

Inclusion on the City of Toronto's Heritage Register, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act, Alterations to a Heritage Property, and Authority to Enter into a Heritage Easement Agreement - 260 Church Street

Date: March 1, 2021

To: Toronto Preservation Board
Toronto and East York Community Council

From: Senior Manager, Heritage Planning, Urban Design, City Planning

Wards: Toronto Centre - Ward 13

SUMMARY

This report recommends that City Council include the property at 260 Church Street on the City of Toronto's Heritage Register, state its intention to designate the property under Part IV, Section 29 of the Ontario Heritage Act, approve the alterations proposed for the heritage property in connection with a proposed development of the subject property and grant authority to enter into a Heritage Easement Agreement for the subject property.

Located on the east side of Church Street between Shuter Street and Dundas Street East, the Sterling Bank building is valued as a fine example of an early twentieth century bank in the Edwardian Classical style. The red brick and stone clad building was completed in 1913 to the design of John M. Lyle, who has been declared to be "one of Canada's outstanding architects of the first half of the twentieth century." During a long, successful career, Lyle designed more than 55 banks across Canada. The property at 260 Church Street is unique for being the only Sterling Bank branch designed by Lyle in Toronto. Today, the building contributes contextually to the early-20th century commercial character of Church Street's land development history and evolution.

The development proposal for 244-260 Church Street (referred to as 250 Church) incorporates the former Sterling Bank of Canada Building property at 260 into a 54-storey development comprised of the condominium tower above a five storey base including commercial units at grade along Church Street.

The bank building by John M. Lyle is to be retained in-situ, undergoing restoration of the exterior features and integration into the retail space at grade as a two storey volume.

Impacts will be limited to the south west corner of the existing building where the mass of the new development intersects with the volume of the bank. Openings will be introduced on the interior walls to integrate the commercial space of the overall project and some structural impact will occur that supports the new construction over this portion of the building.

RECOMMENDATIONS

The Senior Manager, Heritage Planning, Urban Design, City Planning recommends that:

1. City Council include the property at 260 Church Street on the City of Toronto's Heritage Register.
2. City Council state its intention to designate the property at 260 Church Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 260 Church Street (Reasons for Designation) attached as Attachment 4 to the report (March 1, 2021) from the Senior Manager, Heritage Planning, Urban Design, City Planning.
3. If there are no objections to the designations in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
4. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
5. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designation of the property.
6. City Council approve the alterations to the heritage property at 260 Church Street, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of the development proposal for 244-260 Church Street (referred to as 250 Church), with such alterations substantially in accordance with plans and drawings dated December 4, 2020, prepared by the IBI Group Architects for 250 Church Limited Partnership and on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment, prepared by Goldsmith Borgal & Company Ltd. Architects, dated December 20, 2020, and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Planning and subject to the following additional conditions:

a. That prior to final Site Plan approval for the property located at 260 Church Street the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the property at 260 Church Street in accordance with the plans and drawings dated December 4, 2020, prepared by the IBI Group Architects and on file with the Senior Manager, Heritage Planning, the Heritage Impact Assessment prepared by Goldsmith Borgal & Company Ltd. Architects, dated December 20, 2020 and in accordance with the Conservation Plan required in Recommendation 6.a.2, to the satisfaction of the Senior Manager, Heritage Planning including registration of such agreement to the satisfaction of the City Solicitor.
2. Provide a detailed Conservation Plan, prepared by a qualified heritage consultant that is consistent with the conservation strategy set out in the Heritage Impact Assessment for 260 Church Street prepared by Goldsmith Borgal & Company Ltd. Architects, dated December 20, 2020, to the satisfaction of the Senior Manager, Heritage Planning.
3. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 6.a.2 to the satisfaction of the Senior Manager, Heritage Planning.
4. Provide a Heritage Lighting Plan that describes how the exterior of the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.
5. Provide a detailed landscape plan for the subject property, satisfactory to the Senior Manager, Heritage Planning.
6. Provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.

b. That prior to the issuance of any permit for all or any part of the property at 260 Church Street, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Planning, the owner shall:

1. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 6.a.2, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Planning.

2. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Planning to secure all work included in the approved Conservation Plan, Lighting Plan, Interpretation Plan and Landscape Plan.

3. Provide full documentation of the existing heritage property, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a CD in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans and original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Planning.

c. That prior to the release of the Letter of Credit required in Recommendation 6.b.2, the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work and the required interpretive work has been completed in accordance with the Conservation Plan and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning.

2. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning.

7. City Council authorize the entering into of Heritage Easement Agreement(s) under Section 37 of the Ontario Heritage Act with the owner of 260 Church Street in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.

8. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into Heritage Easement Agreement(s) for the property at 260 Church Street.

FINANCIAL IMPACTS

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

There is no decision history relevant to this report.

BACKGROUND

Area Context

260 Church Street

The Sterling Bank building is located at the south-west corner of Church Street and Dundas Street East in the City's Garden District neighbourhood which is east of Yonge Street between Carlton, Queen and Sherbourne streets. The subject property stands just outside the western boundary of the proposed Garden District Heritage Conservation District. Church Street runs north-south from The Esplanade in the south to Bloor Street in the north between Yonge and Jarvis Streets. In the past twenty years, the boom in condominium construction in the downtown core has resulted in numerous residential tall buildings being constructed and proposed for properties on the former McGill estate upon which land the building at 260 Church Street is located.

Adjacent Heritage Property

No heritage properties are immediately contiguous to the project site, but the relationship between the project and St. Michael's Cathedral Basilica complex is discussed below.

200 Church Street

The Bishop's Palace is located across three addresses to the south of the overall project. Constructed in 1845-1846 and designed by William Thomas, with an 1852 addition designed by Joseph Sheard and another addition in 1889, this property was included on the inaugural City's Heritage Register in 1973 and is affiliated with St. Michael's Cathedral to the south. The southernmost portions of the development do not immediately abut 200 Church Street, and the heritage property will remain unaltered.

57-65 Bond Street

St. Michael's Cathedral Basilica is located to the south of the overall project and across an unnamed lane to the southwest. The Cathedral was constructed in 1845-48 as commissioned by William Thomas with the spire built in 1866 in concert with Gundry, Langley and Connolly. This property was included on the City's Heritage Register in 1973 and was designated under Part IV of the Ontario Heritage Act in 2020. The southernmost portions of the development do not immediately abut 57 and 65 Bond Street and the heritage property will remain unaltered.

Development Proposal

An Official Plan Amendment and Zoning By-law Amendment application was submitted to the City on March 10, 2020 proposing to develop a 54-storey building consisting of 615 residential condominium apartment units, including grade-commercial units along Church Street. In support of the application, the application includes a Heritage Impact Assessment (HIA) prepared by Goldsmith Borgal & Company Ltd. Architects (issued: March 9th, 2020 and reissued May 1st, 2020 and December 20, 2020).

<http://app.toronto.ca/AIC/index.do?folderRsn=0bpwpt5JrAzNINk%2FkuphOg%3D%3D>

The development site is located on the south west corner of the intersection of Church and Dundas Streets. The project site includes five existing buildings. The three southernmost buildings are encompassed by the 244 Church Street address: the three original two-and-a-half storey buildings at 244, 246 and 248 Church Street have since been amalgamated into a single building (the Nishnawbe Building) at 244 Church Street. The existing use and built form of the Nishnawbe Building is to remain unaltered. The building at 250 Church Street is to be demolished, and the property at 252-258 Church Street is currently an existing surface parking lot. The former Sterling Bank at 260 Church Street will be restored and incorporated into the development.

The original proposal partially conserved the structure at 260 Church by retaining the north and west walls in-situ, with the original six storey base building design undercut at the lower floors, dominating the Church Street elevation and cantilevering back out to the sidewalk at the third floor.

The subsequent revised proposal has improved and refined the conservation strategy by retaining the entire building, while the architectural expression of the new building is now vertically emphasised with more complex envelope rising at the level of the uppermost stone stringcourse of the bank building.

Heritage Planning Framework

Provincial Policy Statement and Planning Act

The Planning Act and the associated Provincial Policy Statement guide development in the Province. The Act states that municipalities must have regard for matters of provincial interest. Section 2(d) specifically refers to "the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest."

The Provincial Policy Statement (PPS) issued under the authority of Section 3 of the Planning Act provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. Key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. The Planning Act requires that City Council's decisions affecting land use planning matters "be consistent with" the Provincial Policy Statement.

Policy 2.6.1 of the PPS directs that "Significant built heritage resources and significant cultural heritage landscapes shall be conserved." Properties included on the City's Heritage Register are considered to be significant in this context. "Conserved" is defined in the PPS as "the identification, protection, use and/or management of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act."

Policy 2.6.3 of the PPS directs that "planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved."

Growth Plan

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on May 16, 2019 and was amended through an Order in Council that came into effect on August 28, 2020. This plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2017. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part.

The Growth Plan (2020) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

Policy 4.2.7.1 of the Growth Plan states that "Cultural Heritage Resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas."

City of Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan. The Plan provides the policy framework for heritage conservation in the City. Relevant policies include the following.

3.1.5.3 Heritage properties of cultural heritage value or interest, including Heritage Conservation Districts and archaeological sites that are publicly known will be protected by being designated under the Ontario Heritage Act and/or included on the Heritage Register.

3.1.5.4 Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and as adopted by Council.

3.1.5.5 Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work.

3.1.5.6 The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada.

3.1.5.26 New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.

3.1.5.27 Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of façades alone is discouraged.

3.1.5.28 The owner of a designated heritage property will be encouraged to enter into a Heritage Easement Agreement where the City considers additional protection beyond designation desirable due to the location, proposed alteration, and/or the nature of that property.

Parks Canada Standards and Guidelines for Conservation of Historic Places in Canada

The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) is the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9) and the Standards for Rehabilitation (10-12) apply to this project.

<http://www.historicplaces.ca/en/pages/standards-normes.aspx>

HERITAGE PROPERTIES

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 260 Church Street has cultural heritage value under all three categories of design and physical, historical and associative, and context.

The Statement of Significance comprises the Reasons for Designation for the property at 260 Church Street.

260 Church Street, The Sterling Bank

The property at 260 Church Street 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 criteria of design and physical, historical and associative, and contextual values.

Description

The property at 260 Church Street is located at the southwest corner of Church Street and Dundas Street East, and contains a three-storey mixed use building with retail at ground level and residential units above. The building was originally constructed in 1913

as a local branch of the Sterling Bank and continued to serve as a banking institution until the late 20th century.

Statement of Cultural Heritage Value

Design and Physical Value

The building at 260 Church Street has design value as a fine example of an early twentieth century bank in the Edwardian Classical style. The steel and reinforced concrete construction is clad with red brick and stone, the latter materials being typical of period bank buildings in Toronto. The decorative stone and red brick detailing on the east and north elevations features grand, two-storey stone pilasters with fluted capitals surmounted by a stone cornice with entablature containing the words "The Sterling Bank of Canada".

Historical and Associative Value

The property is valued for its historic associations with the Sterling Bank, a chartered Canadian bank established in 1905 that expanded to over fifty branches across the Province by the time the current building at 260 Church Street was constructed in 1913 and before merging with Standard Bank in 1924 and, subsequently, the Canadian Bank of Commerce in 1928.

The property also valued for its association with John M. Lyle (1872-1945), who has been declared to be "one of Canada's outstanding architects of the first half of the twentieth century."¹ Early in his career and with his foreign training and practice, Lyle was a great proponent of the Beaux Arts style and the City Beautiful Movement. The Hamilton-born architect became the favoured designer of the Canadian banking industry in the early twentieth century and would go on to design over 55 banks across Canada, more than 30 of those within Toronto. The property at 260 Church Street is unique within this collection for being the only Toronto branch of the Sterling Bank designed by Lyle.

Contextual Value

In its prominent position anchoring the southwest corner of Church and Dundas streets, the Sterling Bank building at 260 Church Street has contextual value as its scale, setback and style are visually and physically linked to the Garden District neighbourhood where it represents the early-20th century commercial character of Church Street's land development history and evolution.

Heritage Attributes

The heritage attributes of The Sterling Bank at 260 Church Street are:

- The placement of the property where it anchors the south-west corner of Church and Dundas streets, which contributes to its contextual value as this feature is

¹ Richards, 49.

representative of the early 20th century commercial character of this portion of Dundas Street West within the Garden District neighbourhood

- The scale, form and massing of the three-storey building which contributes to its design and contextual value as they are characteristic of a local commercial and residential building and maintain the early 20th century character and scale of this section of Church Street
- The primary materials cladding on the principal (east) and north elevations, which comprises red brick and stone
- The flat roofline featuring stone trim and a red brick parapet wall centred on the principal (east) elevation with its two flanking stone volutes
- The symmetrical arrangement of the openings on the principal (east) elevation, which is organized into three vertical bays with its centred main entrance, and four vertical bays on the north elevation with its slightly recessed western bay containing an intentionally-designed return of the upper-level stone stringcourses on the rear (west) elevation
- On the principal (east) and north elevations, the stone and brick details including the two-storey stone pilasters with their fluted capitals rising from a stone base and surmounted by a stone cornice with entablature engraved with the words "The Sterling Bank of Canada", the stone surround of the main entry, the stone window keystones and square corner stones, the stone stringcourse at the third-storey level, the brick soldier course lintels above all window openings and the raised brick, blank rectangular panel centred in the parapet wall

SUMMARY HISTORY AND EVALUATION

Maps, Photographs and a complete Research and Evaluation report are contained in Attachment 2 and Attachment 3, respectively.

Description

260 CHURCH STREET, THE STERLING BANK	
ADDRESS	260 Church Street
WARD	13 - Toronto Centre
LEGAL DESCRIPTION	PLAN 22A, PT LOT 22
NEIGHBOURHOOD/COMMUNITY	Garden District
HISTORICAL NAME	The Sterling Bank
CONSTRUCTION DATE	1913
ORIGINAL OWNER	The Sterling Bank
ORIGINAL USE	Bank Branch with Residential above

260 CHURCH STREET, THE STERLING BANK	
CURRENT USE*	Commercial and Residential * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	John M. Lyle, Architect
DESIGN/CONSTRUCTION/MATERIALS	Brick and stone cladding with brick and stone detailing
ARCHITECTURAL STYLE	Edwardian Classicism
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative and Contextual
HERITAGE STATUS	N/A
RECORDER	Heritage Planning - Liz McFarland
REPORT DATE	February 2021

Historical Timeline

Key Date	Historical Event
1809	Following the founding of York (Toronto) and the subdivision of the land north of the town site into 100-acre allotments for country estates, Park Lot 7 is officially transferred to John McGill
1836	After McGill’s nephew, Peter McCutcheon McGill, inherits Park Lot 7, he registers Plan 22A including Lot 22 on Church Street, at the southwest corner of Dundas Street
1842	Cane's Map shows the recently subdivided lots on the McGill estate, which are all vacant at this date (Image 2)
1849 Jan	Peter McGill sells Lot 22 to Arthur Lepper
1858	Boulton's Atlas shows that ten brick buildings have been constructed southward from Crookshark (now Dundas) Street along the west side of Church Street (Image 3)
1912	The 1913 Goad's Atlas (containing statistics gathered in the prior year) shows the row of Georgian brick buildings just before the corner property at 260-262 Church Street is demolished to make way for the current bank building (Image 4)

Key Date	Historical Event
1913 Feb	Following ownership by several subsequent individuals, the property is sold to American Realty Co. Ltd
1913 May	Building permits confirm that the prominent Toronto architect, John M. Lyle, is hired to design a new Sterling Bank of Canada branch at 260 Church Street; tenders for sub-contracted work on the building are issued in summer that same year
1913	An archival photo shows the three-storey, Georgian house initially built at the south-west corner of Church and Dundas streets being demolished (Image 5)
1923 Oct	The Sterling Bank of Canada purchases the property they were currently leasing from American Realty Co. Ltd for the sum of \$90,000
1925 May	Land Registry records indicate that ownership of the property changes names from The Sterling Bank to The Standard Bank
1930 Sept	Ownership of the property now changes names from The Standard Bank to Canadian Bank of Commerce (CBC)
1982 March	The Canadian Imperial Bank of Commerce (who took over CBC) leases the property to Pizza Pizza Ltd; this franchise continues to lease and operate out of the building today
1986	The Canadian Imperial Bank of Commerce sells the property to a holding company

Evaluation Checklist: Applying the Ontario Regulation 9/06 Criteria

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. The evaluation table is marked “N/A” if the criterion is “not applicable” to the property or ✓ if it is applicable, with explanatory text below. A complete research and evaluation report is contained in Attachment 3.

260 Church Street

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	✓

Design or Physical Value	
ii. displays high degree of craftsmanship or artistic merit	✓
iii. demonstrates high degree of scientific or technical achievement	N/A

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	✓
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N/A
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	✓

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	✓
ii. physically, functionally, visually or historically linked to its surroundings	✓
iii. landmark	N/A

COMMENTS

Heritage Planning staff has reviewed the Heritage Impact Assessment and Addendum submitted in support of the proposal prepared by Goldsmith Borgal & Company Ltd. Architects (issued: March 9th, 2020 and reissued May 1st, 2020 and December 20, 2020) for conformity with the Planning Act, the Provincial Policy Statement, the Growth Plan and the City's Official Plan heritage policies and the Standards and Guidelines for Conservation of Historic Places in Canada.

Conservation Strategy

Current Development Proposal

Heritage Planning has reviewed the rezoning application submitted for the property at 244-260 Church Street (referred to as 250 Church - with plans prepared by the IBI Group Architects for 250 Church Limited Partnership - dated March 2, 2020). A Heritage Impact Assessment (HIA) has been prepared by Goldsmith Borgal & Company Ltd. Architects (issued: March 9th, 2020 and re-issued May 1st, 2020 and December 20, 2020).

Following staff review and comment, the conservation scheme has been improved. The proposed Conservation Strategy will conserve and rehabilitate the existing heritage building at 260 Church Street by retaining the entire building. The architectural expression of the new building is now vertically emphasised with better reference to the scale of the bank building and the uppermost stone stringcourse.

In addition to the details of the Conservation Plan in restoring the former Sterling Bank there are two key aspects of the subsequent design development that require particular attention, as follows.

- 1) The accommodation of an amenity area on the roof of the heritage building has been represented as having minimal/no impact on the appreciation of the character of the building. This needs to be confirmed/secured as an important aspect of the design to be respected.
- 2) The extent of physical impact within the context of "whole building retention" is an important consideration in the refinement of the proposal. The impact of the adjacent structure on the heritage building and the scale of openings introduced into the south and west internal walls must be considered to conserve the integrity of the Lyle bank building.

Project Design and Scale, Form, and Massing

The existing building, former Sterling Bank, retains its prominent location on the south west corner of Church and Dundas Streets. The lower five floors of the new tower base are set back from the Church Street property line and Bank building east elevation by almost 3 metres. The tower bases rises flush to a height of approximately 21 metres (an additional 10 metres above the existing bank building) but references the uppermost stringcourse of the 260 Church with a horizontal datum where the exterior envelope treatment takes on a more complex solid expression.

On the north side of the site the stepback of the lower floor base increases to five metres south of the bank building north elevation. A higher four storey volume is introduced to the west, separated from the north façade of the bank by an inset reveal that will retain its three-dimensional character as a distinct volume.

The overall composition of the development reinforces the original prominence of the Sterling Bank building in the manner in which it stand outs in contrast to the new context both in form, materiality and design. The strong Edwardian Classicism of the bank's two storey expression dominates the lower floors of the new development. Although predominantly expressed as contemporary glass curtain wall on the lower floors, the scale is broken down into a sympathetic bay rhythm at grade that allows the more fine grained traditional stone and brick expression of the Lyle design to remain visually dominant.

Above the third floor stringcourse and key detailing of the former bank, the tower base of the new development establishes a finer-grained expression of its own that likewise responds to scale of the 1913 Lyle design.

Adjacent Heritage Resources

The proposal conserves the cultural heritage value of the nearby designated heritage property at 57-65 Bond Street (St. Michael's Cathedral, Basilica), and listed property at 200 Church Street (the Bishop's Castle). Given that neither of these properties are immediately adjacent to the development site, and as a result of the retention of the southernmost building, the proposed addition will have no impact on the adjacent heritage properties.

Conservation Plan

Should Council approve the proposed conservation strategy, prior to the issuance of the first permit for the development the owner should be required to submit a conservation plan for the work described in the Heritage Impact Assessment prepared by a qualified heritage professional to the satisfaction of the Senior Manager, Heritage Planning. The conservation plan should detail all of the recommended interventions and conservation work including: any recommended restoration work; a detailed plan describing how the heritage building will be protected during construction; a schedule of short and long-term maintenance requirements; and an estimated costs for all conservation work.

Heritage Interpretation, Lighting and Signage Plans

Should Council approve the proposed conservation strategy, prior to final site plan approval for the proposed development, the applicant should be required to submit a heritage interpretation plan, a heritage lighting plan and a signage plan to the satisfaction of the Senior Manager, Heritage Planning. The lighting plan should provide details of how the heritage buildings will be lit so that their unique heritage character is highlighted. The interpretation plan should serve to communicate the cultural heritage values of the property to users and visitors of the property.

Designation and Heritage Easement agreement

Staff is recommending that the property be designated under Part IV, Section 29 of the Ontario Heritage Act. Staff is also recommending that the owner enter into a Heritage Easement Agreement to secure the long-term protection of the heritage property at 260 Church Street.

CONCLUSION

Heritage Planning staff have completed the attached Property Research and Evaluation Report and determined that the property at 260 Church Street is consistent with Ontario Regulation 9/06 and meets the criteria for designation. The property meets the criteria for designation under all three categories of design and physical, historical and associative, and contextual value.

The Statement of Significance for 260 Church Street comprises the Reasons for Designation, which is the Public Notice of Intention to Designate and will be advertised

on the City of Toronto's website in accordance with the City of Toronto Act provisions and served on the Ontario Heritage Trust to the provisions of the Ontario Heritage Act.

Heritage Planning staff has also reviewed the proposed development that includes the heritage property at 260 Church Street and is satisfied that the proposal has regard for the Planning Act, is consistent with the Provincial Policy Statement, conforms to the Growth Plan (2020) and the City of Toronto's Official Plan heritage policies in conjunction with the Standards and Guidelines for the Conservation of Historic Places in Canada. Overall, staff support the proposed conservation strategy and conclude that it meets the intent of Policy 3.1.5.27 of the Official Plan as the scale, form, and massing of the Lyle Sterling Bank Building will be conserved.

CONTACT

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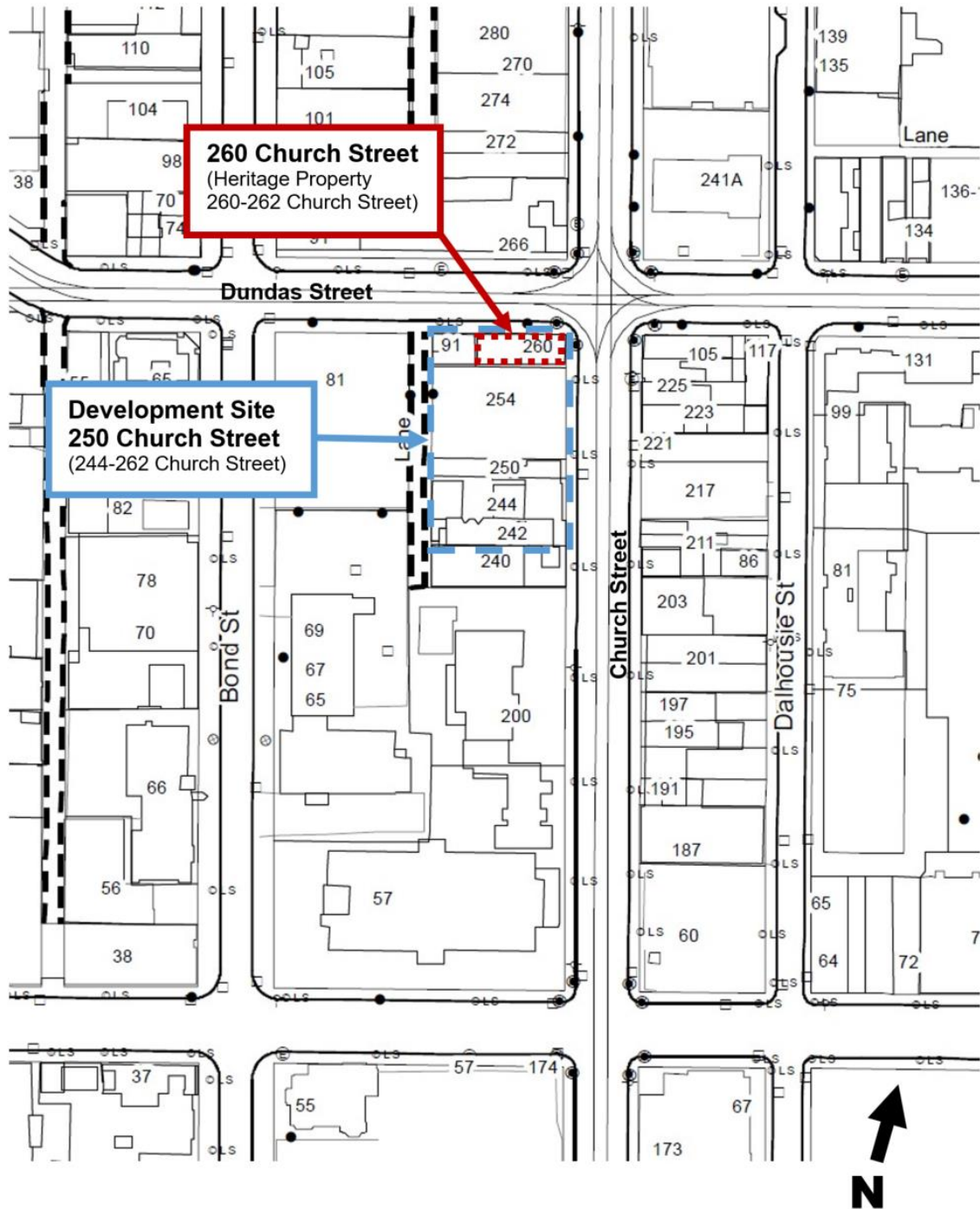
SIGNATURE

Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning

ATTACHMENTS

Attachment 1 – Location Map
Attachment 2 - Maps and Photographs
Attachment 3 - Research and Evaluation Report
Attachment 4 - Statement of Significance (Reasons for Designation) – 260 Church Street
Attachment 5 - Proposal Drawings

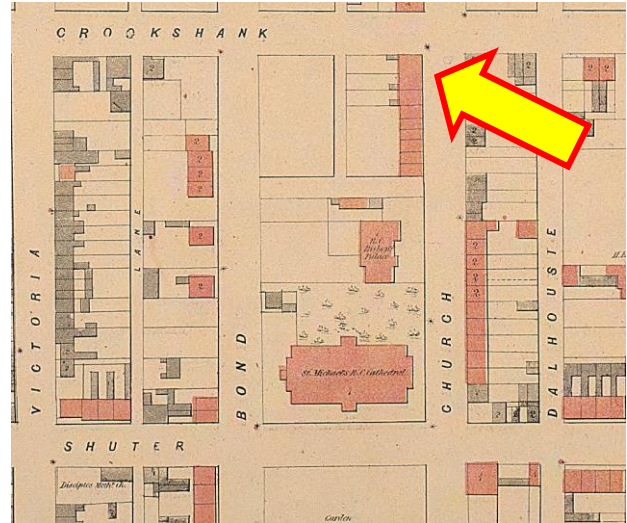
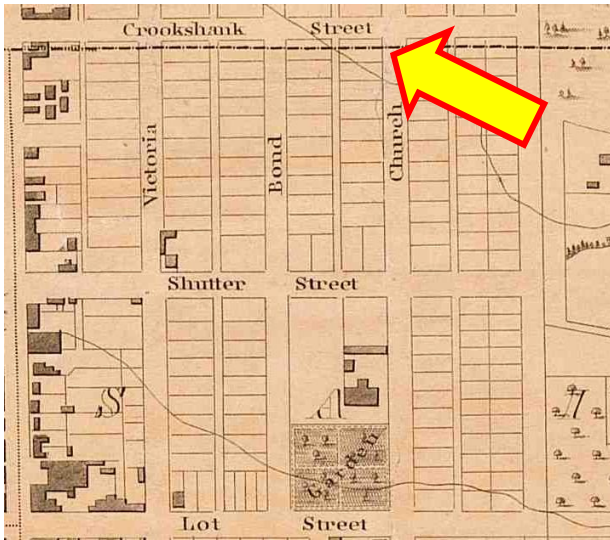
260 Church Street



This location map is for information purposes only and is oriented with North at the top. The dotted rectangle marks the approximate boundaries of the subject property at 260 Church Street and the dashed rectangle marks the approximate boundary of the overall development site of 242-262 Church Street. (City of Toronto Property Data Maps)

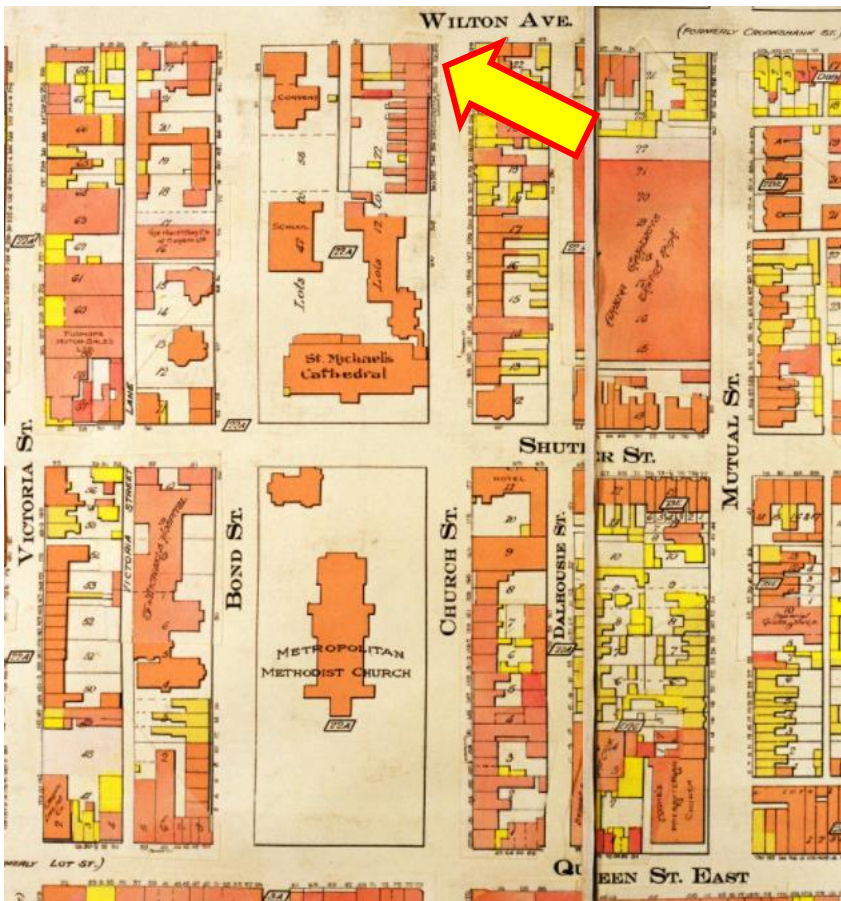


1. Satellite view of the subject property at 260 Church Street. (Google Maps)



2. (Left) Cane's Map of 1842 showing the recently subdivided but vacant lots, including Lot 22, the location of the current Sterling Bank building.

3. (Right) Boulton's Atlas of 1858 showing the location of the row of Georgian buildings constructed between 240-260 Church Street.



4. 1913 Goad's Atlas (containing information from the prior year) indicated for the last time the earlier Georgian building on the property at 260-262 Church Street just before being demolished to make way for the current Sterling Bank building.



5. 1913 archival photo showing the early stage of demolition on the Georgian building at the south-west corner of Church and Wilton (now Dundas) to make way for the current Sterling Bank building. (City of Toronto Archives [CTA])



6. (Left) 1971 archival photo showing the principal (east) elevation of the then CIBC building with name plate affixed on top of the engraved Sterling Bank of Canada entablature and original window opening to the left of the main entry altered into a doorway. (Toronto Public Library)

7. 1973 archival photo of the north elevation along Dundas Street including the one-storey rear addition at right. (CTA)



8. (Right) 1981 archival photo showing the principal (east) elevation. (CTA)



9. Current photograph showing the principal (east) and north elevations with the current overcladding at the grade level.



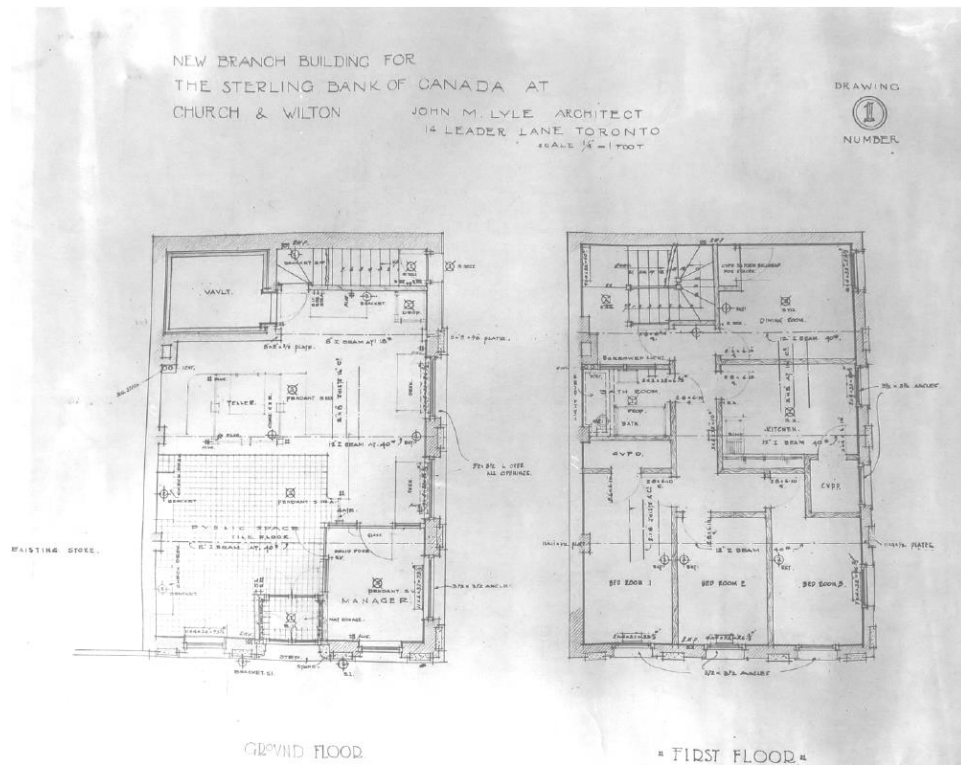
10. Current photograph showing the Sterling Bank name engraved in the second-storey entablature on the principal (east) elevation, and the raised red brick, blank rectangular panel centred in the parapet wall at the roofline.



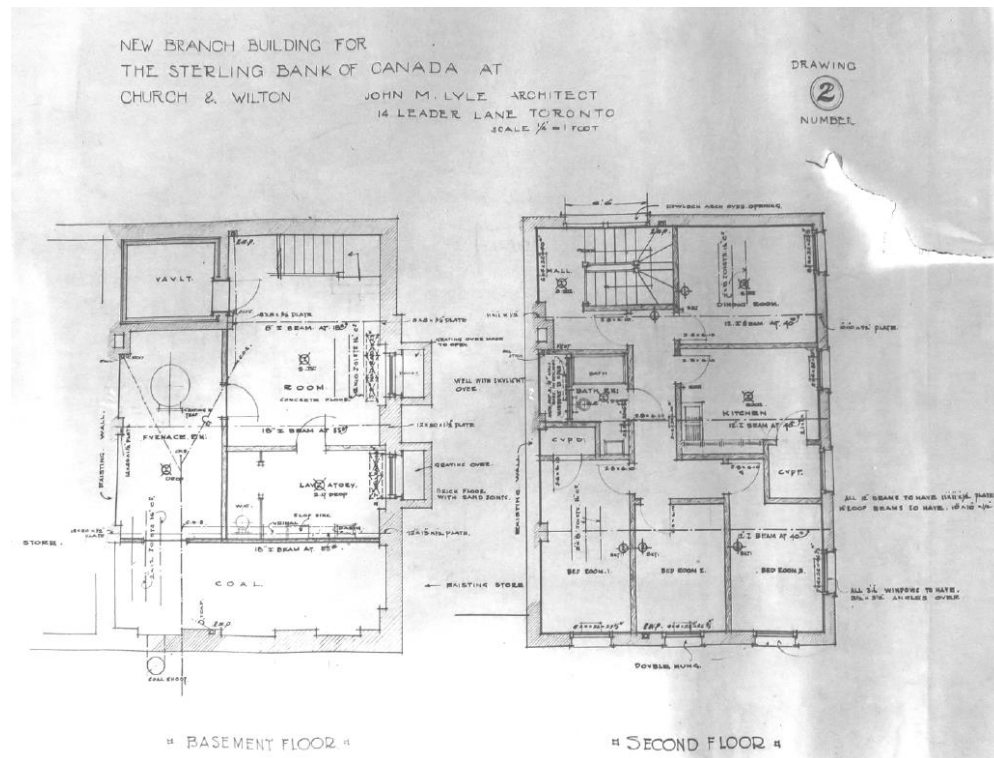
11. Current photograph showing the intentionally-designed return of the upper level stringcourses on the west elevation



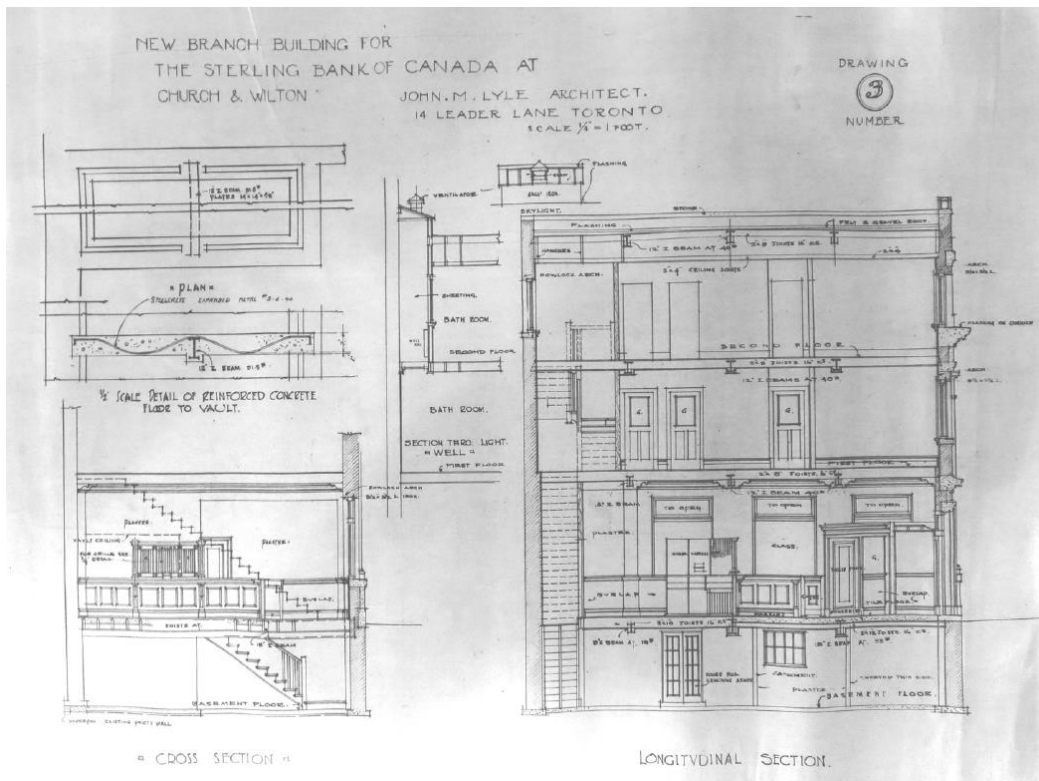
12. Archival photo of the Dominion Bank branch at Bloor and Sherbourne (1911), also designed by John M. Lyle and displaying similar features to 260 Church Street.



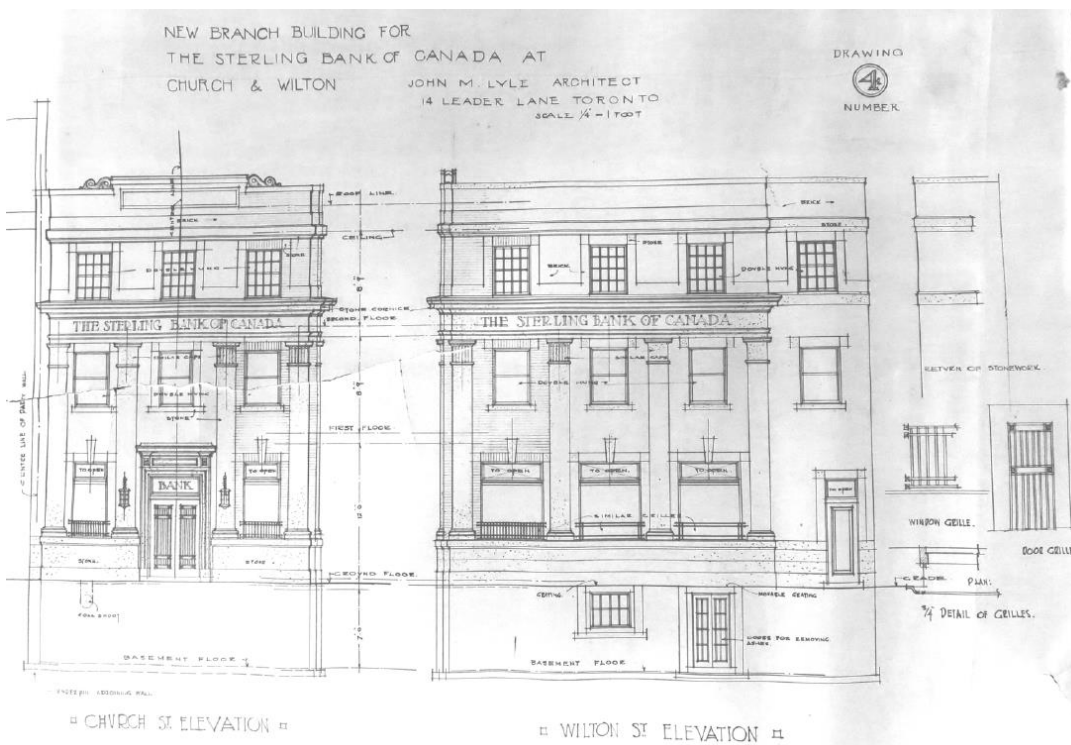
13. Original ground (first) floor and first (second) floor architectural plans by John M. Lyle. (CTA)



14. Original basement floor and second (third) floor architectural plans by John M. Lyle. (CTA)



15. Original cross and longitudinal section drawings by John M. Lyle. (CTA)



16. Original (principal) east (Church) and north (Wilton, now Dundas) elevation plans by John M. Lyle. (CTA)

1. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 260 Church Street and applies the evaluation criteria as set out in Ontario Regulation 9/06, under the headings of historical and associative, design and physical, and contextual to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act.

The application of this criteria is found in Section 5 (Evaluation Checklist). The archival and contemporary sources for the research are found in Section 6. Maps and Photographs are found in Attachment 2.

City Staff acknowledge that the land described in this report is the traditional territory of many nations including the Mississaugas of the Credit, the Anishinaabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. We acknowledge that Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit and the Williams Treaty signed with multiple Mississaugas and Chippewa bands.

2. SUMMARY HISTORY**Garden District Neighbourhood and the McGill Estate**

The property at 260 Church Street is located in the Garden District neighbourhood of downtown Toronto, which is east of Yonge Street between Carlton, Queen and Sherbourne streets.² (Attachment 2 and Image 1). The properties were originally part of Park Lot 7, one of the parcels of land granted by John Graves Simcoe to loyal individuals as well as the military and the clergy, following the founding of the Town of York and the establishment of Fort York in 1793. In 1809, Park Lot 7 was granted to John McGill, who had served under Simcoe during the American Revolution. The narrow, 100-acre lot stretched north-south, from Lot Street (now Queen Street) to the second concession road (now Bloor Street).

Like the adjacent Jarvis Estate to the east of Mutual Street, McGill's homestead consisted of a main house, outbuildings and extensive gardens. Built in 1803, McGill Cottage was a one-and-one-half storey Regency home, set well back from Lot Street/Queen Street, more or less between Bond and Mutual Streets. Behind the house, woods stretched up to modern day Bloor Street (now the site of Metropolitan United Church). The neighbouring Jarvis estate property contained a large two-storey brick house (Hazel Burn) which was subsequently demolished to clear the way for Jarvis street, the house being directly in the path of the planned road.

Upon McGill's death in 1834, his nephew Peter McCutcheon (later the Hon. Peter McGill) inherited McGill Cottage. By 1836, Peter McGill began subdividing and selling

² The Garden District neighbourhood has broader boundaries than that defined by the Garden District Heritage Conservation District (HCD).

off portions of the property for development – this was a common practice by the 1840s as many of the Park Lots north of Queen Street were being subdivided for residential and commercial development.

Registered by Peter McGill, Plan 22A created a number of streets through the former McGill property, including the extension of Church Street north of Queen Street. Shuter, Crookshank (now Dundas), Gould and Gerrard streets were all named after McGill's friends and relatives – for example, Shuter Street was named after Peter McGill's wife, Sarah Elizabeth Shuter and Crookshank Street was named after McGill's brother-in-law.

The block bounded by Church, Shuter, Bond and Crookshank (Dundas) streets was divided into multiple building lots at the northern end. The subject property is located on Lot 22 of Registered Plan 22A.

The McGill's continued to occupy the cottage into the second half of the nineteenth century. Following Peter McGill's death in 1860, his brother lived at McGill Cottage until 1870. The first house constructed north of Shuter Street on Church Street was John Logan's one-and-one-half storey roughcast cottage, built around 1834. Logan was a gardener and florist who had a shop on Yonge Street but lived and grew his plants and vegetables on this site. Logan's house was eventually incorporated into Elliott's Saloon, which operated on the corner site for many years.

In 1845, the Diocese of Toronto bought several lots of land from Captain John McGill north of the McGill Cottage, in order to build a new Roman Catholic Cathedral, between Bond and Church Streets, directly south of the current Sterling Bank building at 260 Church Street. Designed by William Thomas, the church opened in 1848. The church was attracted to this site by the expectation that the location of the McGill homestead would continue forever as an open ornamental ground known as McGill Square. However, upon the death of Peter McGill's brother (the last occupant of the McGill Cottage) in 1868, the Wesleyan Methodist Congregation purchased the cottage and two acres of land surrounding the house for the construction of their church. Designed by architect Henry Langley, the church opened in 1872.

260 Church Street

Most of the housing constructed on the former McGill lands in the 1850s was built on speculation for the middle-class market (an exception was architect William Thomas' Oakham House, which he built in 1848 at Church and Gould Streets). The block on which the subject property is located (other than the church property) was developed throughout the 1850s and, by the 1880s, Church Street between Shuter and Crookshank/Dundas Street was completely developed. The properties ranging from 240-260 Church Street once formed a continuous row of residential buildings, some with commercial use at grade.³

³ The buildings which were located directly adjacent to and south of The Sterling Bank building (252-258 Church Street) were demolished and replaced by the current surface parking lot in the 1960s. The existing buildings at 240-250 Church Street may date to the mid-19th century but all have been extensively altered and are no longer able to communicate their cultural heritage value.

In 1913 the three-storey, nineteenth century brick, Georgian style building at the corner of Church and Dundas was demolished to make way for a new, three-storey bank branch building for the Sterling Bank of Canada. The building permit for 260-262 Church Street was issued by the City in May 1913 and tenders were awarded in the summer of 1913. The sub-trades were Smallwood Brothers for masonry; Jos. Dougherty for carpentry work; F.G. Roberts and Co., for plastering and painting; and, J.R. Seager for heating and plumbing.

Established in 1905, and opened for business in 1906, the Sterling Bank of Canada had an impressive head office building at King and Bay Streets. Although named as a national institution, the Sterling Bank of Canada was mainly a regional, Ontario-based, financial institution until opening some Western Canadian branches just prior to WWI (Winnipeg, Manitoba - 1911-1912; Regina, Saskatchewan - 1912; and later Bernie, Manitoba - 1919-1920; Wadena, Saskatchewan - 1921). Shortly after its founding in 1905, more than 20 branches had been erected throughout the province of Ontario and by 1913, when the branch at 260 Church Street was built, the bank had expanded to 51 branches - about 10 of which were in Toronto.

The Standard Bank of Canada and the Sterling Bank amalgamated in 1924, and by 1928 the corporation was merged with the Canadian Bank of Commerce. The one-storey, rear addition at 260 Church Street (along Dundas Street West) was likely constructed during these early decades of the twentieth century. The building continued to be operated as a branch of the Canadian Imperial Bank of Commerce late into the twentieth century. When the bank sold the building, various commercial uses followed - most recently the building has been occupied by a Pizza Pizza franchise and the company has altered the building internally and externally. Window and door openings have been maintained with alterations to the original 1913 building primarily confined to the application of new exterior finishes and signage at the first storey level.

Architect: John M. Lyle

John Macintosh Lyle (1872-1946) designed the Sterling Bank building at 260 Church Street in 1913 near the beginning of a long and successful career. Lyle has been declared to be "one of Canada's outstanding architects of the first half of the twentieth century,"⁴ who "designed more than one hundred of the most beautiful and historic building in and around Toronto as well as across Canada."⁵ Lyle was elected to the Royal Canadian Academy in 1925 and to the Royal Institute of British Architects in 1928. He was awarded the Gold Medal of Architects in 1926 and a silver medal for civilian relief work in France during World War I. He served as the president of the Art Gallery of Ontario from 1941-1944.

Born in Hamilton, Lyle studied at Yale University and then continued his training at the Ecole des Beaux Arts in Paris. Returning to North America, he joined Carrere and Hastings, contributing to the design of New York City's grand Public Library on Fifth Avenue in 1905. He brought his Beaux Arts training and the ethos of the City Beautiful Movement back to Toronto initially designing, in association with Carrere and Hastings, the Alexandra Theatre, 1906-7 and finally with the commission at Union Station, where

⁴ Richards, p. 49

⁵ Hamilton Public Library, entry for John M. Lyle

he worked in association with Ross & Macdonald and Hugh G. Jones. Union Station has been declared to be "a monumental centre for the City Beautiful Movement" and "the first stage in modernizing architecture and design in Toronto."⁶

The Sterling Bank of Canada hired John M. Lyle (1872-1945) to provide a design as he had already designed several branch buildings, beginning with one of the bank's first buildings located in Port Dalhousie (1906). When hired to design the Port Dalhousie building, Lyle was still a relative newcomer in what would become a long and illustrious career as one of Canada's leading architects. Indeed, the Sterling Bank branch building in Port Dalhousie was Lyle's first opportunity to design a bank. Lyle soon became the bank's preferred architect and in 1908 he designed several more branch buildings throughout the Province, including in Toronto, Cornwall, Palmerston, Port Burwell and Watford. Later, in 1912, another branch was designed for St. Catharines. This work was in addition to the commissions from many other banks which eventually regularly called on Lyle to design buildings that spanned the country, notably the Dominion Bank (for instance the branch at 378 Yonge Street which is designated under the Ontario Heritage Act), the Bank of Toronto and the Bank of Nova Scotia (he originally designed the first design for the headquarters at the northeast corner of King and Bay Streets). Lyle's working relationship with the Canadian banking establishment ultimately sustained him throughout his career - his best and most lucrative partnership being the Dominion Bank.

3. ARCHITECTURAL DESCRIPTION

The bank building at 260 Church Street, originally designed for the Sterling Bank and subsequently occupied by the Standard Bank, and then Canadian Bank of Commerce (later known as the Canadian Imperial Bank of Commerce) is an excellent representative of early 20th-century, classical bank architecture typology with well-crafted details. (Images 6-1 1)

Bank architecture in Canada at the outset of the twentieth century moved away from the exuberance of Victorian styles of the previous century to the refined, ordered elegance of Edwardian-era classicism - a style that remained popular well into the 1930s.

Edwardian Classicism was contemporary with the Neo-Classical style emanating from the Paris Ecole des Beaux Arts where many future leaders of Canadian and American architecture were trained in the late nineteenth and early twentieth centuries, including John M. Lyle who designed the Sterling Bank branch at 260 Church Street. Generally, Beaux Arts Neo-Classicism adopted Roman and Greek building types such as temples and baths, for a new civic building typology including banks, railway stations, public libraries, professional institutions, etc. required for expanding North American cities.

The Sterling Bank branch building at 260 Church Street is a good example of this Edwardian Classicism with its ordered facades and restrained classical detailing. While the more exuberant version of Edwardian architecture was employed in hotel and theatre designs - for example, the King Edward Hotel (1901-1903) and the Royal Alexandra Theatre (1906-1907, a building by John M. Lyle) - this more restrained

⁶ Armstrong, p. 53-54

version of Edwardian was common for residential and commercial buildings. Edwardian Classicism as applied to the latter uses often provided simple, balanced designs, straight rooflines, uncomplicated ornament, and relatively maintenance-free detailing.

The predominant features of many of the early twentieth century bank branch buildings in Toronto are the use of red brick with limited stone trim details that have their origins in classicism. Ornamentation is reserved for principal elevation(s) detailing - in this instance, the stone pilasters and capitals rising from a stone-clad base,⁷ the entrance door surround, and the volutes at the roof-top parapet.

The majority of these bank branch buildings are two-storey, with some (including the branch building at 260 Church Street) having a third storey to accommodate a residential component. The entrance at 260 Church Street is centrally located on the principal (east) elevation with a symmetrical arrangement of window openings on the east and north elevations.

The design features of the Sterling Bank of Canada branch building at 260 Church Street (both in elevation and plan) are similar to Lyle's other bank branch buildings, in particular the Dominion Bank branch buildings at Bloor and Sherbourne Streets (1911). (Image 12)

Lyle's original architectural plans for 260 Church Street indicate that the stone and red brick construction included steel beams and girders, with reinforced concrete, notably for the floor under the vault. The basement was designed to accommodate the furnace room, coal storage, lavatory and one of the two vaults. The ground floor was devoted solely to the banking facilities. A small vestibule opened onto a large public space. On the far western end of the floorplate were the tellers' booths, and at the north-east corner was the manager's office. Another vault at the rear of the ground floor sat above the vault in the basement. The second and third floors contained two separate apartments, each with a dining room, kitchen, bathroom and three bedrooms. (Images 13-16)

A one-storey, rear addition flanking Dundas Street was added to the original 1913 bank building c.1920s with stone keystone and square corner stone detailing above all new window and door openings on the north elevation replicating those found at the first-storey level on the original building. The entire principal (north) elevation of the one-storey rear addition is currently over-clad with tile and commercial signage. (Image 7) It is not clear if John M. Lyle designed this addition. Either way, this rear addition does not warrant consideration as an attribute in the Statement of Significance attached to this report as Attachment 4, as it does not add to the value of the original building as designed by Lyle in 1913.

4. CONTEXT

The Sterling Bank building is located at the south-west corner of Church Street and Dundas Street East in the City's Garden District neighbourhood and just west of the

⁷ The heritage consultant indicates that, while their condition isn't currently known, the Pizza Pizza ceramic tile branding at the first storey-level has been applied ovetop of the original brick and stone. (GBCA, 24)

Garden District Heritage Conservation District. Church Street runs north-south from The Esplanade in the south to Bloor Street in the north between Yonge and Jarvis Streets. In the past twenty years, the boom in condominium construction in the downtown core has resulted in numerous residential tall buildings being constructed and proposed for properties on the former McGill estate upon which land the bank building at 260 Church Street is located.

The character of the area since its subdivision and early land development beginning in the mid-19th century has changed dramatically with many tall residential towers being constructed and proposed. However, a number of smaller groupings of buildings remain along and adjacent to this section of Church Street. Almost directly across the street from the Sterling Bank stand the Georgian row houses at 191-197 Church Street - the surviving portion of an original terrace of ten residential buildings. One block south of this, the adjoining mixed-use commercial and residential buildings anchoring the north-east corner of Church and Queen Streets (131-135 Church and 60-64 Queen) date from the mid-19th to early 20th century. All of the buildings mentioned are recognized on the City's Heritage Register and designated under Part IV, Section 29 of the Ontario Heritage Act. Other 19th century buildings in the immediate vicinity, such as St. Michael's Cathedral and Rectory directly south of the Sterling Bank, the Metropolitan United Church and Massey Hall, combine with the property at 260 Church Street to create a strong context for understanding the mid-19th to early-20th century streetscape and their continued contribution to maintaining the historical character of the Garden District neighbourhood.

5. EVALUATION CHECKLIST: Applying the Ontario Regulation 9/06 Criteria

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto's Heritage Register.

The Sterling Bank, 260 Church Street

Rare, unique, representative or early example of a style, type, expression, material or construction method

The building at 260 Church Street has design value as a fine example of an early twentieth century bank in the Edwardian Classical style. The steel and reinforced concrete construction is clad with red brick and stone, the latter materials being typical of period bank buildings in Toronto. The decorative stone and red brick detailing on the east and north elevations features grand, two-storey stone pilasters with fluted capitals surmounted by a stone cornice with entablature containing the words "The Sterling Bank of Canada".

Direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community

The property is valued for its historic associations with the Sterling Bank, a chartered Canadian bank established in 1905 that expanded to over fifty branches across the Province by the time the current building at 260 Church Street was constructed in 1913 and before merging with Standard Bank in 1924 and, subsequently, the Canadian Bank of Commerce in 1928.

Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community

The property was designed by John M. Lyle (1872-1945), who has been declared to be "one of Canada's outstanding architects of the first half of the twentieth century."⁸ Early in his career and with his foreign training and practice, Lyle was a great proponent of the Beaux Arts style and the City Beautiful Movement. The Hamilton-born architect became the favoured designer of the Canadian banking industry in the early twentieth century and would go on to design over 55 banks across Canada, more than 30 of those within Toronto. The property at 260 Church Street is unique within this collection for being the only Toronto branch of the Sterling Bank designed by Lyle.

Important in defining, maintaining or supporting the character of an area and physically, functionally, visually or historically linked to its surroundings

In its prominent position anchoring the southwest corner of Church and Dundas streets, the Sterling Bank building at 260 Church Street has contextual value as its scale, setback and style are visually and physically linked to the Garden District neighbourhood where it represents the early-20th century commercial character of Church Street's land development history and evolution.

6. LIST OF RESEARCH SOURCES

Archival Sources

Abstract Indices of Deeds, Plan 22A, Lots 21 and 22
Archival Maps and Atlases, <http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>
Archival Photographs, City of Toronto Archives (citations with images below)
Building Records, City of Toronto, Toronto and East York
City of Toronto Directories

Secondary Sources

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Dendy, William, and William Kilbourn, Toronto Observed, 1986
GBCA Architects, Heritage Impact Assessment for 250 Church Street including all addresses between 244-262 Church Street, 2nd revision, December 4, 2020
Hamilton Public Library, entry for John M. Lyle. <https://www.hpl.ca/inductee/john-m-lyle>

⁸ Richards, 49.

Hill, Robert. Biographical Dictionary of Architects in Canada; entry for John M. Lyle:
<http://dictionaryofarchitectsincanada.org/node/1449>

McArthur, Glenn. A Progressive Traditionalist: John M. Lyle, Architect. Toronto: Coach House Books, 2009.

Richards, Larry Wayne. University of Toronto, Campus Guide. 2009

**260 CHURCH STREET
THE STERLING BANK
(REASONS FOR DESIGNATION)**

The property at 260 Church Street, containing a former local branch of the Sterling 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.

Description

The property at 260 Church Street is located at the southwest corner of Church Street and Dundas Street East, and contains a three-storey mixed use building with retail at ground level and residential units above. The building was originally constructed in 1913 as a local branch of the Sterling Bank and continued to serve as a banking institution until the late 20th century. A one-storey rear addition fronting Dundas Street East was likely constructed in the 1920s.

Statement of Cultural Heritage Value**Design and Physical Value**

The building at 260 Church Street has design value as a fine example of an early twentieth century bank in the Edwardian Classical style. The steel and reinforced concrete construction is clad with red brick and stone, the latter materials being typical of period bank buildings in Toronto. The decorative stone and red brick detailing on the east and north elevations features grand, two-storey stone pilasters with fluted capitals surmounted by a stone cornice with entablature containing the words "The Sterling Bank of Canada".

Historical and Associative Value

The property is valued for its historic associations with the Sterling Bank, a chartered Canadian bank established in 1905 that expanded to over fifty branches across the Province by the time the current building at 260 Church Street was constructed in 1913 and before merging with Standard Bank in 1924 and, subsequently, the Canadian Bank of Commerce in 1928.

The property also valued for its association with John M. Lyle (1872-1945), who has been declared to be "one of Canada's outstanding architects of the first half of the twentieth century."⁹ Early in his career and with his foreign training and practice, Lyle was a great proponent of the Beaux Arts style and the City Beautiful Movement. The Hamilton-born architect became the favoured designer of the Canadian banking industry in the early twentieth century and would go on to design over 55 banks across Canada, more than 30 of those within Toronto. The property at 260 Church Street is

9 Richards, 49.

unique within this collection for being the only Toronto branch of the Sterling Bank designed by Lyle.

Contextual Value

In its prominent position anchoring the southwest corner of Church and Dundas streets, the Sterling Bank building at 260 Church Street has contextual value as its scale, setback and style are visually and physically linked to the Garden District neighbourhood where it represents the early-20th century commercial character of Church Street's land development history and evolution.

Heritage Attributes

The heritage attributes of The Sterling Bank at 260 Church Street are:

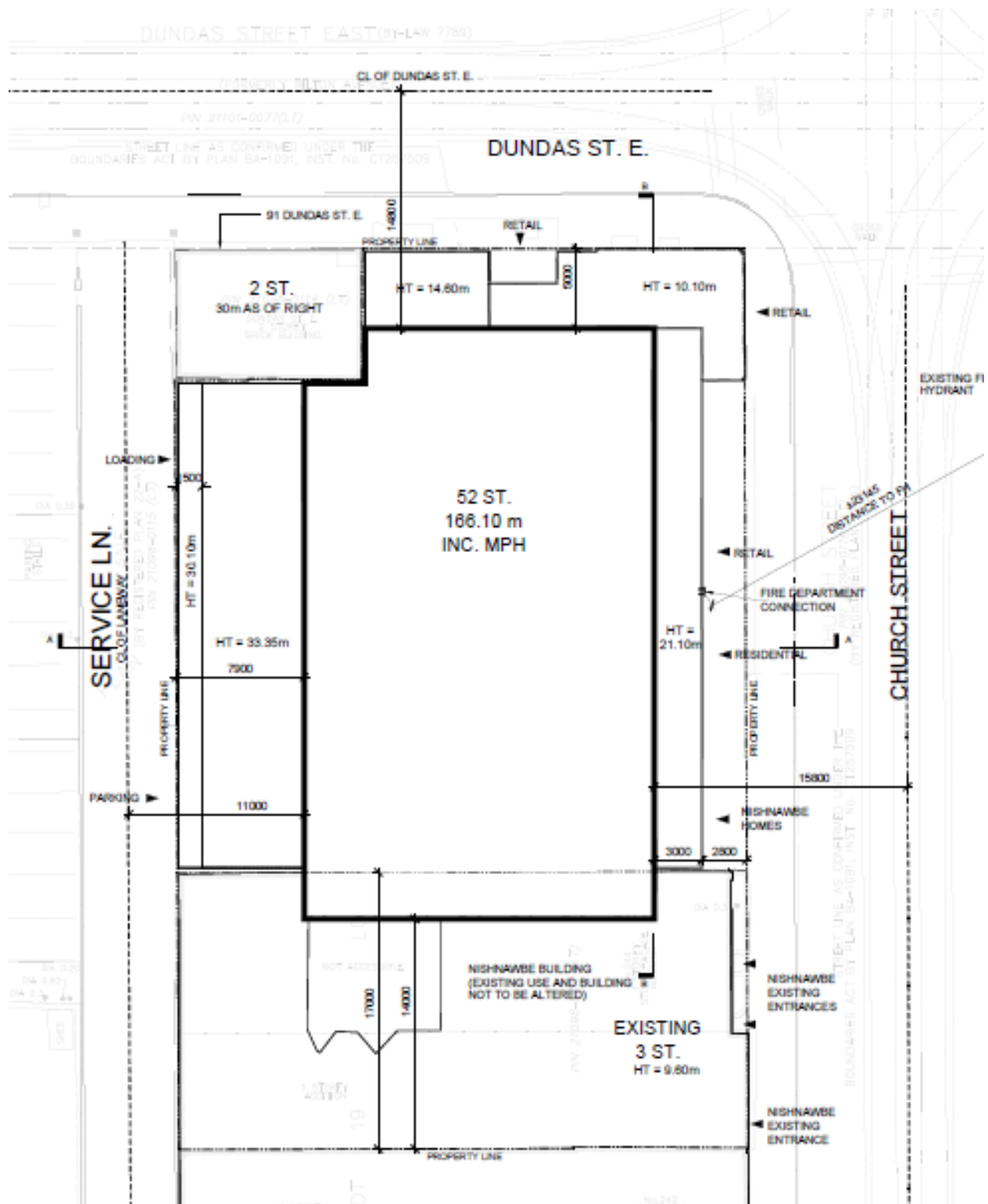
- The placement of the property where it anchors the south-west corner of Church and Dundas streets, which contributes to its contextual value as this feature is representative of the early 20th century commercial character of this portion of Dundas Street West within the Garden District neighbourhood
- The scale, form and massing of the three-storey building which contributes to its design and contextual value as they are characteristic of a local commercial and residential building and maintain the early 20th century character and scale of this section of Church Street
- The primary materials cladding on the principal (east) and north elevations, which comprises red brick and stone
- The flat roofline featuring stone trim and a red brick parapet wall centred on the principal (east) elevation with its two flanking stone volutes
- The symmetrical arrangement of the openings on the principal (east) elevation, which is organized into three vertical bays with its centred main entrance, and four vertical bays on the north elevation with its slightly recessed western bay containing an intentionally-designed return of the upper-level stone stringcourses on the rear (west) elevation
- On the principal (east) and north elevations, the stone and brick details including the two-storey stone pilasters with their fluted capitals rising from a stone-clad base (with ceramic tiles currently affixed atop) and surmounted by a stone cornice with entablature engraved with the words "The Sterling Bank of Canada", the stone surround of the main entry, the stone window keystones and square corner stones, the stone stringcourse at the third-storey level, the brick soldier course lintels above all window openings and the raised brick, blank rectangular panel centred in the parapet wall

N.B. the one-storey rear addition fronting Dundas Street East is not considered an attribute.

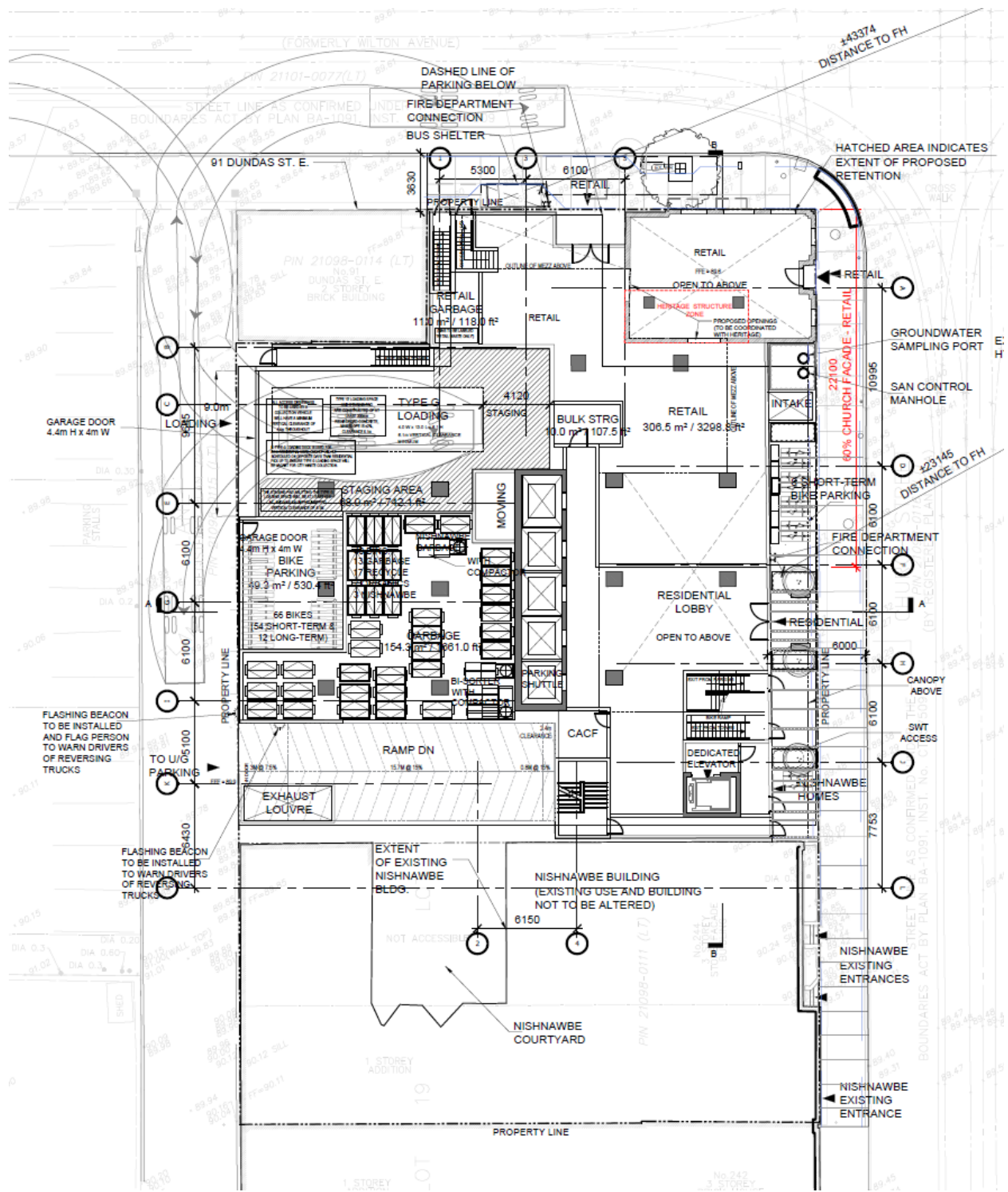


ARCHITECTURAL VISUALIZATION - VIEW LOOKING WEST

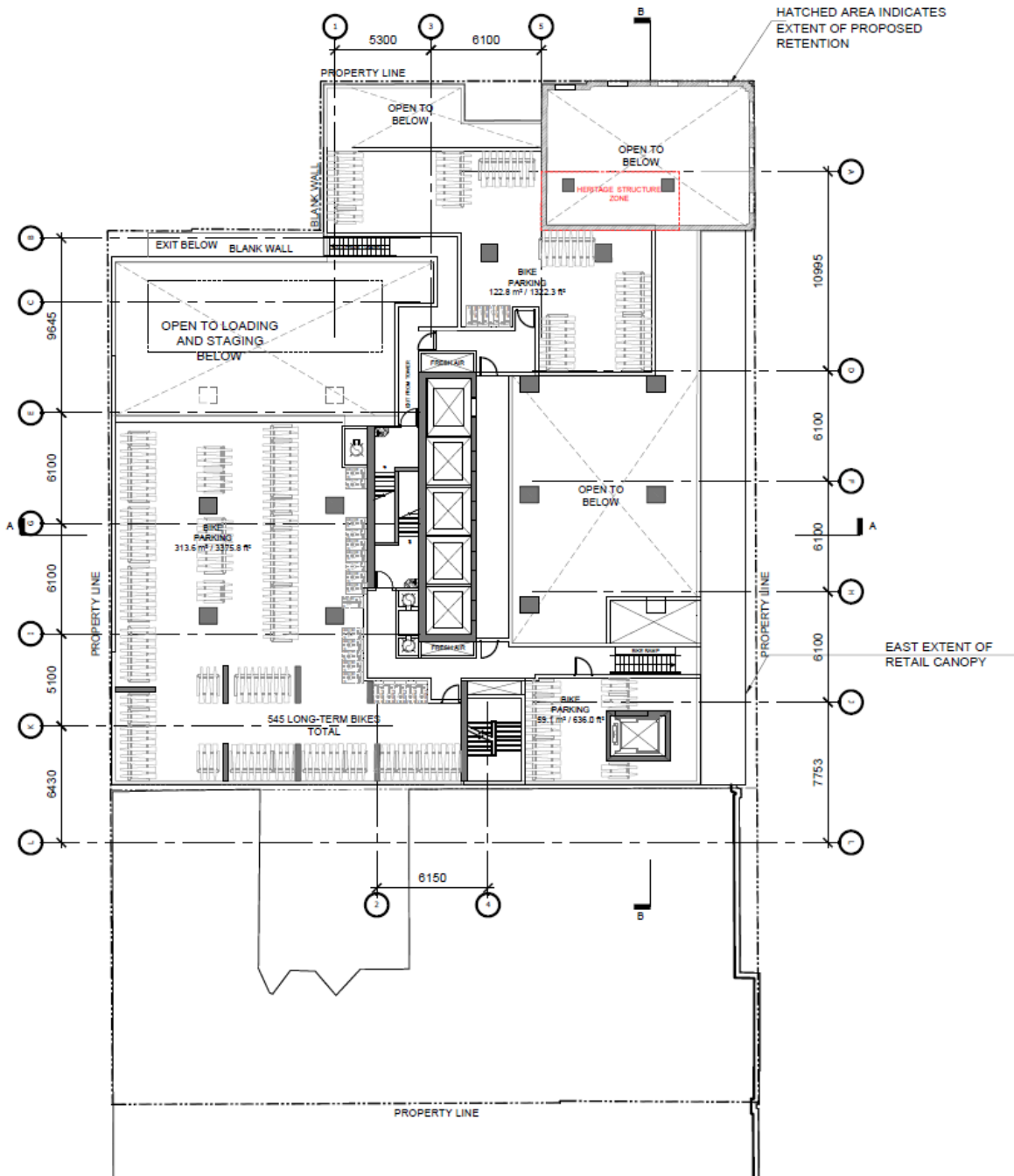
Project Rendering - Looking West along Dundas Street



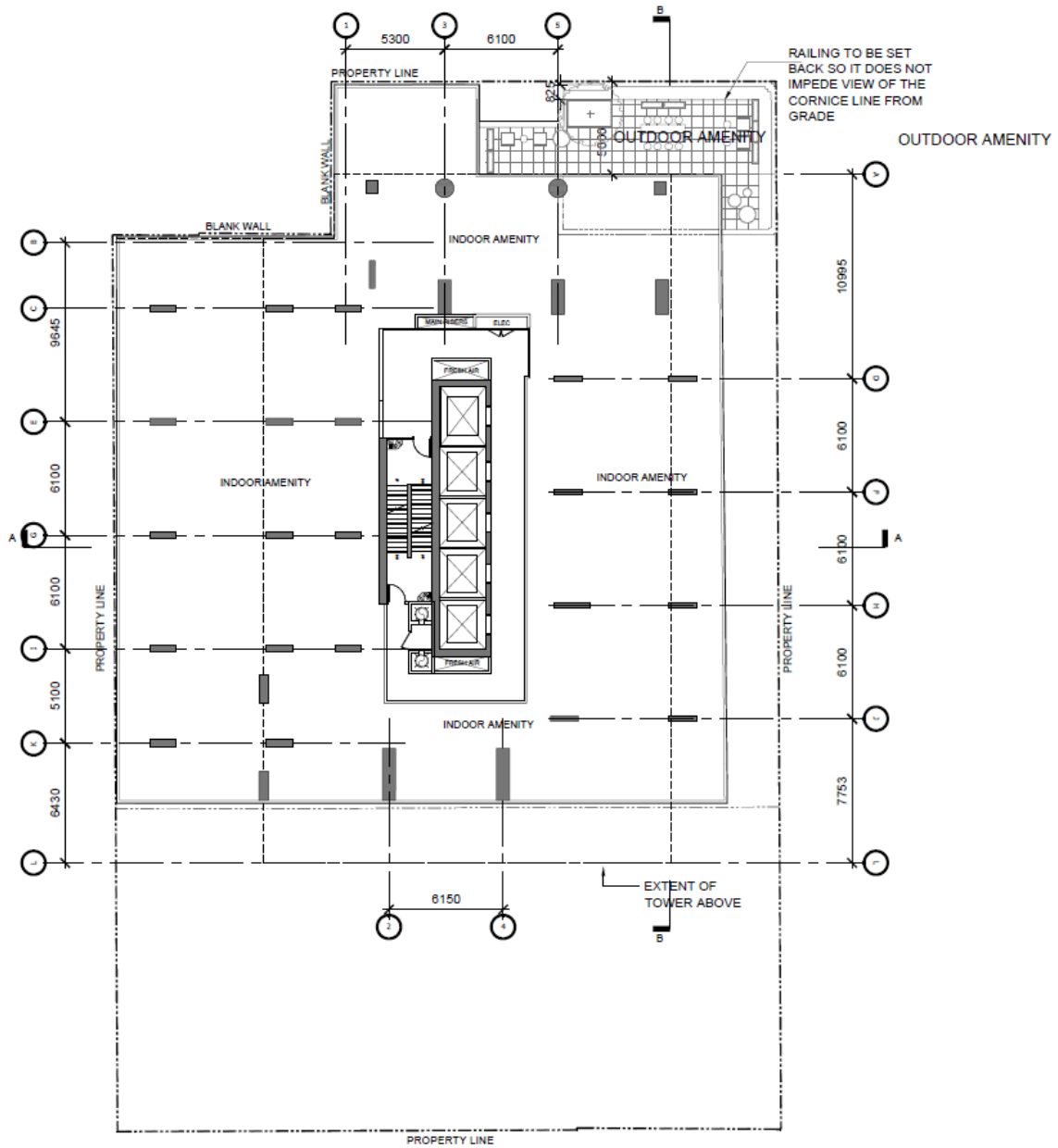
Site Plan



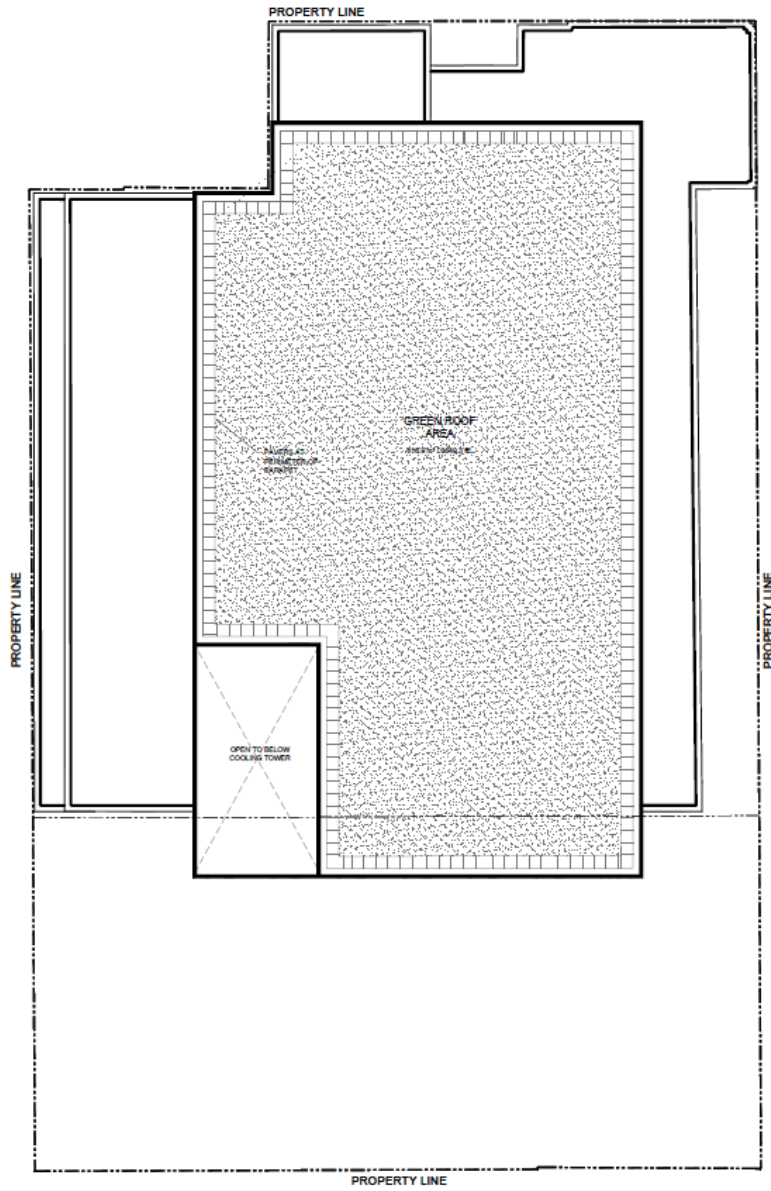
Ground Floor Plan



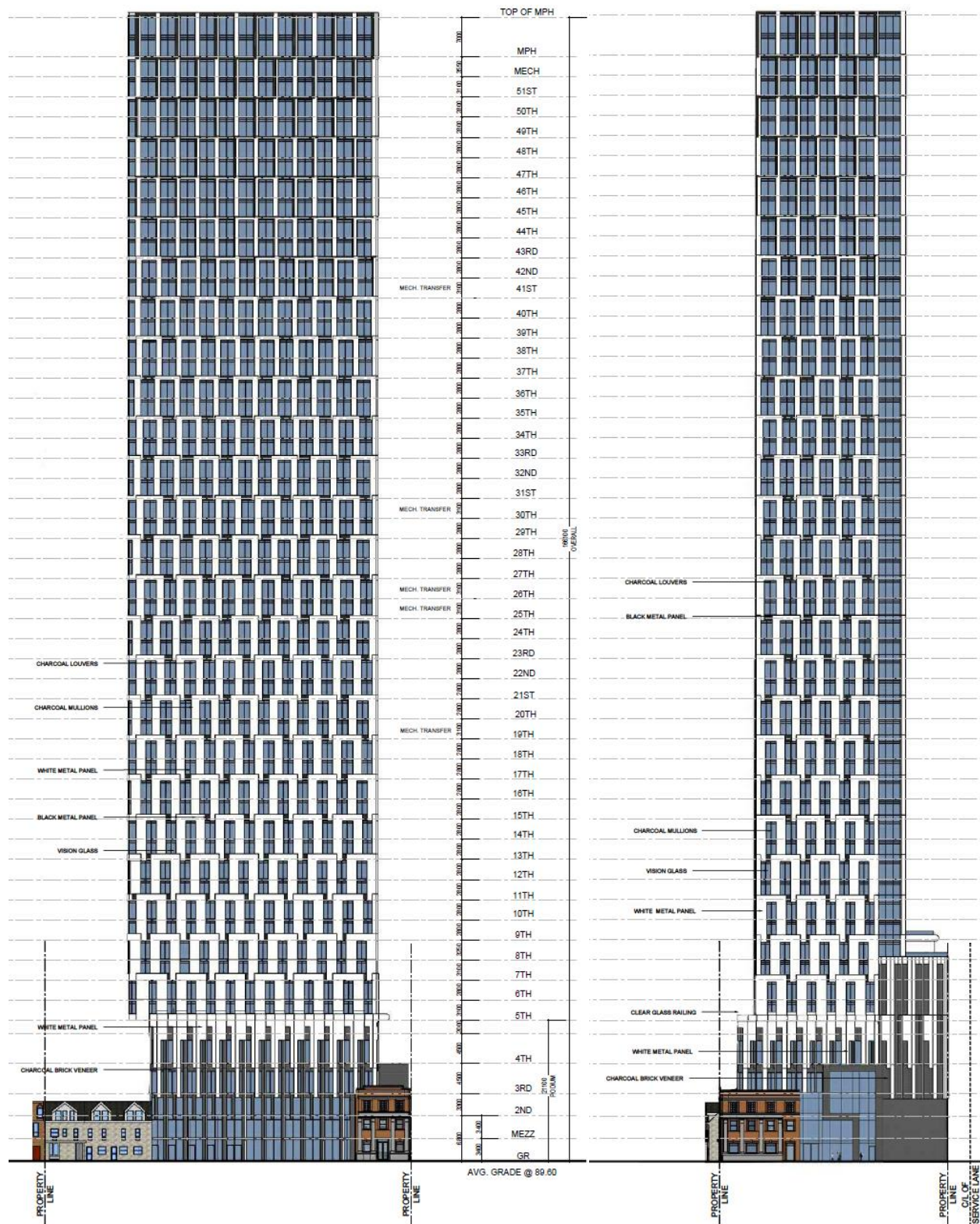
Mezzanine Level Plan



Level Three Plan



Roof Plan



Full East Elevation

Full North Elevation



East Elevation - Lower Level Detail



North Elevation Lower Level Detail



Architectural Rendering - Looking South down Church Street



Architectural Rendering - Looking North up Church Street



Architectural Rendering - Looking West across Dundas Street



Architectural Rendering - Looking East across Dundas Street



Architectural Rendering - Looking South West across the intersection of Church and Dundas Streets



Architectural Renderings - Original Submission