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City Clerk's Office

Secretariat  
City Hall, 2<sup>nd</sup> Floor, West  
100 Queen Street West  
Toronto, Ontario M5H 2N2

John D. Elvidge  
City Clerk

Tel: 416-394-8101  
Fax: 416-392-2980  
Email: [RegistrarCCO@toronto.ca](mailto:RegistrarCCO@toronto.ca)  
Web: [www.toronto.ca/council](http://www.toronto.ca/council)

**RECEIVED**  
2023/10/14  
(YYYY/MM/DD)  
Ontario Heritage Trust

**IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990, CHAPTER O.18 AND  
CITY OF TORONTO, PROVINCE OF ONTARIO  
1879-1885 WESTON ROAD  
NOTICE OF PASSING OF DESIGNATION BY-LAW 803-2023**

Ontario Heritage Trust  
10 Adelaide Street East  
Toronto, ON M5C 1J3  
[registrar@heritagetrust.on.ca](mailto:registrar@heritagetrust.on.ca)

TAKE NOTICE that Council for the City of Toronto passed Designation By-law 803-2023 on September 6, 2023, which designates the lands, buildings and structures known municipally as 1879-1885 Weston Road, under Part IV, Section 29 of the Ontario Heritage Act, R.S.O. 1990, c.O.18, as amended, as a property of cultural heritage value or interest.

This notice is being served to the Owner of the Property, the Ontario Heritage Trust, and any Objectors and Interested Persons.

The City Clerk did not receive any objections to the Notice of Intention to Designate the Property. Therefore, City Council did not consider any objections and passed the Designation By-law for the Property.

**IF YOU WISH TO APPEAL TO THE ONTARIO LAND TRIBUNAL:**

Take notice that an appeal of the Designation by-law for the Property by those persons permitted to appeal under section 29 of the Ontario Heritage Act may be made by filing a notice of appeal with the City Clerk, Attention: Registrar Secretariat, City Clerk's Office, Toronto City Hall, 2nd Floor West, 100 Queen Street West, Toronto, Ontario, M5H 2N2; Email: [RegistrarCCO@toronto.ca](mailto:RegistrarCCO@toronto.ca) within thirty days of October 4, 2023, which is November 3, 2023.

**A Notice of Appeal must:**

- (1) set out the reasons for the objection to the designation by-law; and
- (2) set out the reasons in support of the objection to the designation by-law.

If you wish to appeal to the Ontario Land Tribunal (OLT), forms are available from the Ontario Land Tribunal website at <https://olt.gov.on.ca>.

**Who Can File An Appeal:**

Any persons who object to the designation by-law may refer the matter to the Ontario Land Tribunal.

**Getting Additional Information:**

A copy of the by-law and background information about the application is available for public inspection by contacting Heritage Planning staff at [heritageplanning@toronto.ca](mailto:heritageplanning@toronto.ca).

Further information in respect of the Designation By-law is available from the City of Toronto at:

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH4.4>

Dated at the City of Toronto on October 4, 2023.

A handwritten signature in black ink, appearing to read 'J D Elvidge', with a small circular stamp or mark below it.

John D. Elvidge  
for City Clerk

Authority: Planning and Housing Committee Item PH4.4,  
as adopted by City of Toronto Council on June 14 and 15,  
2023

City Council voted in favour of this by-law on  
September 6, 2023

Written approval of this by-law was given by Mayoral  
Decision 12-2023 dated September 6, 2023

## **CITY OF TORONTO**

### **BY-LAW 803-2023**

**To designate the property at 1879-1885 Weston Road 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 1879-1885 Weston Road 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 1879-1885 Weston Road 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 website 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 within the prescribed time under the Ontario Heritage Act; 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 1879-1885 Weston Road, 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 1879-1885 Weston Road at and upon the Ontario Heritage Trust and to cause notice of this By-law to be posted on the City's website 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 September 6, 2023.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

## **SCHEDULE A**

### **STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION 1879-1885 WESTON ROAD**

Bank of Nova Scotia Weston Village Branch

#### **Reasons for Designation**

The property at 1879-1885 Weston Road 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 the criteria of design and physical, historical and associative and contextual values.

#### **Description**

Located on the southeast corner of Weston Road and Lawrence Avenue West, the property at 1879-1885 Weston Road comprises a one-storey commercial structure which was formerly the Weston Village branch of the Bank of Nova Scotia.

The subject property was listed on the City of Toronto's Heritage Register on March 29, 2023.

#### **Statement of Cultural Heritage Value**

##### Design and Physical Value

The property located at 1879-1885 Weston Road has design and physical value as a representative example of the Modernist style of architecture applied to bank branches across Canada in the 1950s and 1960s. Unlike earlier bank branches, which dominated their surroundings as a means of expressing their importance, post-War bank branches were frequently understated. Often single storied, their designs utilized traditional materials such as brick and stone with minimal ornamentation, expressing the simplicity of form that would become a hallmark of the Modernist period. The former bank building at 1879-1885 Weston Road displays this transition from Stripped Classicism to Modernism with its flat-iron profile, red brick cladding with limestone detailing and granite-clad colonnade, and large glazed openings defined by strong horizontal and vertical lines of aluminum framing.

##### Historical and Associative Value

The property holds associative value for its historical connection to the Bank of Nova Scotia, who owned the property and served the local Weston community at this location for more than 100 years (1910 to 2016).

The property is also valued for its association with the architectural firm of Page & Steele, which was one of the leading practitioners of modernism in Toronto during the post-war period and has received 24 design awards and 5 Massey Medals, the highest architectural award in Canada. Drawing on their extensive knowledge in both Classical and Modern design, the former bank

building is a notable example of their work which skillfully utilizes massing and materials to create a structure with a high level of detail that simultaneously emphasizes simplicity of form.

### Contextual Value

The property at 1879-1885 Weston Road has contextual value for defining, maintaining and supporting the character of the area, where the current bank building on its wedged shaped property anchors the southeast corner of Weston Road and Lawrence Avenue on its prominent corner lot just as the earlier Bank of Nova Scotia had done on this site since 1910.

The property is visually and historically linked to the 1966 property at 1906 Weston Road on the northwest corner of Weston Road and Lawrence Avenue West, as the flatiron design of both properties responds to their irregularly shaped lots and to each other across this important historical intersection in the Weston community.

### **Heritage Attributes**

#### Design and Physical Value

The following heritage attributes contribute to the design and physical value of the 1962 bank building as representative of the Modernist style:

- The scale, form and massing of the red brick commercial bank building with its single-storey wedge-shaped plan and flat roof
- The flatiron profile of the building with its curved northwest main entrance that emphasizes its prominent corner location
- The cladding materials on all elevations with the red Flemish-bond brick walls and black granite plinth
- The limestone detailing, including the capped brick parapet, cornice, window panels and window surrounds
- The single-bay return of the limestone cornice around the rear of the building at both ends and the brick pilasters below the cornice that define the two return bays
- The front entry with its curved projecting roof and limestone cornice supported by four precast, granite (terrazzo) clad columns, and remnant black granite stair treads and risers at street level
- The double-height glazed front entrance
- The 14 identical and symmetrically arranged window openings on the north (Lawrence Avenue West) and west (Weston Road) elevations

### Contextual Value

The following heritage attribute contributes to the contextual value of the former Bank of Nova Scotia building at 1879-1885 Weston Road as it conveys the historical character of the property and intersection:

- The set-back, placement and orientation of the building anchoring its prominent, wedge-shaped lot at the southeast corner of Weston Road and Lawrence Avenue West where it is mirrored by a similarly shaped 1966 property on the northwest corner of the intersection (1906 Weston Road).



**SCHEDULE B**  
**LEGAL DESCRIPTION**

PIN 10324-0421 (LT)  
PART OF LOT C, REGISTERED PLAN 7  
GEOGRAPHIC TOWNSHIP OF YORK  
AS IN TW1886 EXCEPT TW19472 & TW10785  
City of Toronto and Province of Ontario  
Land Titles Division of the Toronto Registry Office (No. 66)