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City Clerk's Office

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
CITY OF TORONTO, PROVINCE OF ONTARIO
421 RONCESVALLES AVENUE (INCLUDING THE MUNICIPAL ADDRESS AT 61
HOWARD PARK AVENUE)
NOTICE OF PASSING OF BY-LAW**

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

Take notice that the Council of the City of Toronto has passed By-law No. 716-2017 to designate 421 Roncesvalles Avenue (including the municipal address at 61 Howard Park Avenue) (Parkdale-High Park Ward 14) as being of cultural heritage value or interest.

Dated at Toronto this 23rd day of August, 2017.

ONTARIO HERITAGE TRUST

AUG 22 2017

RECEIVED

Ulli S. Watkiss
City Clerk

Authority: MM24.22, by Councillor Gord Perks, seconded by Councillor Kristyn Wong-Tam, as adopted by City of Toronto Council on January 31, 2017

CITY OF TORONTO

BY-LAW 716-2017

To designate the property at 421 Roncesvalles Avenue (including the municipal address at 61 Howard Park Avenue) 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 421 Roncesvalles Avenue (including the municipal address at 61 Howard Park Avenue) 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 land and premises known as 421 Roncesvalles Avenue (including the municipal address at 61 Howard Park Avenue) 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 421 Roncesvalles Avenue (including the municipal address at 61 Howard Park Avenue) 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 421 Roncesvalles Avenue (including the municipal address at 61 Howard Park Avenue) 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 July 7, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE A**STATEMENT OF SIGNIFICANCE
REASONS FOR DESIGNATION**Reasons for Designation

The property at 421 Roncesvalles Avenue (including the address at 61 Howard Park Avenue) 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 values.

Description

Located on the southeast corner of Roncesvalles Avenue and Howard Park Avenue, the property at 421 Roncesvalles Avenue contains at the west end of the site a two-storey building that was completed in 1914 as a branch of the Dominion Bank (forerunner to the Toronto-Dominion Bank) according to the designs of Toronto architect John M. Lyle, with a parking lot currently occupying the east end.

Statement of Significance

The property at 421 Roncesvalles Avenue has design value as a well-crafted example of an early-20th century bank building with Edwardian Classical detailing inspired by Beaux-Arts principles that is part of a collection of surviving branch banks by Toronto architect, John M. Lyle. The custom design is distinguished by the classical detailing, including the main (west) entrance, as well as the extended cornice inscribed "The Dominion Bank" on the west and north elevations facing Roncesvalles and Howard Park Avenues.

The association of the Dominion Bank Branch with the famed Toronto architect, John M. Lyle reflects the historical value of the property. The training that Lyle received at the École des Beaux Arts in France and in New York City influenced his subsequent portfolio in Toronto, including the Royal Alexandra Theatre (his first project in the city) and Union Station (in collaboration with other architects). Lyle was noted in particular for his work for major Canadian banks, where his firm designed nearly two dozen branches in Toronto for the Dominion Bank, including the subject building at 421 Roncesvalles Avenue.

Contextually, the property at 421 Roncesvalles Avenue supports and maintains the character of the street, which extends from Queen to Dundas streets and developed in the pre-World War I era as a major thoroughfare that marked the boundary between the formerly independent Town of Parkdale (east) and the established residential neighbourhood adjoining High Park (west). Highlighted with local landmarks, including the Revue Theatre (1912) and the Church of St. Vincent de Paul (1915-25) that are recognized on the City of Toronto's Heritage Register, Roncesvalles Avenue is characterized by the blocks of residential properties along the west side of the street, opposite the mainly commercial buildings on the east side. The Dominion Bank Branch contributes to the character of the Roncesvalles Avenue with its corner location, positioned near the north end of the street, adjoining an important intersection and anchoring a block of commercial buildings that share its vintage, setback and scale.

The Dominion Bank Branch at 421 Roncesvalles Avenue is also visually and historically linked to its setting where it anchors the southeast corner of Howard Park Avenue, an important local street that provides a direct connection from Dundas Street West to High Park.

Heritage Attributes

The heritage attributes of the Dominion Bank Branch at 421 Roncesvalles Avenue are:

- The setback, placement and orientation of the building on the southeast corner of Roncesvalles Avenue and Howard Park Avenue
- The scale, form and massing of the building that rises two stories above the stone base
- The materials, with the red brick cladding and the brick and stone detailing
- The flat roofline, with the stone coping
- On the west elevation on Roncesvalles Avenue, the symmetrical organization with the central entrance, which is placed in the incised stone surround with the bracketed entablature and the sculpted frieze
- On the west and north elevations, the stone cornice dividing the first and second stories, the flat-headed window openings with the large single openings in the first floor, the small paired openings in the second floor, and the brick flat arches with the stone corner blocks
- The secondary entrance on the north elevation on Howard Park Avenue, with the flat-headed surround and the brick and stone detailing
- The classical detailing, with the stone quoins and, extending across the west and north elevations, the large stone cornice inscribed "The Dominion Bank"

There are no distinguishing features on the rear (east) elevation that is viewed from the current parking lot and Howard Park Avenue, and the south elevation is concealed by the adjacent building.

SCHEDULE B
LEGAL DESCRIPTION

PIN 21333-0035(LT)

LT 1 PL 1214 TORONTO; PT LT 2 PL 1214 TORONTO AS IN
CA788273

City of Toronto, Province of Ontario
Registry Division of the Toronto Registry Office (No. 66)