



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act e-Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre électronique, tenu aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.



April 21, 2015

2088937 Ontario Inc.
[REDACTED]
[REDACTED]
[REDACTED]

**Re: Former CIBC Bank
4190 Bridge Street**

Please find attached a copy of the updated Designating By-law that was registered on title to the above noted property.

The updated By-law replaces the original designating by-law and will continue to act as a guide for any future restoration work as it sets out the important features of the property in the Heritage Attributes section of the by-law.

If you have any questions, please let me know.

Yours truly,

Peggy Boyle
Assistant Planner

PB:mb
Attach.

S:\HISTORY\INV\Bridge4190.dp\Designating Bylaw Ltr.docx

Working Together to Serve Our Community

Planning, Building, &
Development
Ext 4334 Fax 905-356-2354
pboyle@niagarafalls.ca



**NOTICE OF
AMENDING BY-LAW NO. 2014-82**

**PURSUANT TO THE PROVISIONS OF
THE ONTARIO HERITAGE ACT R.S.O. 1990, SECTION 30.1,**

AND IN THE MATTER OF THE LANDS AND PREMISES KNOWN MUNICIPALLY AS

**Former CIBC Bank
4190 Bridge Street**

TAKE NOTICE that the Council of the Corporation of the City of Niagara Falls passed a by-law amending Designating By-law 78-67 on the 8th day of July, 2014.

PURPOSE AND EFFECT OF THE AMENDMENT

The amendment to the designating by-law has updated the legal description contained in Schedule A and the Reasons for Designation contained in Schedule B.

EXPLANATION OF AMENDMENT

The 1978 by-law described the heritage attributes of the property in general terms. Schedule B, Reasons for Designation has been revised to describe the associative and architectural value of the property including the setting and also updated to reflect a more detailed description of the property and the heritage attributes contained within.

Dated at the City of Niagara Falls this 11th day of November, 2014.

Alex Herlovitch
Director of Planning, Building & Development
City of Niagara Falls
4310 Queen Street, P.O. Box 1023
Niagara Falls, ON L2E 6X5

CITY OF NIAGARA FALLS

By-law No. 2014 - 82

A by-law to amend By-law No. 78-67, being a by-law to designate 4190 Bridge Street, known as the former Canadian Imperial Bank, to be of cultural heritage value and significance.

WHEREAS By-law No. 78-67 designated the former Canadian Imperial Bank located at 4190 Bridge Street to be of cultural heritage value and interest;

AND WHEREAS pursuant to Section 30.1 (2) (a) , the council of a municipality may by by-law amend a by-law designating property under Section 29 of the *Ontario Heritage Act* to clarify or correct the statement explaining the property's cultural heritage value or interest or the description of the property's heritage attributes; and

AND WHEREAS the requirement for Council to consult with its Municipal Heritage Committee pursuant to Section 30.1 (5) has been fulfilled; and,

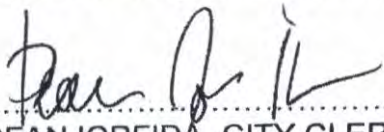
AND WHEREAS The Corporation of the City of Niagara Falls has caused to be served on the owner and the Ontario Heritage Trust, a Notice of the proposed Amendment;

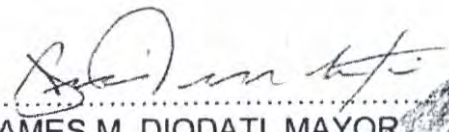
AND WHEREAS no objections have been filed with the Clerk of the Municipality;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF NIAGARA FALLS ENACTS AS FOLLOWS:

1. That By-law 78-67 be amended by deleting Schedule "A" thereto and substituting Schedule "A" attached hereto.
2. That By-law 78-67 be amended by deleting Schedule "B" thereto and substituting Schedule "B" attached hereto.
3. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" hereto in the proper Land Registry Office.
4. The City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the property and upon the Ontario Heritage Trust.

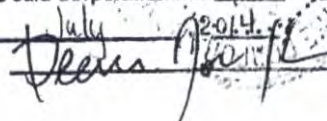
Passed this eighth day of July, 2014.


.....
DEAN IORFIDA, CITY CLERK


.....
JAMES M. DIODATI, MAYOR

First Reading: July 8, 2014
Second Reading: July 8, 2014
Third Reading: July 8, 2014

I, the undersigned, Clerk of the Corporation of the City of Niagara Falls, hereby certify the foregoing to be a true and correct copy of _____
By-law: 2014-82 : a
of the said City. Given under my hand and the seal of the said Corporation this 9th day of _____

July 2014

Clerk

SCHEDULE "A" to By-law No. 2014-82:

All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Niagara Falls in the Regional Municipality of Niagara, formerly in the County of Welland, and being composed of Part of Lot 8, Block A, Plan 999-1000, Town of Niagara Falls, now City of Niagara Falls being identified as PIN No. 64445-0002 (LT).

SCHEDULE 'B' to By-law No. 2014-82:

Description of Property – Old Imperial Bank, 4190 Bridge Street

The Old Imperial Bank is located in Niagara Fall's historic downtown, at the southeast corner of Bridge Street and Zimmerman Avenue. Its limestone construction features a blend of Romanesque revival and French renaissance style architecture, which gives the building its impression of strength and security.

Statement of Cultural Heritage Value or Interest

The Imperial Bank of Canada was founded in 1873 by the former vice-president to the Canadian Bank of Commerce, Henry Stark Howland. This Toronto based firm eventually became the Canadian Imperial Bank of Commerce (CIBC) after amalgamating with the Canadian Bank of Commerce in 1961. As the first chartered bank in Niagara Falls, the Imperial Bank had originally been located on the southwest corner of Bridge Street and Zimmerman Avenue. Occupying the lower level of what was later known as the Savoy Hotel, the Imperial Bank purchased the site in 1905 for the purpose of constructing a new permanent facility.

Designed in 1906 by the well-known Toronto firm of Darling and Pearson, the new building operated as a branch of the bank for over 60 years. The site became a national sensation in 1964 when a gang of Montreal thieves drilled through the three-foot-thick brick foundation and steel plating to reach the building's basement vault. There, the men stole over \$900,000 in cash, jewelry and securities. The robbers were caught three weeks later and jailed for ten years. Ironically, the building's stone construction was specifically designed to represent solidity, safety and security. Although closed as a commercial bank in 1967, the Old Imperial Bank building stands as solidly today as it did 100 years ago, and is a distinguished reminder of the downtown's earlier prosperity.

The Old Imperial Bank is a three storey rectangular structure with a symmetrical three bay façade. Constructed on an ashlar finished limestone foundation, the building's exterior is made of quarry faced limestone laid in a random course. The building features various Romanesque revival style elements, as seen in its heavy round headed openings, emphasized stone surrounds and overall stone structure. The west façade features two towers that are topped by a plain, stepped parapet that extends to the building's corners. The corners of the parapet then step out from the building and extend vertically beyond the eaves. Each corner contains a 6 light window on the first storey, 1 over 1 sash on the second storey, and an entrance at the base. The entrances are strikingly distinct, with detailed heavy quoin surrounds and stone dentils. This detailed stone work is made from the same finished limestone used for the foundation. Originally, both entrances featured a double door with a single 6 light panel; now, only the door on the southwest tower remains.

The roof has asphalt shingles and features six dormers. There are three gable dormers on the west façade, two on the north façade and one shed dormer on the south façade. All are clapboard sided with multi light sash with a plain moulded trim.

The most characteristic part of the building is its large first storey windows with detailed cut stone surround. The west façade consists of three plate glass windows, each containing a semi-circular arch with several spread limestone voussoirs. These windows also have a rectangular window head and keystone. The north façade features the same decorative surrounds on its two plate glass windows and doorway. The second storey openings are a series of 1 over 1 sash windows with a splayed stone arch. A limestone band extends around the west and south façades of the building underneath these second storey windows. The east façade, in contrast to the detailed limestone exterior of the rest of the building, is red brick laid in stretcher bond as it would have adjoined other commercial buildings on the street.

The Old Imperial Bank is one of the few old commercial structures remaining in Niagara Falls. The bank's central location in the downtown indicates the significant role it played in the economic development of the surrounding businesses and is a remarkable symbol of the once prosperous Village of Elgin. As one of the heritage properties in the area, the site is an integral part of the downtown landscape.

Description of Heritage Attributes

Key exterior features that embody the heritage value and are important to the preservation of 4190 Bridge Street includes the following heritage attributes:

- Two & ½ storey rectangular structure with a symmetrical three bay façade
- connection to the architectural firm of Darling and Pearson
- quarry faced cut limestone exterior laid in a broken course with red ribbon pointing with ashlar finished limestone foundation
- features a blend of Romanesque revival and French renaissance style elements
- two corner towers topped by a plain, trimmed parapet
- distinct front entrance with detailed heavy quoin surrounds and stone dentils
- asphalt shingle roof with 5 gable dormers & 1 shed dormer
- all dormers are clapboard sided with multi light sash
- large first storey plate glass windows with detailed cut stone surround
- second storey window openings composed of 1 over 1 sash windows with splayed stone arches.
- limestone band extends around the west and north façades of the building underneath the second storey windows
- one of the few early 20th century commercial structures remaining
- played a significant role in the economic development of the Village of Elgin
- connection to the Imperial Bank of Commerce (CIBC)