

Authority: Planning and Housing Committee Item PH19.7,
as adopted by City of Toronto Council on March 26 and 27,
2025
City Council voted in favour of this by-law on May 22,
2025
Written approval of this by-law was given by Mayoral
Decision 8-2025 dated May 22, 2025

CITY OF TORONTO

BY-LAW 438-2025

To designate the property at 1660 Kingston 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 1660 Kingston 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 1660 Kingston 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 1660 Kingston 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 1660 Kingston 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 May 22, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION 1660 Kingston Road

Reasons for Designation

Description

The property at 1660 Kingston Road, built 1921- 1922, comprises a two-storey, brick-clad and stone-detailed building designed in the Neoclassical style. The building was constructed for the Bank of Commerce (now C.I.B.C.). The property is located in the Birch Cliff neighbourhood of Scarborough on the north side of Kingston Road between Birch Cliff Avenue and Avalon Boulevard.

Statement of Cultural Heritage Value

The property was constructed as the former Bank of Commerce in 1922 and functioned as a bank from 1922 - 2003. The property is a fine and representative example of the Neoclassical style of architecture adapted to a modest bank branch building. With the goal of projecting stability and permanence through the building's architectural design, timeless classical-style features and ornament distinguish the building. The design of the building followed the Bank of Commerce's preference for classical design which the bank's architect, V. D Horsburgh, employed for the branch locations.

Characteristically the building features general symmetry, a roofline parapet and pediment above a broad cornice, and formal doorway surrounds with bold entablatures. Additional classical finishes include window keystones, rounded windows and brickwork that forms pilasters. Befitting the elegant design, premium materials include tapestry brick cladding on the structure with smoothly dressed stone serving for the detailing. The caduceus plaque (staff with serpents) in the pediment symbolizes commerce.

The property has significant historical value for its institutional role of municipal governance for the Township of Scarborough. For over a quarter century, from 1922 - 1949, the second floor of the former Bank of Commerce served as the seat of the township council. During this time the building served as the council chambers for the largely rural township, being the centre of township governance. During its local government use, some municipal departments, including Assessment and Building Inspector, also operated out of the building from the 1930s to the mid 1940s.

The subject property is valued for its physical, functional and historical contribution to its context - the distinct historic commercial core of the former village of Birch Cliff.

Birch Cliff was a settlement in the Township of Scarborough (historically Scarboro) which originated with the establishment of the post office and store in 1907 at Kingston Road and Birchmount Avenue, three blocks east of the subject property. Prior to this, cottagers from

Toronto began to settle the area in the 1890s and with the arrival of the street railway extension along Kingston Road to Midland Avenue in 1901, development of the area was facilitated.

The former Bank of Commerce was situated at the centre of this nascent commercial area and continues to recall the historical commercial core of the Birch Cliff community.

The property helps to define, maintain and support the historic contextual character of the commercial core of the Birch Cliff community. It is one of a dwindling number of early institutional and commercial buildings in the historic core of Birch Cliff, stretching along Kingston Road from Valhalla Boulevard to Birchmount Road, and contributes to this concentration. With the adjacent, six retail and residential units comprising the mid-1920s "Birch Cliff Plaza", the property at 1660 Kingston Road helps constitute an intact early 20th century streetscape. With its architectural significance and corner location the property is a prominent and distinctive component on Kingston Road, forming Birch Cliff's main street.

The property also has contextual value as a landmark in the Birch Cliff community. The architectural quality of the building and its prominent corner location makes it distinctive on Kingston Road - the principal route from Toronto to points east. Its presence as a financial institution in the community for more than eighty years and its civic use as Township council chambers and municipal offices for over a quarter century further contribute to the property's status as a landmark.

Heritage Attributes

Design or Physical Value

Attributes that contribute to the value of the property at 1660 Kingston Road as a fine and representative example of Neoclassical-style design:

- The two-storey, rectangular flat roof form, scale and massing
- The tapestry brick cladding and detailing including pilasters; the stone detailing of the foundation, windowsills and keystones, belt course, doorway surrounds and entablatures and the caduceus plaque
- The pedimented front gable with cornice mouldings; roofline features including the attic parapet, sheet-metal roofline cornice
- Regular symmetrical fenestration comprising flat-headed and round-headed windows
- Three exterior doorways containing stone surrounds with entablatures; glazed wood rear door; integral main entrance foyer with plaster ceiling and cornice and stone doorway surround

Historical or Associative Value

Attributes that contribute to the value of the property at 1660 Kingston Road for its historical value for its institutional role of municipal governance for the Township of Scarborough:

- The rear doorway leading to the former Township of Scarborough council chambers

Contextual Value

Attributes that contribute to the contextual value of 1660 Kingston Road as helping to define, maintain, and support the historic contextual character of the commercial core of the Birch Cliff community:

- The property's location on Kingston Road at Birch Cliff Avenue marking the historic centre of Birch Cliff's commercial core
- The commercial architecture of the building

Attributes that contribute to the contextual value of 1660 Kingston Road as helping to physically, functionally, visually or historically link it to its surroundings include:

- The property's location on Kingston Road at Birch Cliff Avenue marking the historic centre of Birch Cliff's commercial core
- The commercial architecture of the building

Attributes that contribute to the contextual value of 1660 Kingston Road as a landmark include:

- Its prominent corner location on Kingston Road and its Neoclassical architecture

Note - The rear one-storey addition dating from 1947 is not a heritage attribute.

SCHEDULE B
LEGAL DESCRIPTION

PIN 06447-0092 (LT)

PART OF LOT 32, REGISTERED PLAN 2211

PART OF LOT 33, REGISTERED PLAN 2211 AS IN SC20720

City of Toronto and Province of Ontario

Land Titles Division of the Toronto Registry Office (66)