

1660 Kingston Road - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: January 20, 2025

To: Toronto Preservation Board

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

Wards: Ward 20 - Scarborough Southwest

SUMMARY

This report recommends that City Council state its intention to designate the property at 1660 Kingston Road under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value according to the Statement of Significance and description of heritage attributes found in Attachment 1.

The subject property at 1660 Kingston Road is located on the north side of Kingston Road between Birchcliff Avenue and Birchmount Road in the Birch Cliff - Cliffside neighbourhood of Scarborough. A location map and current photograph of the heritage property is found in Attachment 2.

The property at 1660 Kingston Road, built 1921- 1922, comprises a two-storey, brick-clad and stone-detailed building designed in the Neoclassical style that was constructed for the Bank of Commerce and operated as a local branch to the Birch Cliff community for eighty years until 2003. The building 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 Scarborough township council and offices of municipal departments, including Assessment and Building Inspector from the 1930s to the mid 1940s. Adjacent to the Birch Cliff Public School (1916) and with its corner location, the property is a prominent component of the Birch Cliff community that anchors an intact early-20th century streetscape of a historic main street on Kingston Road.

Staff have determined that the property at 1660 Kingston Road has cultural heritage value and meets five of the Ontario Regulation 9/06 criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. A property may be designated under Part IV, Section 29 of the Ontario Heritage Act, if it meets two or more of the nine criteria.

The subject property was listed on the City's Heritage Register on September 27, 2006, and has been identified as a candidate for designation through the City's implementation of Bill 23 amendments to the Ontario Heritage Act, and the strategy for Listed Properties that must be removed from the Register by January 1, 2027.

RECOMMENDATIONS

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

1. City Council state its intention to designate the property at 1660 Kingston Road under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 1660 Kingston Road (Reasons for Designation) attached as Attachment 1, to the report, January 20, 2025, from the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. If there are no objections to the designation, 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.

FINANCIAL IMPACT

City Planning confirms there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

City Council listed the property at 1660 Kingston Road on the City of Toronto's Heritage Register on September 27, 2006.

On October 30, 2024, the Planning and Housing Committee received for information the item 2024.PH16.9 - Updates on Implementation of Bill 23 Amendments to the Ontario Heritage Act regarding phase two of the City's response to Bills 23 and 200, staff are developing a proactive strategy to designate selected properties based on an applied priority criteria. <https://secure.toronto.ca/council/agenda-item.do?item=2024.PH16.9>

POLICY AND REGULATION CONSIDERATIONS

Provincial Plans and Policies

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. <https://www.ontario.ca/laws/statute/90p13>

Further, the policies and definitions of the Provincial Planning Statement (2024) identify the Ontario Heritage Act as the primary legislation through which heritage evaluation and heritage conservation will be implemented.

<https://www.ontario.ca/files/2024-08/mmah-provincial-planning-statement-en-2024-08-19.pdf>

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value. A property may be designated under Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

<https://www.ontario.ca/laws/regulation/060009>

Official Plan

The City of Toronto's Official Plan implements the provincial policy regime and provides policies to guide decision making within the City. It contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Bill 23, the More Homes Built Faster Act and Bill 200, the Homeowner Protection Act

Through Bill 23, the More Homes Built Faster Act, 2022 ("Bill 23") and again through Bill 200, the Homeowner Protection Act, 2024 ("Bill 200"), the Province of Ontario made amendments to the Ontario Heritage Act. These amendments have had implications for non-designated ("Listed Properties") included on the City's Heritage Register. Listed Properties may now only remain on the Register for two years. Properties that were listed prior to January 1, 2023, must be either designated or removed from the Register by January 1, 2027. Once removed, Council may not relist a property for five years. Further, Council is prohibited from designating a property that is subject to specified Planning Act applications once the Clerk has provided notice that the City has received a complete application.

The City is currently implementing the Bill 23 and Bill 200 changes to the Act and an update on implementation was provided to the Planning and Housing Committee at their October 30, 2024 meeting. [Agenda Item History - 2024.PH16.9 \(toronto.ca\)](#).

COMMENTS

As part of Bill 23 implementation, staff have developed five prioritization principles to address the Listed Properties that must be removed from the Register by January 1, 2027. Through a quantitative exercise staff have applied these principles and identified a subset of properties within areas of the city where high levels of growth are being directed for further action. These properties are now undergoing further detailed qualitative analysis. To provide a greater level of protection and transparency, following research and evaluation, a subset of properties that meet the provincial criteria will be recommended for designation under Section 29 of the OHA prior to 2027. The former Bank of Commerce and Scarborough Township municipal offices and council chamber has been identified as a candidate for designation through this implementation strategy.

Evaluation Analysis

The following evaluation analysis is based on the comprehensive research conducted on the property at 1660 Kingston Road (see Attachment 3) and provides the rationale for the recommendations found in this report.

The property at 1660 Kingston Road meets the following five out of nine criteria:

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method

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. 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 building followed the Bank of Commerce's preference for classical design which the company architect, V. D Horsburgh employed for the branch locations.

The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community

The property has historical value for its institutional role of municipal governance for the Township of Scarborough (historically Scarboro). For over a quarter century, from 1922

- 1949, the second floor of the property 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 property has contextual value because it is important in defining, maintaining or supporting the character of an area

The property is a key contributing building in marking the early-20th century 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 Kalmar Avenue 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 has contextual value because it is physically, functionally, visually or historically linked to its surroundings

The subject property contributes to marking the distinct historic commercial core of the former village of Birch Cliff. Birch Cliff was a settlement in the Township of Scarborough 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.

By the early 1920s, when 1660 Kingston Road was constructed as the Bank of Commerce, commercial development of the village spanned five blocks of Kingston Road from Kalmar Avenue to Birchmount Road. 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 building's role as a bank from 1922 - 2003 made it integral to the main street function and fabric of Birch Cliff's commercial core.

The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture

The subject property has historical value for recalling the former village of Birch Cliff and its development history by helping to distinguish the historic commercial core of the community. Birch Cliff was a settlement in the Township of Scarborough that 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. By 1922, when 1660 Kingston Road was constructed as the Bank of Commerce, commercial development of the village spanned five blocks of Kingston Road from Kalmar Avenue to Birchmount Road. 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 building's role as a bank from 1922 - 2003 made it integral to the main street function and fabric of Birch Cliff's commercial core.

The property has contextual value because it is a landmark

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.

CONCLUSION

Staff have determined that the property at 1660 Kingston Road meets five out of nine criteria in Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act and has been prioritized for the purposes of Bill 23 implementation. As such, the property merits designation and staff recommend that Council support the designation of this property to conserve its cultural heritage value.

The Statement of Significance: 1660 Kingston Road - Statement of Significance (Reasons for Designation) attached as Attachment 1 to this report comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

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ATTACHMENTS

Attachment 1 – 1660 Kingston Road - Statement of Significance (Reasons for Designation)

Attachment 2 – Location Map and Current Photograph

Attachment 3 – Research, Evaluation & Visual Resources

1660 KINGSTON ROAD
STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)

ATTACHMENT 1

The property at 1660 Kingston 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 categories of design/physical, historical/associative, and contextual value.

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 and 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 and 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 character 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 character of the building

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

LOCATION MAP AND CURRENT PHOTOGRAPH
1660 KINGSTON ROAD

ATTACHMENT 2



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of the property at 1660 Kingston Road (City of Toronto iView mapping)



Main (west) façade of 1660 Kingston Road, 2024 (City of Toronto Heritage Planning)

RESEARCH, EVALUATION & VISUAL RESOURCES ATTACHMENT 3

1660 KINGSTON ROAD

In undertaking this research and evaluation, we recognize that the area now known as the City of Toronto is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit (1805), and the Williams Treaties (1923) signed with multiple Mississaugas and Chippewa bands.



View from the west of 1660 Kingston Road, 2024 (City of Toronto Heritage Planning)

1. DESCRIPTION

| | |
|--|---|
| 1660 KINGSTON ROAD - BANK OF COMMERCE | |
| ADDRESS | 1660 Kingston Road |
| WARD | Ward 20 - Scarborough Southwest |
| NEIGHBOURHOOD/COMMUNITY | Birchcliffe - Cliffside |
| CONSTRUCTION DATE | 1921 - 1922 |
| ORIGINAL USE | Bank and municipal offices/council chamber |
| CURRENT USE* (*This does not refer to permitted use(s) as defined by the Zoning By-law | Retail |
| ARCHITECT/BUILDER/DESIGNER | Victor D. Horsburgh |
| ADDITIONS/ALTERATIONS | Read addition 1947 |
| LISTING DATE | Listed on the City's Heritage Register on September 27, 2006. |

2. ONTARIO REGULATION 9/06 CHECKLIST:

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

The following checklist identifies the prescribed criteria met by the subject property at 1660 Kingston Road for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. There are a total of nine criteria under O. Reg 9/06. A property may be designated under Section 29 of the Ontario Heritage Act if the property meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or "✓" if it is applicable to the property.

1660 KINGSTON ROAD

| | | |
|----|--|-----|
| 1. | The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method. | ✓ |
| 2. | The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit. | N/A |
| 3. | The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement. | N/A |
| 4. | The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community. | ✓ |
| 5. | The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture. | N/A |
| 6. | The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community. | N/A |
| 7. | The property has contextual value because it is important in defining, maintaining or supporting the character of an area. | ✓ |
| 8. | The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings. | ✓ |
| 9. | The property has contextual value because it is a landmark. | ✓ |

3. RESEARCH

This section of the report describes the history, architecture and context of the property. Visual resources related to the research are located in Section 4. Archival and contemporary sources for the research are found in Section 5 (List of Sources).

i. HISTORICAL INFORMATION

The following section outlines the history and facts related to the properties which are the basis for determining historical or associative value of Criteria 4, 5 or 6 according to O. Reg. 9/06 Criteria.

The property at 1660 Kingston Road was constructed 1921 -1922 for the Bank of Commerce, one of the country's major banks at the time and the predecessor to the current Canadian Imperial Bank of Commerce (CIBC).¹ The property replaced the company's original area branch, opened in 1919², which period directories situate on the opposite side of Kingston Road between Harding Boulevard and Birchmount Road.

At the time of construction, the bank was located in what was then the village of Birch Cliff - a rural community in a township defined by agriculture.

Like many bank branches, the building has a second storey which was typically used as a staff or manager residence or rented out to other businesses. In the case of the subject property, the second floor was immediately rented out to the Township of Scarborough (historically "Scarboro") for use as the municipality's council chambers.³ Previously the council had met at an old hall at Woburn.⁴ At the time, the township population numbered just 11,746 (1921 directory figure) and included a dozen villages, including Birch Cliff and did not require a large purpose-built building for its use. The township council chambers remained in the building for more than a quarter century, until 1949.⁵ It was joined in the late 1930s by some municipal department offices including that of assessment and the building inspector.⁶ Those department offices remained in the building until the mid-1940s.⁷

The building remained a CIBC bank branch until 2003.⁸

ii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the property which will establish the basis for determining design or physical value of Criteria 1, 2 or 3 according to O. Reg. 9/06 Criteria.

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. Characteristically the building

1 Architectural plans for the building held at CIBC Archives are dated August 1921; CIBC Archive files indicate that construction occurred in 1921 - 1922

2 CIBC Archive files record that the transit for this branch was initiated August 20, 1919

3 "Birch Cliff Men Looking Ahead: Two New Parks and Other Improvements". The Globe: April 15, 1922, p. 19 (reference to the "recent" opening of the Township council Chamber within the Canadian Bank of Commerce building)

4 Bonis, Robert R.

5 Directories

6 ibid

7 ibid

8 CIBC Archives

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. An addition was placed on the rear of the building in 1947.⁹

The building followed the Bank of Commerce's preference for classical design which the company architect, Victor. D Horsburgh (1866 - 1947)¹⁰ employed for the branch locations. Horsburgh was responsible for the design or alteration of hundreds of branches across the country from c. 1910 to 1933 while employed with the bank's real estate division, Dominion Realty.¹¹

iii. CONTEXT

The following section provides contextual information and analysis related to the property which is the basis for determining contextual value of Criteria 7, 8 or 9 according to O. Reg. 9/06 Criteria.

Birch Cliff originated with the establishment of the post office and Mitchell's store in 1907¹² at southwest corner of 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.¹³

By 1922 when 1660 Kingston Road was constructed as the Bank of Commerce, directories show that commercial development of the village spanned five blocks of both sides of Kingston Road from Kalmar Avenue to Birchmount Road. Within the stretch were about 20 businesses of all varieties found on a main street including hardware stores, real estate offices, dry good stores and confectionaries. The former Bank of Commerce was situated at the centre of this nascent commercial area adjacent to the Birch Cliff Public school to the west.

The former Bank of Commerce building is one of a dwindling number of early institutional and commercial buildings in the historic core of Birch Cliff, stretching along Kingston Road from Kalmar Avenue to Birchmount Road. Pockets of the original main street character of Kingston Road remain, particularly between Valhalla Boulevard and Kildonan Drive and between Birch Cliff Avenue and Avalon Boulevard where the subject site is located. 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

9 Undated lot survey and building plan showing extension on the building annotated with 1947 date, CIBC Archives

10 Ancestry.com. Canada, Find a Grave® Index, 1600s-Current [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2012.

11 Biography of architect V.D. Horsburgh in undated (post 1933) excerpt from a publication called "The Caduceus" held at CIBC Archives

12 Bonis, Robert R.

13 ibid

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.

4. VISUAL RESOURCES



Figure 1: undated photo (c. 1920s) showing 1660 Kingston Road as the Bank of Commerce (CIBC Archives)



Figure 2: undated photo (c. 1940s) showing 1660 Kingston Road as the Bank of Commerce (CIBC Archives)

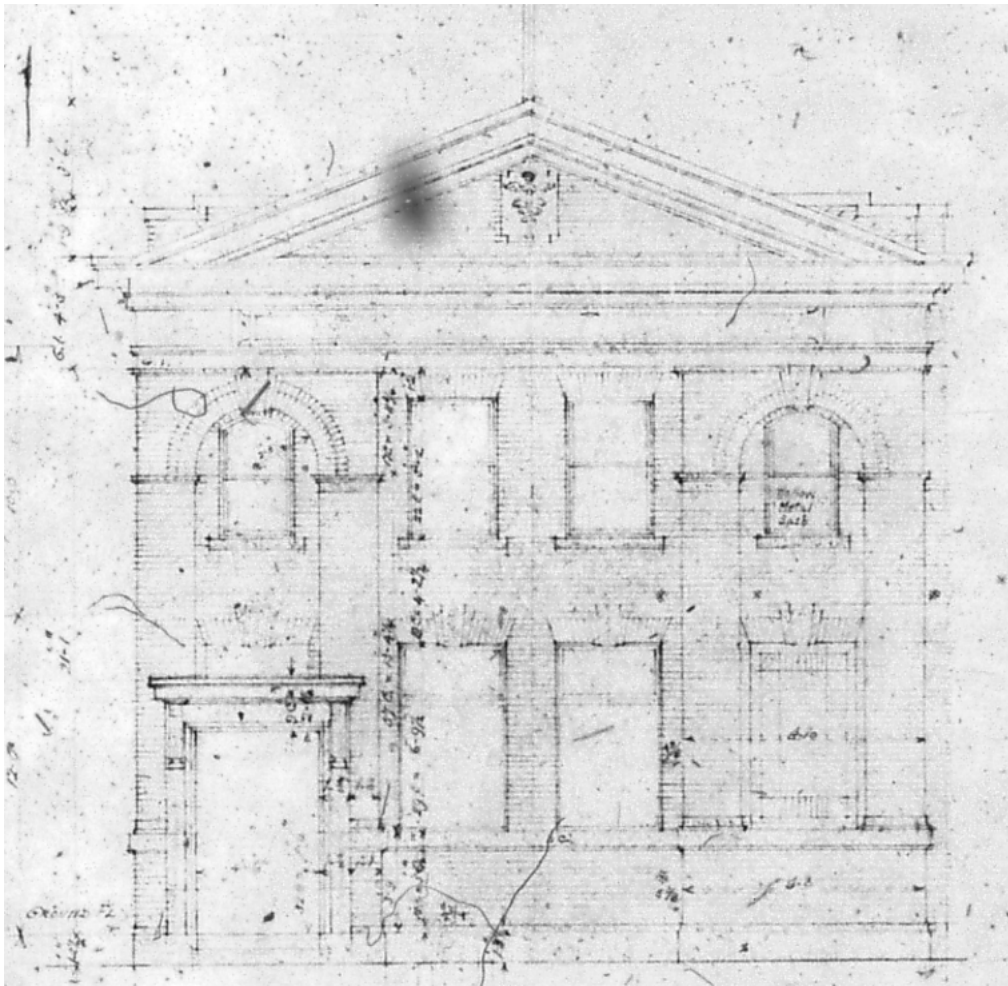


Figure 3: original south elevation architectural drawing of 1660 Kingston Road, August 9, 1921 (CIBC Archives)



Figure 4: streetscape view showing 1660 Kingston Rd. with the 1920s Birch Cliff Plaza to the right and the Birch Cliff public School to the left, 2009 (Google Maps)



Figure 5: view from the south showing 1660 Kingston Road in context with Birch Cliff Plaza to the east (left), 2024 (City of Toronto Heritage Planning)



Figure 6: view from the southwest showing the west façade, 2024 (City of Toronto Heritage Planning)



Figure 7: detail view of the west façade rear entrance to second floor, 2024 (City of Toronto Heritage Planning)



Figure 8: view from the south showing the integral main entrance, 2024 (City of Toronto Heritage Planning)



Figure 9: integral main entrance, 2024 (City of Toronto Heritage Planning)



Figure 10: view from the southeast showing the east façade, 2024 (City of Toronto Heritage Planning)



Figure 11: view from the north showing the north façade and the 1947 one-storey addition in the foreground, 2024 (City of Toronto Heritage Planning)



Figure 12: immediate context of 1660 Kingston Road showing Birch Cliff Plaza, with subject property at left end of the block, 2024 (City of Toronto Heritage Planning)

5. LIST OF SOURCES

ARCHIVAL SOURCES

- Ancestry.com Canada, Find a Grave Index
- CIBC Archives, Toronto, ON
- City of Toronto Archives - Building Permits
- City of Toronto Archives - Atlas of the City of Toronto and Suburbs (Goad, Charles), 1903, 1913, 1924, 1934
- City of Toronto Public Library - Toronto Directories, 1890 -1955
- City of Toronto Public Library - Proquest newspapers
- Bonis, Robert R., "A History of Scarborough", Scarborough Public Library, 1965