs and small towns throughout Ontario. The use of stone cladding and full-height columns and piers on the elevation contributes to the streetscape with its grand institutional character and ties in with other Junction bank buildings from the late 19th and early 20th centuries. The Molsons Bank is one of the landmarks which punctuates the streetscape with its material, forms and details and contributes to the historic character and context of the Junction.

Heritage Attributes

The heritage attributes of the Molsons/CIBC Bank building are:

- The placement and orientation of the building on its property on the north side of Dundas Street West, west of Keele Street
- The setting of the bank building which includes the sidewalk in front of its principal (south) elevation
- The scale, form and massing of the two-storey, flat-roofed, bank building
- On the principal, south elevation, the arrangement of a three-bay façade with a central entrance flanked by windows in the outer bays, with two columns separating the bays and two outer piers at the outer corners
- The primary material cladding of the elevation is limestone
- The stone details include the unfluted Tuscan Doric columns and two broad rusticated piers also with Tuscan Doric capitals all of which are set on a raised base
- Across the top of the columns and piers is an entablature with a plain frieze with a pair of triglyphs with guttae at each end and a projecting moulded cornice above with mutules on its underside
- At the top of the elevation is a stone balustrade with bulbous balusters between panelled piers whose thickness corresponds to the columns and piers below
- The wall cladding features a smooth ashlar stone which is relieved with rectangular blocks and a continuous moulded string course beneath the upper windows and a relief in the surface with decorative panels below the windows
- On the principal elevation, the ground floor openings feature round headed openings with moulded arch surrounds and keystones for the central door and flanking windows.
- The three upper level windows feature flat-headed, square window openings

SCHEDULE B

LEGAL DESCRIPTION

PIN 10386-0004 (LT)

Part of Lots 374 and 375, Registered Plan 1908, Township of York, as in CA349899; subject to and together with CA349899

City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)