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City Clerk's
City Hall, 2nd Floor, West
100 Queen Street West
Toronto, Ontario M5H 2N2Tel: (416) 392-8016
Fax: (416) 392-2980
clerk@city.toronto.on.ca
<http://www.city.toronto.on.ca>

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER 0.18 AND
226 KING STREET EAST
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW

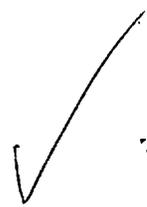
To: Canadian Imperial Bank of Commerce
Commerce Court North
Legal Division, 31st Floor
Toronto, Ontario
M5L 1A2

804634 Ontario Ltd.
C/o Goodman, Phillips & Vineberg
250 Yonge Street, Suite 2400
Toronto, Ontario
M5B 2M6

Ontario Heritage Foundation

Take notice that the Council of the Corporation of the City of Toronto has passed By-law No. 897-1998 to designate 226 King Street East as being of architectural and historical value or interest.

Dated at Toronto this 17th day of March, 1999.


Novina Wong
City Clerk

Authority: Toronto Community Council Report No. 12, Clause No. 25,
as adopted by City of Toronto Council on October 28, 29 and 30, 1998
Enacted by Council: December 17, 1998

CITY OF TORONTO

BY-LAW No. 897-1998

**To designate the property at 226 King Street East as being of
architectural and historical value or interest.**

WHEREAS authority was granted by Council to designate the property at No. 226 King Street East as being of architectural and historical value or interest; and

WHEREAS the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of historical or architectural value or interest; and

WHEREAS the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as No. 226 King Street East and upon the Ontario Heritage Foundation, Notice of Intention to designate the property and has caused the Notice of Intention to be published in a newspaper having a general circulation in the municipality as required by the *Ontario Heritage Act*; and

WHEREAS the reasons for designation are set out in Schedule "B" to this by-law; and

WHEREAS no notice of objection to the proposed designation was served upon the Clerk of the municipality;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at No. 226 King Street East, more particularly described and shown on Schedule "A" to this by-law, is designated as being of architectural and historical value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedules "A" and "C" to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at No. 226 King Street East and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto as required by the *Ontario Heritage Act*.

ENACTED AND PASSED this 17th day of December, A.D. 1998.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE "A" TO BY-LAW No. 897-1998

In the City of Toronto and Province of Ontario, being composed of the southerly 28.93 metres in perpendicular width of Lot 12, on the north side of King Street East, on the Town of York Plan registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64).

The northerly limit of King Street East and the easterly limit of Sherbourne Street as confined under the Boundaries Act by Plan BA-863 (CT182066).

The hereinbefore described land being delineated by heavy outline on Plan SYE2899 dated October 19, 1998, as set out in Schedule "C".

SCHEDULE "B" TO BY-LAW No. 897-1998Heritage Property Report

Imperial Bank
226 King Street East

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HERITAGE TORONTO

Heritage Property Report

Basic Building Data:

Address: 226 King Street East (northeast corner of King Street East and
Sherbourne Street)

Ward: 25

Current Name: Canadian Imperial Bank of Commerce

Historical Name: Imperial Bank of Canada

Construction Date: 1907

Architect:	Darling and Pearson
Contractor/Builder:	Dancy Brothers
Additions/Alterations:	openings altered in corner entrance; parapet on south wall altered; interior alterations; one-storey rear (north) addition
Original Owner:	Imperial Bank of Canada
Original Use:	commercial (bank)
Current Use*:	commercial (bank)
Heritage Category:	Neighbourhood Heritage Property (Category C)
Recording Date:	June 1998
Recorder:	HPD:KA

* this does not refer to permitted use(s) as defined in the Zoning By-law

HISTORICAL BACKGROUND:

The Imperial Bank of Canada was incorporated in 1873 and began operations following the financial depression of 1875. With Henry Stark Howland, future Mayor of Toronto, as its first president, the bank established its head office on Wellington Street East. Prior to 1961 when the Imperial Bank amalgamated with the Canadian Bank of Commerce (forming the Canadian Imperial Bank of Commerce, or CIBC), it opened branches throughout the City of Toronto and beyond. The King and Sherbourne branch was constructed in the fall of 1907.

The King and Sherbourne branch of the Imperial Bank was located within the original boundaries of the Old Town of York, a ten-block area laid out after 1793 as the business and residential core of the community with King Street as the principal corridor. After the City of Toronto was incorporated in 1834, Old Town remained the commercial nucleus of the community. Properties at major intersections were coveted by businesses. By the mid-1800s, the northeast corner of King and Caroline (now Sherbourne) Streets was the location of Cawthra's Apothecary Store, operated by one of the community's leading families and first "millionaires". With the evolution of the area and the replacement of the building stock, this site stood vacant after 1900.

The Imperial Bank engaged one of the leading Toronto architectural firms of the early 20th century to design its King and Sherbourne branch. Formed in 1893, Darling and Pearson executed numerous commissions of note around the city, including the George Gooderham House (now the York Club), the College Street Wing and Private Patients' Pavilion at the Toronto Hospital, the Royal Ontario Museum, the CPR North Toronto Station, and the Art Museum of Toronto (now the Art Gallery of Ontario). Over a twenty-year period, Darling and Pearson designed buildings for the University of

Toronto, including Convocation Hall, Simcoe Hall, Trinity College, the original University of Toronto Library, and facilities for the departments of engineering, anatomy, and forestry. While the firm provided designs for many banks, their work for the Canadian Bank of Commerce prior to its merger with the Imperial Bank included the Canadian Bank of Commerce Building at 25 King Street West. All of the projects listed above are included on the *City of Toronto Inventory of Heritage Properties*.

ARCHITECTURAL DESCRIPTION:

The Imperial Bank displays features associated with Edwardian Classicism, the style favoured for commercial buildings after the turn of the 20th century. With a two-storey rectangular plan, the building is clad with buff brick and decorated with brick and stone. The southwest corner is rounded, with floor to ceiling openings in the first storey, three segmental-headed window openings in the second storey, and extended stone cornices above the first and second floors. The south façade on King Street is organized into three bays. Above a stone base, the wall has brick banding and stone quoins. In the ground floor, a single window opening is set in a stone surround with a curved pediment. To the right (east), an entrance has a stone doorcase with a bracketed entablature and a name band marked "Chambers". A moulded stone cornice separates the first and second stories. The second floor displays three segmental-headed window openings separated by brick pilasters. Above, a moulded stone cornice is topped with a brick parapet. The west wall extends four bays along Sherbourne Street. The decorative detailing and pattern of window openings are continued from the south façade. The east and rear (north) walls are not included in the Reasons for Designation. Important interior features are the entrance rotunda and, in the first-floor banking hall, the entrance door with its moulded wood doorcase.

CONTEXT:

The property at 226 King Street East is located on the northeast corner of King Street East and Sherbourne Street. Around this intersection, the warehouse at 214 King Street East, Carolyn Smith Building at #236, shops at #241-243, William Copeland Building at #245-247, and Grand Central Hotel at #251 are also included on the *City of Toronto Inventory of Heritage Properties*. To the north, Paul Bishop's Buildings at 363-365 Adelaide Street East (at Sherbourne) are properties of historical importance.

SUMMARY:

The property at 226 King Street East is identified for its architectural significance. The King and Sherbourne branch of the Imperial Bank, dating to 1907, was designed by one of the leading Toronto architectural firms of the period, noted for its bank buildings and its commissions on the University of Toronto campus. The Classical design is highlighted with a rounded corner entrance and decorative detailing in brick and stone. With its location at an important intersection, the Imperial Bank is a significant feature in the King-Parliament neighbourhood.

Sources Consulted:

Assessment Rolls, City of Toronto, 1900 ff.

Building Permit #9340, 15 October 1907.

City of Toronto Directories, 1900 ff.

“Notice to Contractors: 226-228 King Street East”. Contract Record (11 September 1908).

Scadding, Henry. Toronto of Old. Reprint (1873). Oxford University, 1966.

APPENDIX I

Short Statement of Reasons for Designation

Imperial Bank
226 King Street East

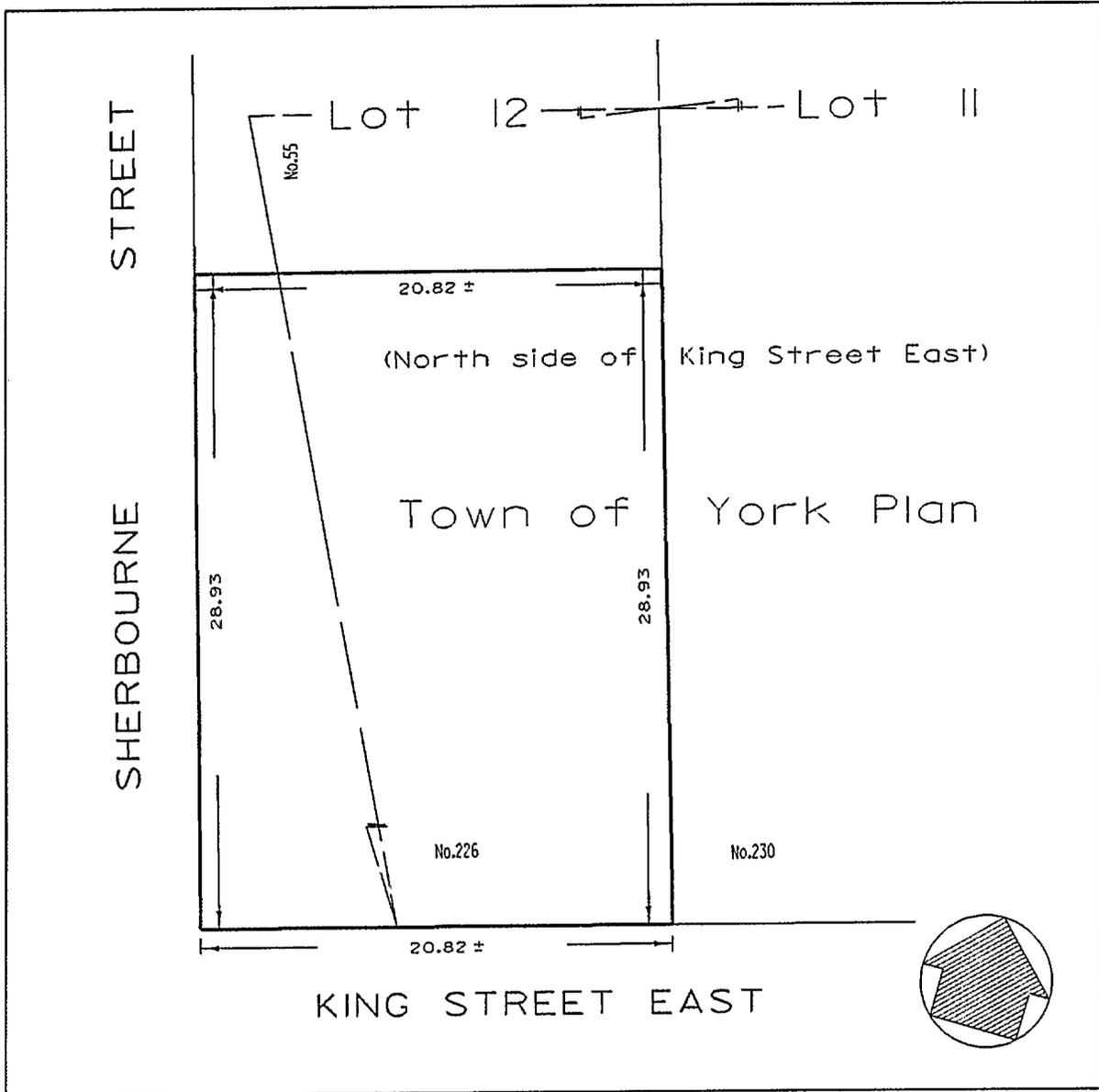
The property at 226 King Street East is identified for architectural reasons. The King and Sherbourne branch of the Imperial Bank of Canada was constructed in the fall of 1907 according to the designs of the Toronto architectural firm of Darling and Pearson. In 1961, the Imperial Bank amalgamated with the Canadian Bank of Commerce to form the Canadian Imperial Bank of Commerce (CIBC).

The Imperial Bank displays features associated with Edwardian Classicism. The two-storey rectangular plan has a rounded southwest corner with an entrance and extended window openings. Above a stone base, the building is clad with buff brick. On the south and west facades, brick detailing is applied for bands, pilasters and parapets, while stone is used for quoins, cornices, and door and window surrounds. The latter walls display segmental-headed window openings. The east and rear (north) walls are not included in the Reasons for Designation. Important interior features are the entrance rotunda and, in the first-floor banking hall, the entrance door with its moulded wood doorcase.

The property at 226 King Street is located on the northeast corner of King Street East and Sherbourne Street. The building was designed by one of the leading Toronto architectural firms of the period. With its location at an important intersection, rounded corner entrance and decorative detailing, the Imperial Bank is a significant feature in the King-Parliament neighbourhood.

SCHEDULE "C"

MAP AREA 51622



Premises No. 226 King Street East

NOTE:

THIS SKETCH IS NOT A PLAN OF SURVEY AND HAS BEEN COMPILED FROM SURVEY NOTES AND OFFICE RECORDS. IT SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

TORONTO
WORKS AND EMERGENCY SERVICES

SKETCH TO ILLUSTRATE

LAND DESIGNATED AS
BEING OF ARCHITECTURAL AND
HISTORICAL VALUE OR INTEREST

RATIO 1:250



Drawn ME
Checked W.J.M.
Date: Oct. 19, 1998

W. Kowalenko-City Surveyor

FILE
KI-H21

PLAN SYE2899

55823A