



MIMICO 20/20 REVITALIZATION CULTURAL HERITAGE RESOURCE ASSESSMENT



Prepared for Heritage Preservation Services,
Department of Planning, City of Toronto

URS

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Prepared for: Heritage Preservation Services
Department of Planning
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Executive Summary

The significance of Heritage Resources is recognized as a key component of the Mimico 20/20 Action Plan, requiring an inventory and evaluation of Built Heritage Resources (BHRs) Cultural Heritage Landscapes (CHLs) and potential Heritage Conservation Districts (PHCDs) within the area identified for revitalization, and in neighbourhoods adjacent to it. This Cultural Heritage Resource Assessment Report presents the findings of a comprehensive review of the Study Area carried out during September to December 2011, and provides recommendations for the integration of development with heritage resources in an appropriate and sensitive way, according to the regulatory framework, current standards and guidelines for conservation best practices, and the Performance Standards outlined in the *Avenues & Mid-Rise Buildings Study*.¹

A thematic history was compiled to identify key themes and trends in the history of Mimico to provide a context for the community.

The study process identified 45 properties as BHRs, CHLs and/or PHCDs that should be considered for listing on the City's Heritage Inventory. They are presented in Data Sheets with basic information and mapping. Detailed research and evaluation is recommended to determine their heritage values as a basis for Statements of Significance in preparation for reference to development proposals.

Acknowledgement

URS Canada would like to thank Michael Harrison for his generosity in sharing his extensive Mimico research archive & his time, and for giving permission to use some of his photographs in this report.

¹ Brook McIlroy Planning + Urban Design/Pace Architects, et al. *Avenues & Mid-Rise Buildings Study*. May 2010, for the City of Toronto.

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1.0 Introduction

Cultural Heritage has been identified as a key component of the Mimico 20/20 Action Plan. Specifically, the preservation and incorporation of heritage values into the planning process is considered critical to the overall success of the project in maintaining community character and in meeting City's Planning Policy requirements. This Built Heritage Assessment presents the findings of a comprehensive review of the Study Area, divided into two zones (Figure 1). Zone 1 comprises the area directly affected by the proposed revitalization, located within the footprint of active redevelopment. Zone 2 is the area adjacent to the revitalization zone, where heritage resources might be affected by the juxtaposition of new development and/or activities.

Many of the Cultural Heritage Resources of Mimico are listed on the City of Toronto Inventory of Heritage Properties. Some are in the process of Heritage Designation under Part IV of the Ontario Heritage Act. Still others have not been considered or have been overlooked as components within a broader cultural landscape. This report is intended to identify and describe the Heritage Character of Mimico, and built elements that contribute to that character.

2.0 Background

In addition to the general Planning Policies and regulatory documents cited in the *Mimico 20/20 Revitalization Action Plan* (The "Places to Grow" Act, City of Toronto Official Plan), specific Provincial and City Policies respecting Heritage Resources are also applicable.

The Ontario Heritage Act RSO 1990, Part IV, 29 (1)(a), hereafter OHA, states that:

The council of a municipality may, by by-law, designate a property within the municipality to be of cultural heritage value or interest if, (a) where criteria for determining whether property is of cultural heritage value or interest have been prescribed by regulation, the property meets the prescribed criteria.

Provincial Policy Statement 2005 States that:

- 2.6.1 *Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*
- 2.6.3 *Development and site alteration may be permitted on adjacent lands to protected heritage property 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. Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration.*

The City of Toronto Official Plan (December 2010), 3.1.5 Heritage Resources Policies (2) states that:

Heritage resources on properties listed on the City's Inventory of Heritage Properties will be conserved. A Heritage Impact Assessment may be requested for development proposals on a property on the City's Inventory of Heritage Properties, and will be

required where the development entails an amendment to the Official Plan and/or Zoning By-law. Development adjacent to properties on the City's Inventory of Heritage Properties will respect the scale, character and form of the heritage buildings and landscapes.

The study area has been identified as a Character Area in Section 2.3 Heritage and Retail Analysis, *Avenues & Mid-Rise Buildings Study* (May 2010, for the City of Toronto). Recommendations will therefore make reference to Performance Standards Nos 19A-G as appropriate.

Recommendations pertaining to the preservation of heritage resources and character will follow the *Standards and Guidelines for the Conservation of Historic Places in Canada* (Parks Canada, 2010), which have been adopted by the City of Toronto, and the Ontario Ministry of Culture's *Eight Guiding Principles in the Conservation of Built Heritage Properties* (2007).

3.0 Methodology

In undertaking an assessment of this type, it is essential to understand the subject area in order to recognize where value lies. This understanding must cover community development, economic factors, demographics and social history.

The character of Mimico is unique, with its legacy of intact neighbourhoods where many of the original owners still reside. The trees planted as saplings by the good ladies of the Mimico Horticultural Society in 1921 have matured and today tower over streets lined with solid bungalows, foursquares and immaculately tended gardens. The wide retail street along Lake Shore Boulevard is a diametrical contrast to these sheltered streets, and is not a recent change. The role of the streetcar in the development of Mimico and New Toronto is highly significant, and the 1928 widening of Lake Shore Boulevard West to near its present width is a clear expression of that significance.

These features and characteristics, among many others, were identified as values through a process of research into local resources, conversations with residents past and present, and field investigation.

- A review was carried out to identify properties that have been Designated under Parts IV or V of the OHA, or listed on the City of Toronto's Inventory of Heritage Properties, hereafter the Inventory.
- We obtained copies of studies and documents relevant to the history of Mimico and its historic character to provide a context for field review.
- Field review was carried out on 14-15 September 2011 to identify properties and cultural landscapes with heritage potential, if any, in addition to those previously listed on the Inventory.

- We consulted with members of the community with particular knowledge regarding the community in general and the buildings in particular.
- A Stage 1 Archæological Review was carried out

Preliminary evaluation of the properties and landscapes found to have potential heritage value has been summarized in Section 8.0 & 9.0 below, along with tombstone data, description and recommendations regarding their Heritage recognition or status.

URS Canada has also developed recommendations based on the Performance Standards for Mid-rise Buildings in the *Avenues & Mid-Rise Buildings Study*, based on these findings.

4.0 Stage 1 Archæology

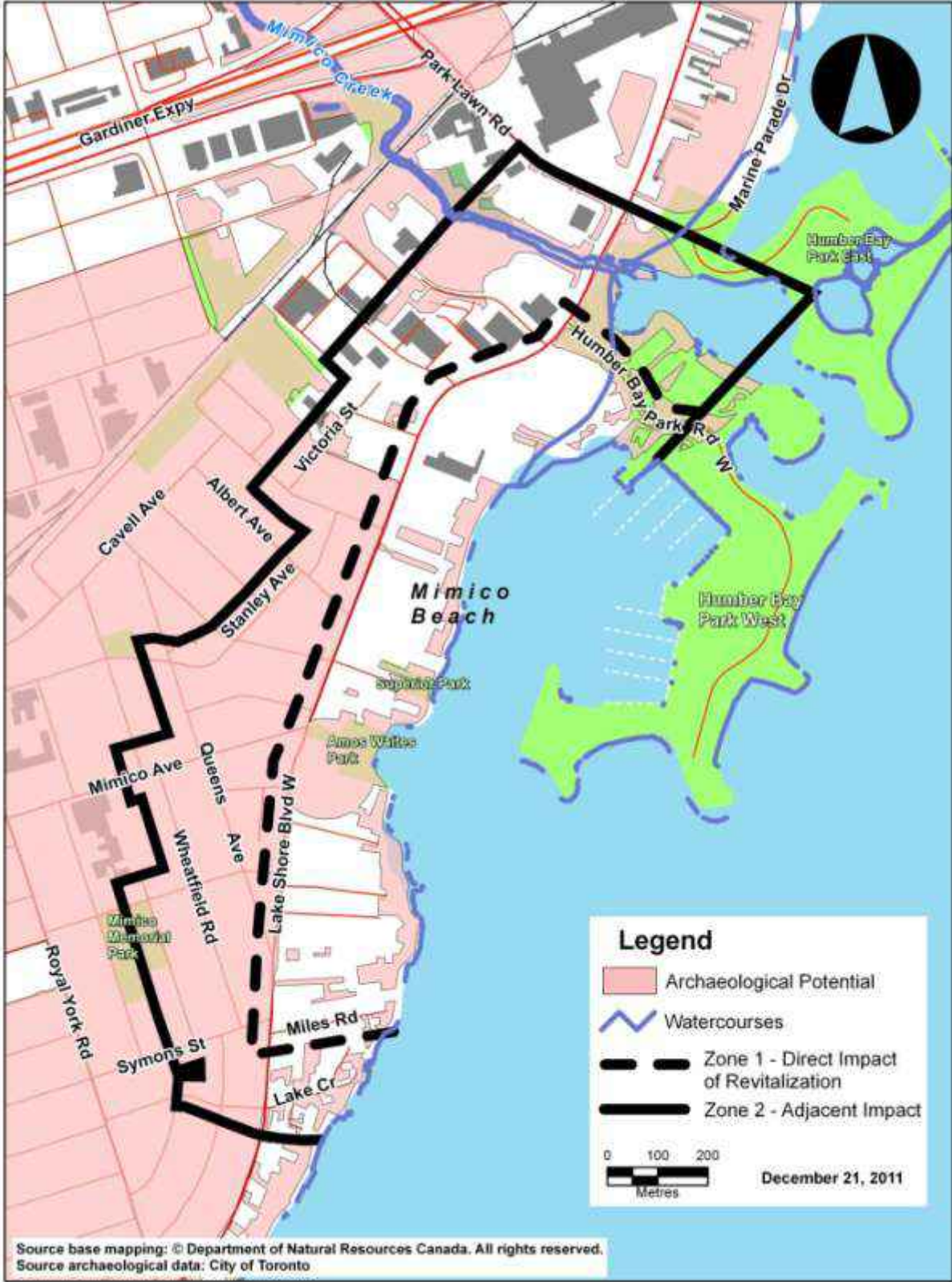
The lands within the Mimico 20/20 Planning Area have been reviewed for archæological potential as part of the development of the City of Toronto's Archæological Management Plan. The Management Plan, which determines archaeological potential based on a series of modelling criteria, provides guidance on areas where archaeological potential is likely to exist. Lands containing archæological potential within the Mimico 20/20 Planning Area as identified in the Management Plan are shown in the accompanying map (p. 4). Although the overall study area has been reviewed as part of the Management Plan process, development proponents will be required to complete a property specific Stage 1 archæological resource assessment as an approval condition for any application under the Planning Act if the property is within the lands exhibiting archaeological potential.

These assessments must be reviewed and approved by the City of Toronto's Heritage Preservation Services Unit and must be completed in accordance with the requirements of the Ministry of Tourism and Culture's *Standards and Guidelines for Consultant Archaeologists* (2011), and the City of Toronto's Terms of Reference for Archaeological Assessments 2011 (City of Toronto 2011).²

Where additional Stage 2 property assessment is required, proponents will be required to complete the Stage 2 assessment and follow through on recommendations for subsequent Stage 3 or 4 site specific assessment prior to receiving development approval by Heritage Preservation Services.

²

<http://www.toronto.ca/developing-toronto/pdf/archaeological.pdf>



5.0 Community History and Development: Themes and Milestones

5.1 Early History: 1787-1855

The Township of Etobicoke was part of the Toronto Purchase, negotiated by the British with the Ojibwa Mississauga Nation in 1787 and formalized in 1806 (Figure 2). Loyalists began to arrive in 1793, and the survey of Etobicoke Township was carried out in 1795. The capital of Upper Canada was moved to York/Toronto from Newark/Niagara-on-the-Lake by Governor Simcoe for strategic reasons, and early land grants on the lake frontage of Etobicoke and York Townships were issued to retired officers and soldiers as insurance against an American attack.

The Lake Shore Road that became Highway 2 was opened in 1798 along an old aboriginal trail following the shore of the lake around Hamilton Harbour and then eastward to Newark (Highway 8). Ferry service across the mouth of the Humber River operated until it was replaced by a bridge in 1809, providing continuous access to the growing town of York. This should have created ideal circumstances for the settlement and agricultural development of the lakeshore between Hamilton and Toronto, but the large holdings of former military men stood in the way of farming immigrants who would otherwise have cleared and populated the area.³ The entire waterfront, for example, between Kipling Avenue and Etobicoke Creek (1,530 acres) was held by Lt-Col. Samuel Bois Smith (1756-1826). Development was slow, but gradually the veterans' large estates were broken up and sold.

Vestiges within Zones 1 & 2:

No built features survive within the study area (Zones 1 & 2) from this period.

The armature for the present irregular street pattern was laid out in the original survey of Etobicoke, which is erratic by comparison with the typical rectilinear grid found in most Ontario townships (Figure 2). Access to water was a critical consideration in laying out property boundaries, so that concessions were aligned to front on the lake or on the Humber River wherever possible. Mimico developed in the triangle formed by Queen Street (now the Queensway), Church Street (now Royal York Road), and the shore of Lake Ontario that trends northeast at this location.

5.2 Railway Period: 1855-1890

The Hamilton & Toronto Railway arrived in Mimico in December 1855, making it practical to live in Mimico and work in Toronto eight miles away. This opened up the possibility of residential development in the area, focused on the railway station north of the tracks near Church Street (Royal York).

A proposal by Toronto members of the Christian Socialism Movement for a town at Mimico was laid out in a plan by John O. Browne in 1856 (Figure 3), the same year the Mimico post office was established. The street plan was reproduced on the Tremaine map of the County of York in

³ Michael Harrison. *Towards the Ecological Restoration of South Etobicoke*. (Environment Planning & Policy Associates, Mimico, 1997), p. 12.

1860 (Figure 4). The plan was to create a workingmen's village on the English model, offering an improved standard of housing for industrial workers and their families who had previously been living in urban slums. From 1849 there was also a huge influx of Irish immigrants escaping the great potato famine.⁴ They had arrived sick and poverty-stricken, desperately in need of work and housing.

The plan never got off the ground for several reasons, among them an economic slump during the 1860s, and the fact that living conditions in Toronto were not as dire as in London, Manchester and Glasgow.⁵ The initiative nevertheless raised the profile of the Mimico area and generated some limited development. The contrast between the developers' ambitions and actual residential construction during the early years is made clear by comparing two plans (Figure 4), one showing the street plan in 1860, the other illustrating actual buildings in 1867.

The railway did have an effect over the course of time as people seeking a more healthy environment settled in the area around the station and the core of a village gradually developed there (Figures 5, 6). The train was a convenient link with the city, either to commute for work or to partake of a broader range of amenities than Mimico offered.

Vestiges within Zones 1 & 2:

Very little remains from this period. The house at 53 Mimico Avenue (Site 07 BHR) was very likely built during the 1870s, one of the residences on a farm property that was subdivided and developed 50 years later. The original part of the house at 60 Stanley Street (Site 36 BHR) may also date from the 1870s, and by 1890 it had been enlarged to its present size and appearance.

There are also some buildings that look very much as though they were built during the 19th century, but no documentary evidence has been found to confirm it, particularly mapping. These include nos. 5, 7 & 9 Douglas Avenue (Sites 1e and 1f BHRs), both of which feature indications that they are of quite early construction. 17 Superior Avenue (Site 12 BHR) is a type that was common for vernacular houses from 1870-1915. 33 Superior Avenue could be either a mid-19th century house or a 1930s Georgian Revival structure. Finally, 70-72 Wheatfield Road (Site 40 BHR) is a very traditional design for a double house, and not often used after the 19th century.

5.3 Streetcar Period: 1890-1939

In 1890 the western boundary of Mimico was just west of Kipling Avenue (that is, both sides of the street).⁶ There were development proposals for residential areas promoted by the Mimico Real Estate Security Company that year, no doubt in anticipation of the new streetcar line announced by the Toronto & Mimico Electric Railway and Light Company (1890-1906).⁷ The

⁴ Harvey Currell. *The Mimico Story*. (Mimico, Toronto: Town of Mimico and Library Board, April 1967, 2nd edition), p. 44.

⁵ Esther Heyes. *Etobicoke: from Furrow to Borough*. (Etobicoke, Ontario: Borough of Etobicoke, 1974), pp. 124-125.

⁶ Charles E. Goad. *Mimico, Etobicoke Township, York County, Province of Ontario*. (Toronto: C.E. Goad, Civil Engineer, May 1890), Library and Archives Canada, NMC 17881.

⁷ "A Brief History of Transit in Toronto," Web site of the Toronto Transit Commission (<http://transit.toronto.on.ca/spare/0012.shtml>, accessed 1 September 2011).

line reached Mimico in 1893, and by 1905 it extended to Port Credit. The area was ideally suited to become a “streetcar suburb,” giving residents who had no private means of transportation efficient and easy access to the business district of Toronto. This includes the businessmen who established their waterfront estates at Mimico and points west in the late 19th and early 20th centuries, although many of these were soon to acquire automobiles.

The railway had already opened up potential for industry and business to locate in Mimico. With the addition of the streetcar line and relatively inexpensive property values, it became attractive for workers as well. During the 1890s, the Ontario Sewer Pipe Co. Limited established a plant in Mimico north of Victoria Avenue, and the surrounding streets were filled in with compact brick houses for the workforce.

In 1905 Mimico became a Police Village, meaning that it had a Board of Trustees with a limited range of authority on local matters, but remained part of the Township in all other respects. The Mimico Yards of the Grand Trunk Railway were established in 1906, accelerating the development of industry on the west and south sides of Mimico, where growth began to outstrip the east side. Mimico was incorporated as a Village in 1911, and two years later when New Toronto followed suit the western boundary of Mimico was shifted from Kipling to Dwight Avenue.

During the first 15 years of the 20th century there was a general trend among the wealthy towards country estates, often associated with water. Perhaps the epitome of this phenomenon would be the great houses at Newport, Rhode Island, or among the 1,000 Islands in Ontario and New York. Mimico had its heyday as well, so that by the mid-1910s, the waterfront at Mimico had filled in with large estates featuring landscaped gardens, “follies”, and boathouses, as well as more modest cottages. The first estates were established during the 1870s by prosperous businessmen from Toronto, and through the 1880s a few more arrived. As with other aspects of Mimico’s growth, the streetcar line accelerated the process.

In July of 1910, a full page advertisement appeared in *The Toronto World* extolling the benefits of building a house in Crescent Point, the area between Smythe and Royal York Road. Chief among these was having as neighbours the owners of the elegant waterfront estates that feature prominently in the ad (Figure 7). At first development was slow, and in 1913 a handful of houses appear on the Fire Insurance Plans (Figures 8, 9). A decade later, a remarkable amount of construction is documented in the 1924 update to the plans (Figures 10, 11).

One of the estates featured in the Crescent Point promotions was *Ormscliffe*, only just completed when the ad appeared (Figures 12 – 16). The very large rendition of a bungalow designed by F.H. Herbert set the tone for a wide array of bungalows that soon followed in Crescent Point and along Lake Shore Boulevard.

At the onset of the Great War in 1914, industries critical to the war effort moved into the area due to the location of the rail yards. Wartime was a period of rapid growth, including the construction of residential neighbourhoods. The presence of industry stimulated the

development of housing for workers, managers and those in the service industries that came with them. The village grew to such a degree that it was incorporated as a town in 1917.

Growth continued for some time after the war. One residential development was Plan M466, identified on the Fire Insurance Plan of 1924. Within four years a row of houses had sprung up on Lake Shore Boulevard between Hillside and Allen Avenues (Site 06 CHL).

In the decade following the end of the war, Mimico experienced substantial improvements in its amenities and municipal infrastructure. The Fire Brigade was established in 1918, equipped with a one-ton Chevrolet fire engine. Earlier plans for sewers and watermains were finally implemented, and land was acquired for schools and a park. The Mimico Horticultural Society was formed in 1921, and received a grant of \$80 to plant shade trees around the town. These are now mature and add significantly to the ambience of the town. In 1922 a former Methodist church on Church Street (now Royal York Road) was renovated to provide Municipal Offices.

Among the businesses that located along Lake Shore Boulevard West were the Discount Garage (now The Beer Store) and Victor Records (2438 Lake Shore Boulevard West).

In 1928 the streetcar track was doubled, and Lake Shore Road/Boulevard was widened to 86 ft., running on either side of the tracks (Figures 17 – 20). At the same time, the gauge of the tracks was changed to match the city's streetcar lines, so that passengers no longer had to switch cars at the city limits.⁸ Another convenience – home mail delivery – commenced in 1929.

After the economic crash of 1929 there followed a period of economic decline in Mimico and other similar communities whose municipal tax base was primarily residential. The incorporation of New Toronto and shifting of the boundary effectively put the bulk of industrial land outside of Mimico. Development stagnated.⁹ In an attempt to reverse the trend, the town put up signs on the approach roads to attract industry and developers, describing the many advantages of locating in Mimico, including the convenience of the railway and streetcar service, the healthy air, and other amenities.

One philanthropist, Harry McGee, Vice-president at T. Eaton Co., set up a make-work project to stimulate the local economy and attract development in Mimico. In 1931 he contracted R. Herod, a local builder, to build single-family and duplex homes (11 buildings in all, Site 32 CHL) along Stanley and Albert Streets. The initiative provided a much-needed injection of employment opportunity and income.

Vestiges within Zones 1 & 2:

Most of the study area was built during this booming period in Mimico's development. Whole neighbourhoods were developed that stand largely intact with individual characteristics that clearly distinguish one from another. These are identified in the Summary and Recommendations, Zone 2.

⁸ Edwin Eland. *The Story of Mimico: Home of the Wild Pigeon* (Toronto: the Advertiser, 1935), pp 11, 28.

⁹ Heyes, *op. cit.*, p. 159.

The wide corridor of Lake Shore Boulevard West was also established at this time, when the streetcar line was doubled with vehicle lanes on either side. The 2-storey commercial streetscape started to fill in, primarily on the west side, anchored by several substantial brick corner buildings that bracket the smaller stores. The east side was still characterized by the waterfront estates.

5.4 Post-war

Several options for administrative reorganization were considered in the years following the Second World War, eventually resulting in the amalgamation of Mimico and other Lake Shore communities into the Borough of Etobicoke in 1967.

During the same period, most of the large waterfront estates in the study area were subdivided and sold off. The east side of Lake Shore Blvd was built up with a dense collection of anonymous low rise apartment buildings with their backs to the lake, and the shore itself – unbelievably – was given over to parking lots for the tenants. The reason for this is that from 1950-1960, building inspector Jack Book judged it better to encourage construction projects than to enforce zoning requirements. Book bowed to the wishes of the developers, presumably believing that in the long run, the tax base of the town would be stronger. The Judicial Inquiry, carried out by Judge Shea, concluded that:

It started with small by-law violations, sanctioned in the philosophy that Mimico needed building. From these small beginnings the builders, the real estate men and the developers took over. They took complete charge, and, if they were not encouraged, they were certainly not interfered with or impeded, to any appreciable extent, by members of council or officials.¹⁰

Mr. Book spent time in prison for perjury, and the developers' spree was brought to a halt.¹¹

After 1962, the area remained relatively static in terms of development until the last two decades of the 20th century, when higher density condominium blocks began to encroach at the north end. The commercial street has undergone superficial modernization and remodeling without significant changes in scale or density.

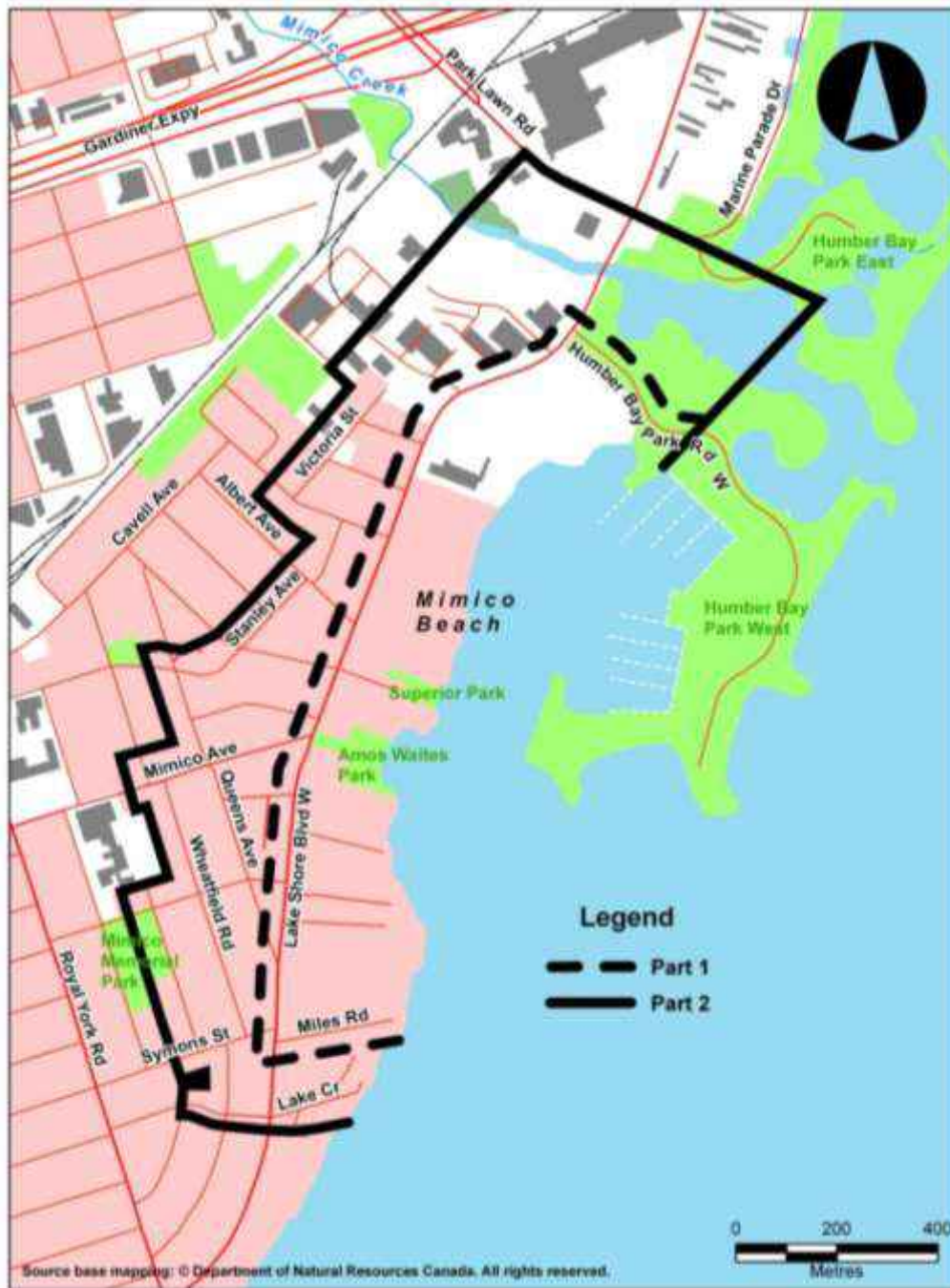
Vestiges within Zones 1 & 2:

The main contributions of the post-war period to the present built character of Mimico are the anonymous low-rise apartment buildings that dominate the east side of Lake Shore Boulevard West. In addition, many retail properties were modernized, resulting in a loss of character.

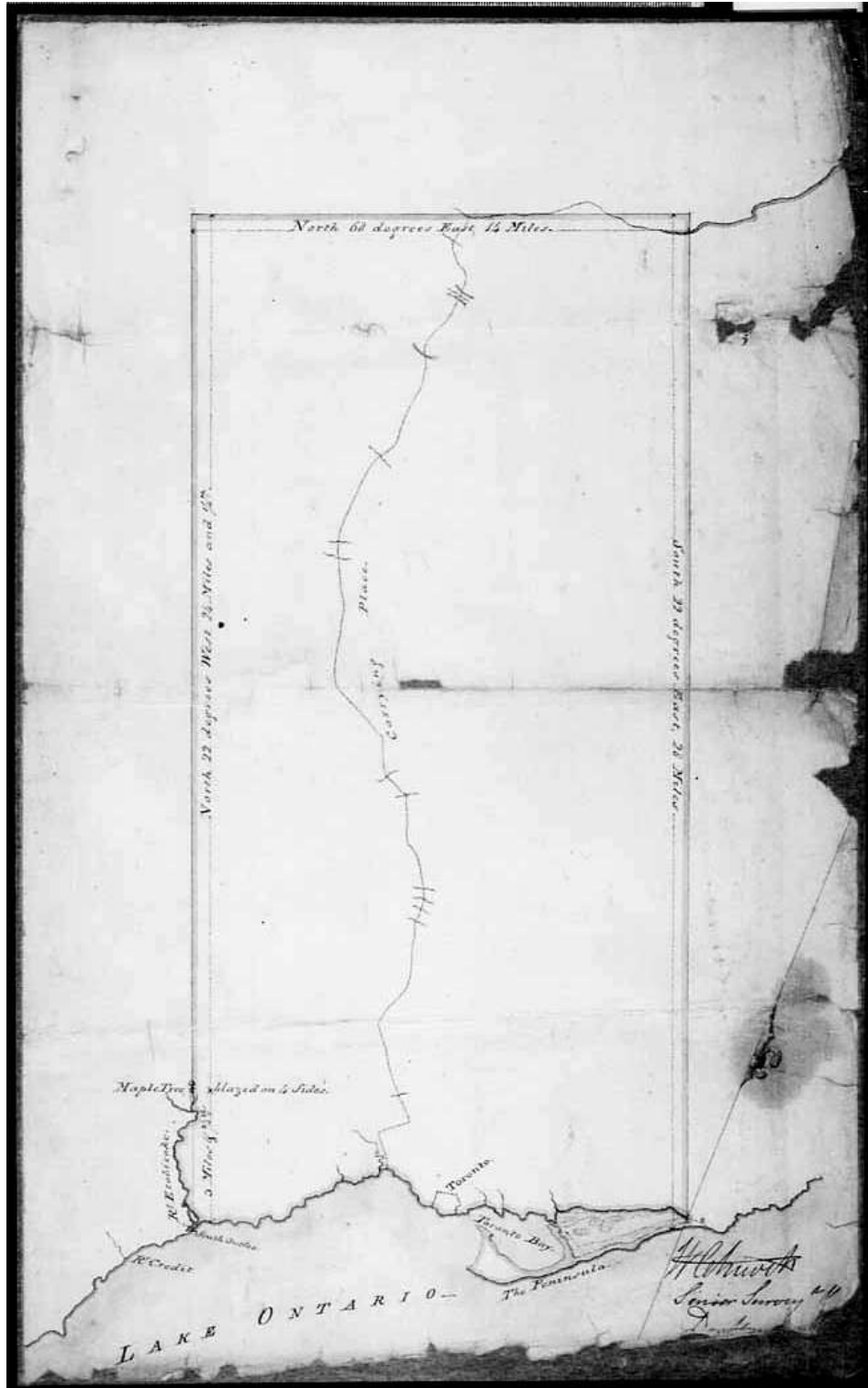
¹⁰ "Mimico Building Chief Rapped by Probe Judge," *Toronto Daily Star*, 5 February 1962, pp 1, 4.

¹¹ I am indebted to Michael Harrison for sharing this information, which clarifies how the east side of Lake Shore Blvd became a planner's nightmare.

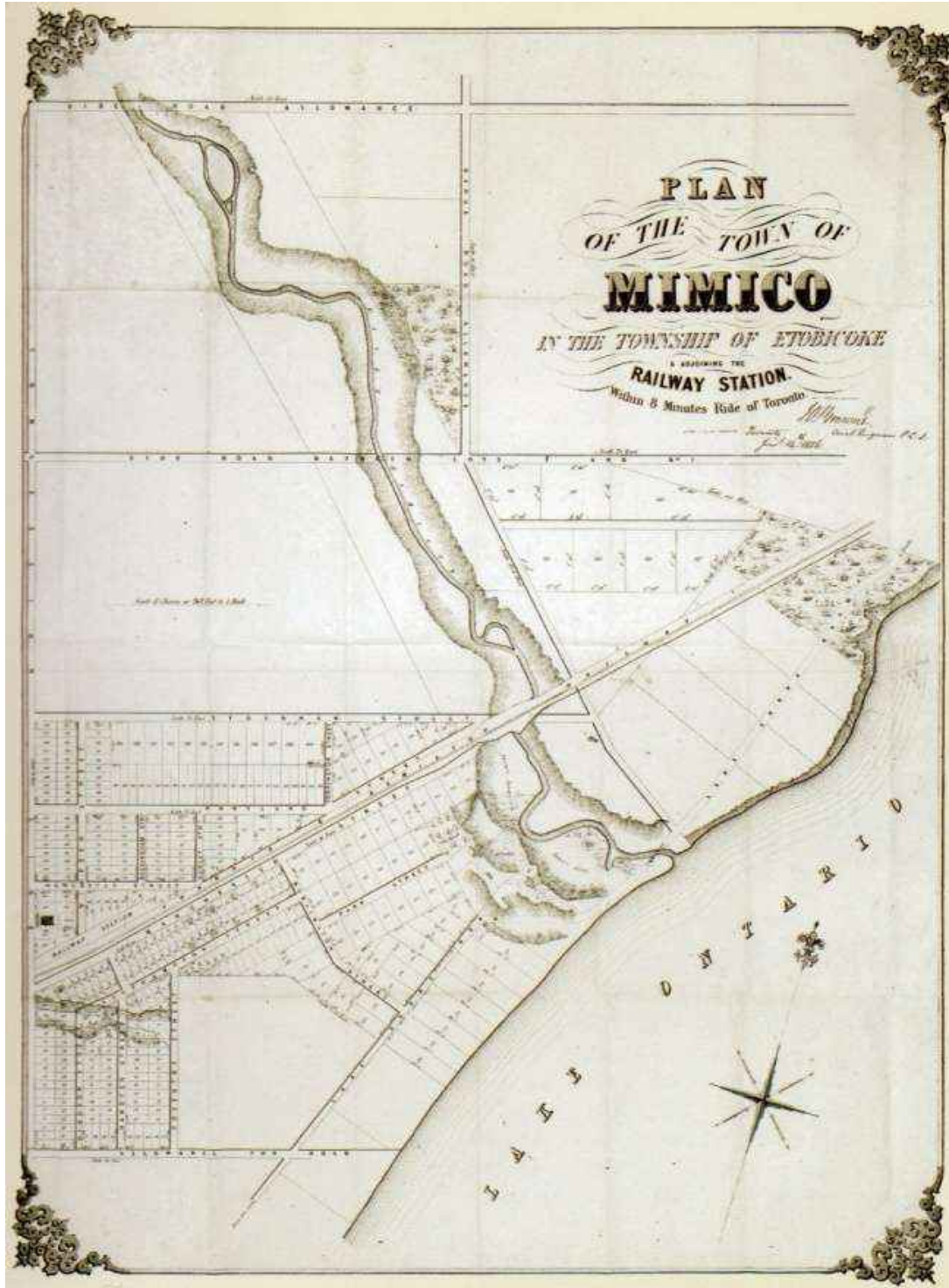
5.5 Maps and Images



1 Plan showing the Study Areas for the Built Heritage Assessment (URS Canada, 2011).



2 Plan of the Toronto Purchase - IT 039 (Library and Archives Canada [LAC], Treaties and Surrenders, R216-79-6-E, MIKAN no. 3941147)



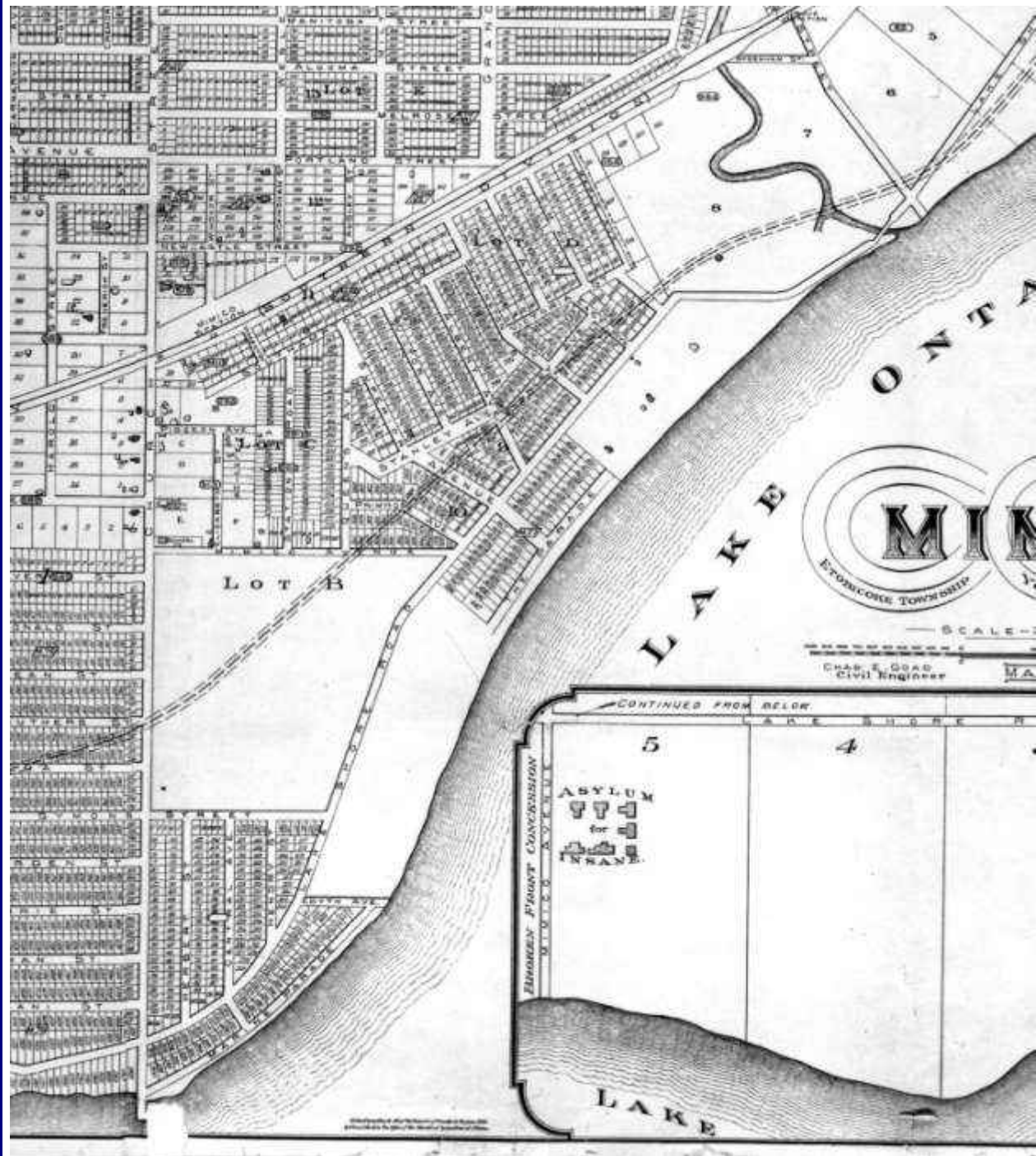
3 John O. Browne, *Plan of the Town of Mimico, in the Township of Etobicoke*. (Toronto: 1856, Archives of Ontario).



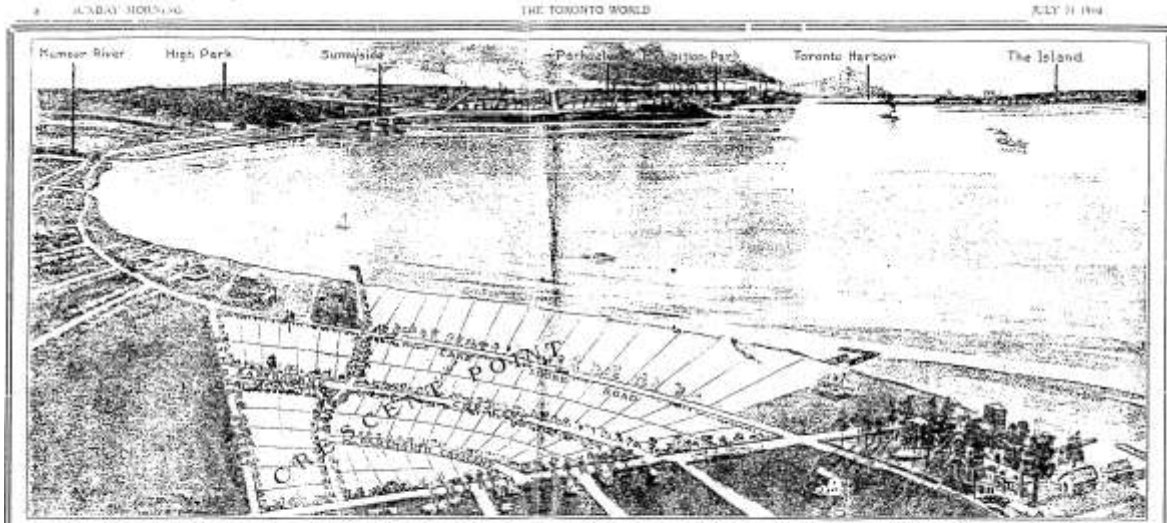
- 4 Left: George R. Tremaine, *Tremaine's Map of the County of York, Canada West* (detail) Toronto: Geo. R. Tremaine, 1860 (LAC, NMC-13819-1). Right: Henry John Wolsteyn Gehle, Lt. R.E., dated 16 July 1867, *Toronto District Sketch Sheets of a Reconnaissance of the Country between the rivers Humber and Etobicoke...* (LAC, NMC 26685).



- 5 Detail of Mimico from the map of Etobicoke Township, *Illustrated historical atlas of the county of York and the township of West Gwillimbury & town of Bradford in the county of Simcoe, Ont.* (Toronto: Miles & Co., 1878).



6 Charles E. Goad. *Mimico, Etobicoke Township, York County, Province of Ontario* (detail). Toronto: C.E. Goad, Civil Engineer, May 1890. (LAC, NMC 17881)



A Profitable Holiday

ON CIVIC HOLIDAY—Crescent Point will be open for the first time to the public.

You can enjoy your holiday in no better way than by running out to the seashore.

It's easy to get there—Simply take a King or Queen St. car to Sunnyside, then a Port Credit or Long Beach car to Stop 17, at the western entrance of the subdivision, where we have an office, and where maps and plans may be secured and a corps of touristic representatives will answer all enquiries and show the property.



A Good Investment

FOR either summer or winter residences, there is no place now open that presents the advantages from an investment standpoint of Crescent Point. The fact that on either side of the property there are already erected beautiful homes costing from \$1,000 to \$25,000 and that values have increased five or ten times in the last five years is proof of what may be expected in the near future. The rapid growth of the city and the demand for easily accessible homes far removed from the noise, dirt and smog of the city will be the determining factors in the quick rise in value.



Points About Crescent Point

It is in the Sunnyside District west of High Park. It is only a short half hour from the centre of Toronto's business district. The same old law—the better portion—the price are reasonable and the money well paid.

Securities are on all the lines.

Applications are being made for all improvements including main streets, etc.

Original walks and shade trees will be put in in the most desirable line of things.

Intersections are such that will represent a good class of homes, giving a panoramic view of the water, neighbourhood and the best class of people.

Intersections north of the shore. Road set for houses ranging from 30x50 to 40x60, and south of the road—conveniently light.

The lot north of the Lake Shore Road are 50 to 60 feet from right angle and the area 310 to 380 feet in depth.

The Lake Shore lots are in 100 foot frontages and run from 220 to 300 feet in depth.

Views on the Island are sold at the rate of 50 feet \$1.10.

Investment adviser and plans may be secured at our city office, 58 Victoria Street and in the property at Stop 17.

We will arrange to make you out of any time by making application either personally or by phone.

Crescent Point as a living place on the shore of Lake Ontario has no equal in the point of beauty, health or convenience in the near vicinity of Toronto.

This Section of about 33 acres has been very much admired by Torontonians, but the previous owners could not be induced to part with their holdings. Now that it is open to the public there is no doubt of its being snapped up quickly for its attractiveness in both location and beauty are hard to beat.

Topographically the spot could not be improved.

The lake front is a cliff vertically elevated to provide excellent drainage and dry, sunny and picturesque locations for luxurious dwellings. Rounding from the lake the land rises gently, so that from every lot a good view of the water can be obtained.

The view from any part of the property cannot be surpassed.

Directly opposite, over the waters of Humber Bay, is the serrated sky line of busy downtown Toronto with its high buildings and tall steeples, its busy factories and huge chim-



neys wreathed in their smoke, and the Island Park nesting close to the shore—on the west in the broad expanse of Lake Ontario—as the east the Humber River, High Park, Sunnyside, Parkdale and the Exhibition Grounds.

The whole resulting a brilliant and always interesting panorama. The nearness to the city is most surprising.

These residences in all the lines proposed by the Builders from \$10,000 to \$25,000, whose other residences are always in demand either King or Queen Street, reaching Yonge Street in regular number every day making the water view one of the most delightful of country views in the centre of city which is hardly 20 minutes.



That the lake has an irresistible attraction for the dwellers in the city is an undisputable fact—

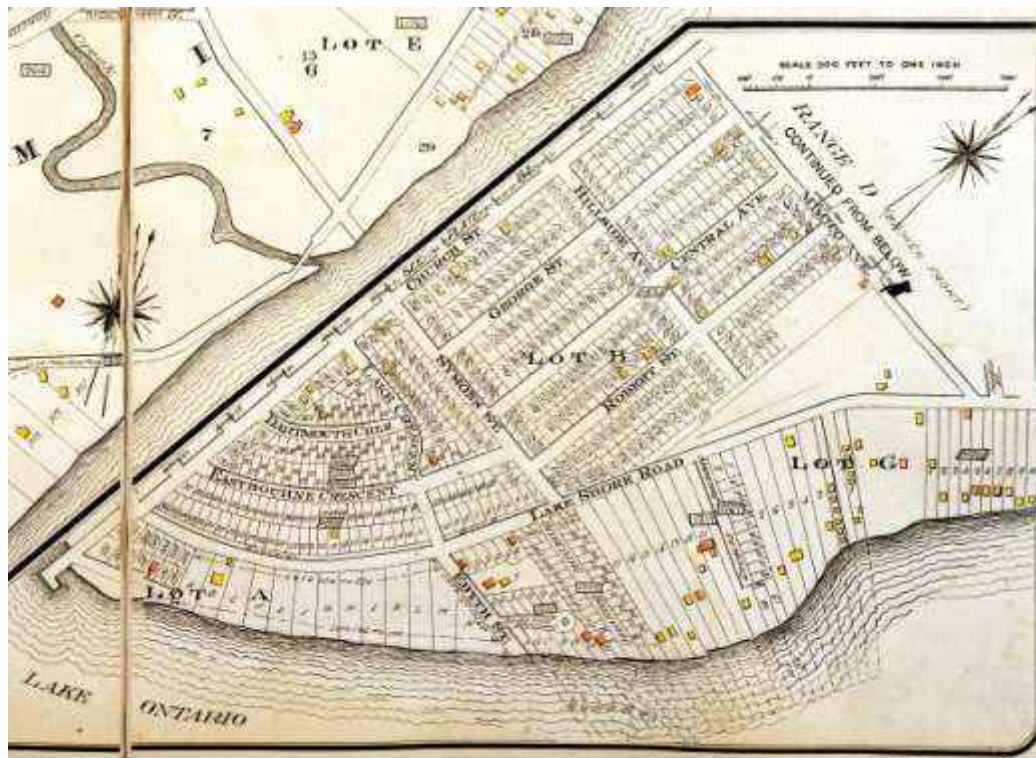
and at Crescent Point the lake will always be accessible to all residents and it is located back from the shore, for the reason that one of the streets—(Crescent) runs on the west and Lake Ontario on the east—run to the water's edge, and wherever will be built at the foot of such streets for the distance of all streets and property owners in the section.



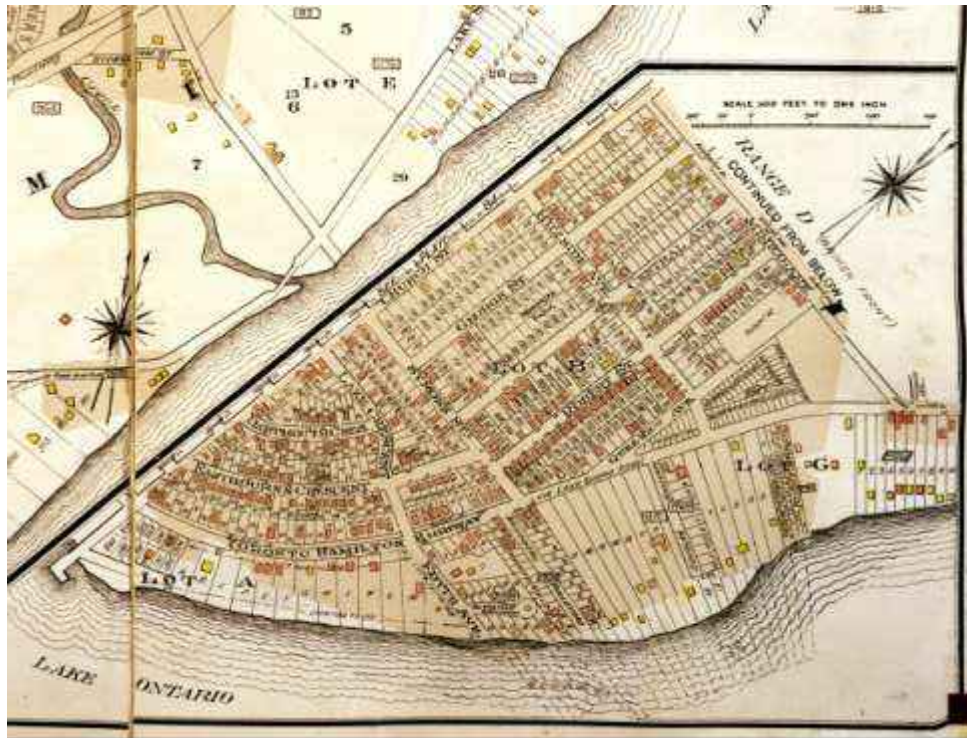
7 Advertisement for Crescent Point Estates (Lake Crescent), *The Toronto World*, July 1910.



8 Goad's Fire Insurance Plan, 1913.



9 Goad's Fire Insurance Plan, 1913.



10 Goad's Fire Insurance Plan, 1924.



11 Goad's Fire Insurance Plan, 1924.



12 East façade of *Ormscliffe* as designed by F.H. Herbert, published in “Residential Design in Canada,” *Construction*, vol. 4, no. vii (July 1910), pp. 112-113.



13 Detail of the driveway terrace at *Ormscliffe* in 1911, with the original arrangement of the open verandah. (*City of Toronto Archives, Fonds 1244, Item 3109*).



City of Toronto Archives, Fonds 1266, 11266_01159

14 Garden terrace at Ormscliffe, 26 July 1923 (City of Toronto Archives, Fonds 1266, Item 1159).



City of Toronto Archives, Fonds 1266, 11266_01158

15 Garden ornaments at Ormscliffe, 26 July 1923 (City of Toronto Archives, Fonds 1266, Item 1158).



City of Toronto Archives, Fonds 1266, 19260_11161

- 16 Detail view of the rock garden at *Ormscliffe*, 26 July 1923 (*City of Toronto Archives, Fonds 1266, Item 1161*).



17 Looking southwest on Lake Shore Boulevard from Mimico Avenue, 6 September 1926. The building on the right, "Discount Garage," was built 1924-26 and still stands. (*City of Toronto Archives, Fonds 16, Series 71, Item 6283*).



18 The same view as Figure 17 after the streetcar tracks were doubled, with traffic relocated to either side, December 15, 1928 (*City of Toronto Archives, Fonds 16, Series 71, Item 6529*).



19 2438 Lake Shore Blvd is visible on the left, while the apartment building at 2423 Lake Shore Blvd West (16 BHR) and the Birds & Beans Café at 2413 Lake Shore Boulevard West (15 BHR) are visible at the far right, December 5, 1927 (*City of Toronto Archives, Fonds 16, Series 71, Item 5539*).



20 The same view as above after the streetcar tracks were doubled, with traffic relocated to either side, December 15, 1928 (*City of Toronto Archives, Fonds 16, Series 71, Item 6530*).



City of Toronto Archives, Series 393: f1548_00393_024457

- 21 Vimy Ridge Parkette, 25 June 1935 (*City of Toronto Archives, Fonds 1548, Series 393, Item 24457*).

6.0 Design Context

6.1 General

There is a remarkable cohesion of style, palette and scale in the residential building stock of Mimico. The historical period of the first two decades of the 20th century dominates the streetscape, with some elements of the late 19th century and later 20th century structures and modernizations. Until the recent introduction of high rise apartment and condominium buildings, the scale of buildings was limited primarily to low rise apartment blocks and single family dwellings, along with single- or two-storey commercial buildings. This resulted in a small-town character that has survived very well until quite recently.

This character also results in there being very little buffer between commercial and residential uses. In most cases commercial development does not extend along the cross-streets, but is confined to Lake Shore Boulevard. At the south end of the study area, residential use occupies both sides of the road, and blends seamlessly into the neighbourhood beyond. The single-family buildings on the west side in particular are in excellent condition and are immaculately kept. They form a cohesive cultural landscape representing the 1920s and 1930s when the area was first developed. Characteristic house types include the single- and two-storey foursquare, the true Bungalow, and the compact single-storey workers' cottage. The palette of materials ranges from stone or brick in combination with half-timbering and exposed rafters in the bungalow type, and the mottled, dark red textured brick that was heavily used during the early 20th century.

While individually only a few of the residential buildings in the Zone 1 of the Study Area have potential for meeting the Criteria for Significance under Part IV of the Act, the value of the streetscapes as unaltered examples of their era should be considered an asset to the cultural landscape of Lake Shore Boulevard. Further study regarding the potential as CHLs or as HCDs is recommended.

Among the single family dwellings there are some early apartment buildings and duplexes of note, dating decades before the unremarkable brick and concrete boxes of the 1950s and 1960s. The Norris Crescent Housing Co-operative, for example, is a very interesting streetscape that deserves further research as a potential CHL.





The single remaining waterfront estate in the study area, *Ormscliffe/Myrtle Villa*, has been very heavily and incongruously superimposed with apartment blocks. A report prepared by Heritage Preservation Services, City Planning has found that the estate features meet the Criteria for Significance under the Act.¹² A recommendation to designate the pre-1950 buildings on the property is under consideration by the City of Toronto. The property is at present listed on the City's Inventory of Heritage Properties. Consequently, policies, *Standards and Guidelines*

¹² City of Toronto, Heritage Preservation Services, City Planning. "Lake Shore Boulevard West and Douglas Boulevard (Mimico Estates) – Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act," 21 March 2011.

outlined above (Background) apply to the property. Any redevelopment of the site must take this into consideration.

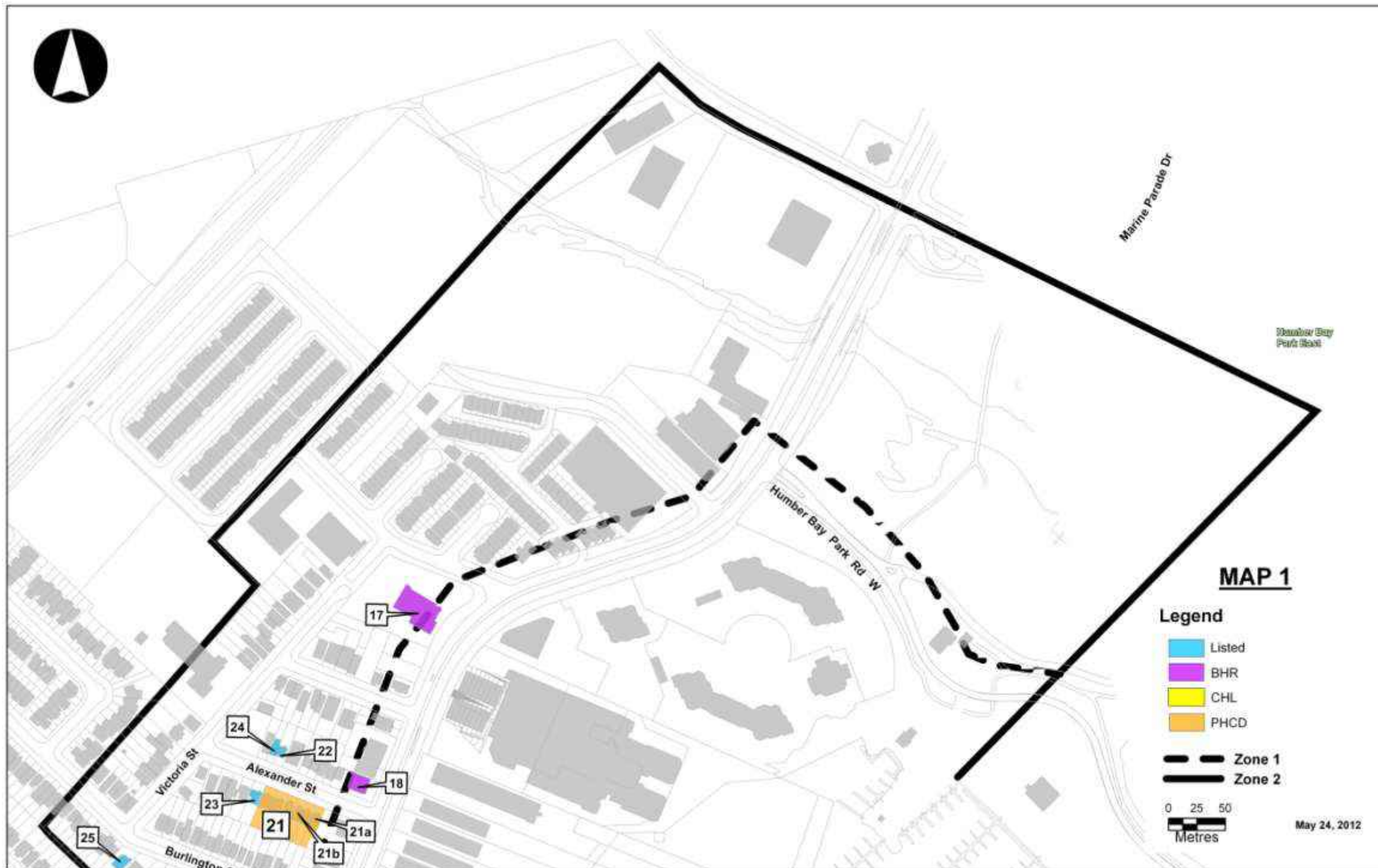
The commercial area comprises low, non-descript buildings that have undergone numerous modernizations, interspersed with a few very good examples of the early 20th century period of commercial and retail growth. These few should be retained, and their scale should be a consideration in the design of any adjacent redevelopment.

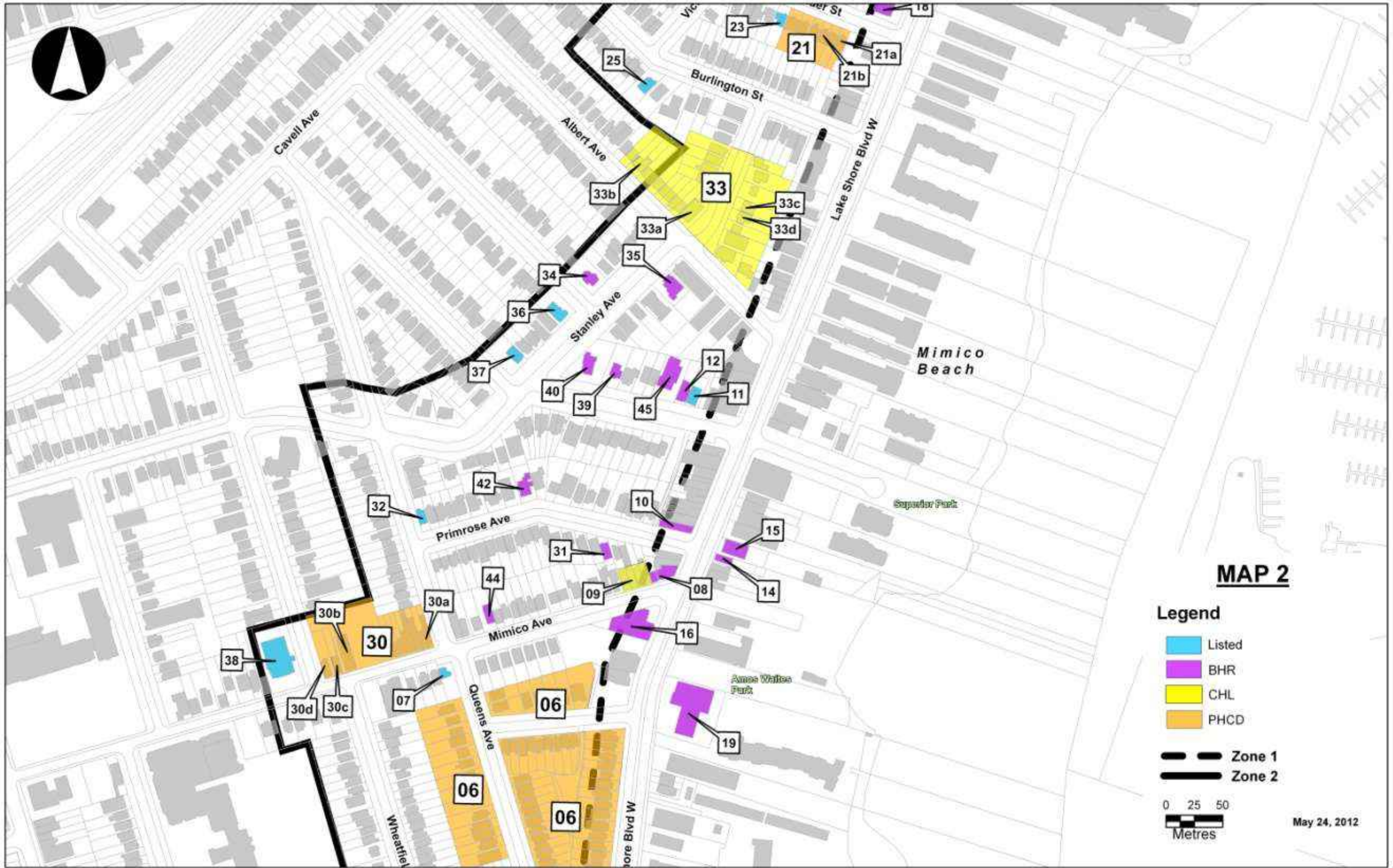
6.2 Typology

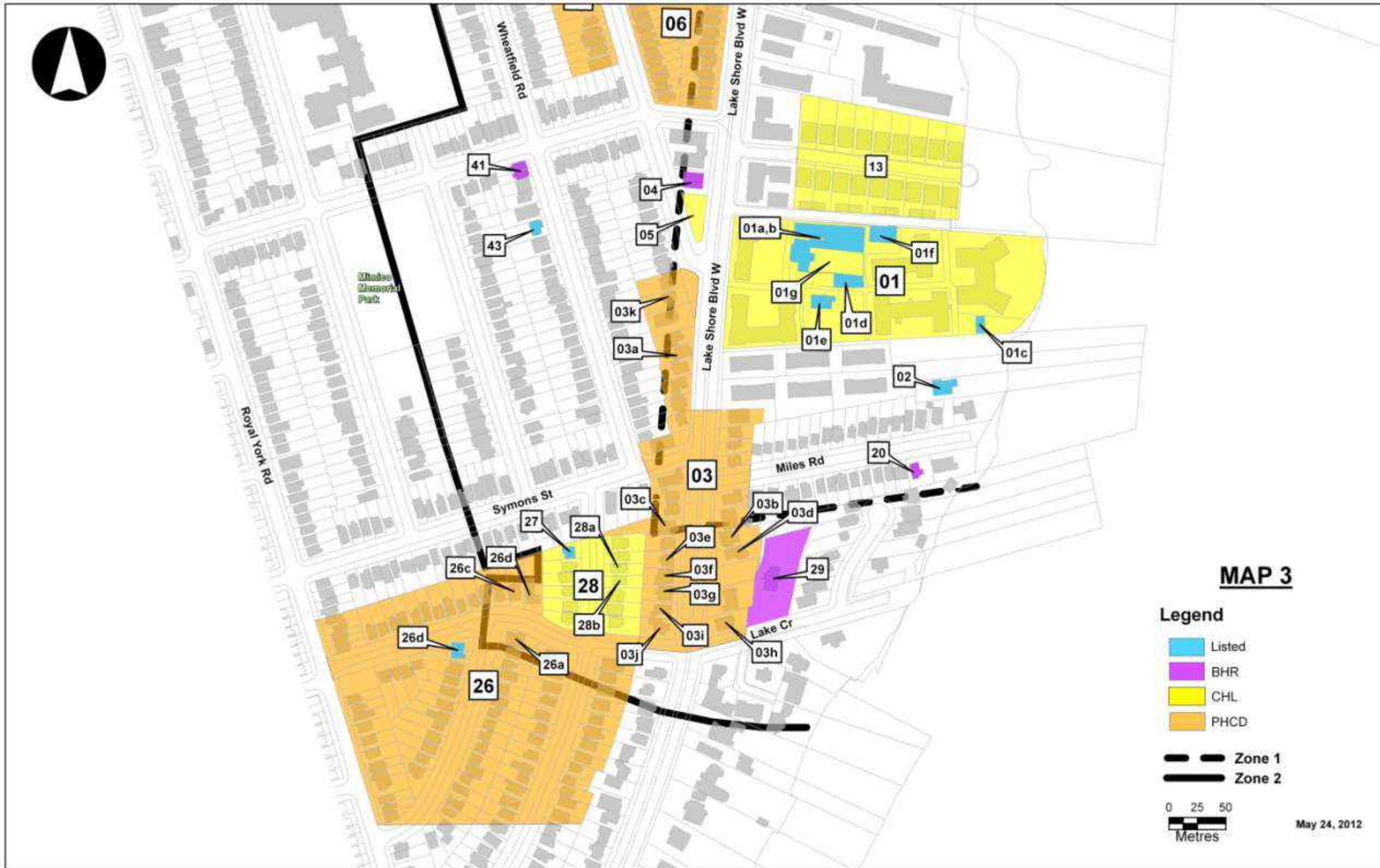
Category	Associated Period	Character Defining Design Features	Examples
Victorian vernacular	Early History	<ul style="list-style-type: none"> Generally vernacular designs L-plan with gable end to the street is common Some from this era may survive under layers of additions 	
Edwardian Eclecticism & Revivals	Streetcar Period, early 20 th century	<ul style="list-style-type: none"> Wide-ranging influences, for example, Moorish, Tudor, Queen Anne Mix of features from historical styles in a single building Lively rooflines Often whimsical Sometimes express a more rigorous and accurate approach to revival 	
Bungalow	Streetcar Period, chiefly 1910-30	<ul style="list-style-type: none"> dominating roof that overhangs the verandah dormers, often shed-roofed half-storey concealed in the roof emphasis of interpenetration of interior and exterior spaces combination of materials (fieldstone with half-timbering, shingles, brick) references to a range of styles (Tudor, Queen Anne, Shingle or Stick Style, etc) 	
Foursquare	Streetcar and Edwardian periods	<ul style="list-style-type: none"> Typically a hipped roof, but not always Square in plan Entrance not centred, located at the side of the façade Full verandah is typical Generally 2½ storeys, with two bays 	

<p>Worker's Cottage</p> <p>On a larger scale it is sometimes identified as a single-storey foursquare</p>	<p>Streetcar Period</p>	<ul style="list-style-type: none"> • Compact plan • Single- or 1½ -storey, • Hipped or gable roof, but not "bungalow" roof • Range of materials • Often feature ornamental details of popular styles 	
<p>Commercial</p>	<p>Streetcar Period</p>	<ul style="list-style-type: none"> • Two-storey cornice line, brick with stone or cast concrete details • Offices or apartments above business premises • Retail: large windows for display with recessed entrance • Financial: stately entrance to convey solid respectability; caretaker lived upstairs 	
<p>Duplex</p>	<p>Streetcar Period</p>	<ul style="list-style-type: none"> • Range from very substantial to modest • Generally two-storey in brick 	

7.0 Maps of Identified Properties







8.0 Summary and Recommendations, Zone 1

DESIGNATED PROPERTIES

There are at present no properties in the Study Area for Part 1 that have been designated under the Act for Heritage Significance. Heritage Preservation Services at the City of Toronto have carried out an evaluation of one group of buildings and found that they meet the criteria for Significance, and the City Planning Division has recommended to City Council that:

City Council states its intention to designate the following properties under Part IV, Section 29 of the Ontario Heritage Act:

- 2325 Lake Shore Boulevard West (“Ormscliffe”)
- 2327 Lake Shore Boulevard West (“Ormscliffe”)
- 2533-2535 Lake Shore Boulevard West (Semi-Detached Houses)
- 2539A&B Lake Shore Boulevard West (Garage)
- 2541-2541A Lake Shore Boulevard West (Leonard Franceschini House)
- 5, 7 and 9 Douglas Boulevard (Power Plant and Row Houses)

These properties have been identified as Site 01a-g, seven BHRs and one CHL, all individual elements within a group forming one cohesive CHL/PHCD. All are currently Listed on the City of Toronto’s Inventory of Heritage Properties

City Council has not addressed the recommendation at time of writing. If Council accepts the recommendation, the properties listed will come under the protection of the Act, and the Policies, Standards and Guidelines itemized in Section 2.0 Background above will be applicable and must be followed when considering any development that will have an impact on the properties.

Whether or not the properties proceed to Designation, the City policy states:

Heritage resources on properties listed on the City’s Inventory of Heritage Properties will be conserved. A Heritage Impact Assessment may be requested for development proposals on a property on the City’s Inventory of Heritage Properties, and will be required where the development entails an amendment to the Official Plan and/or Zoning By-law. Development adjacent to properties on the City’s Inventory of Heritage Properties will respect the scale, character and form of the heritage buildings and landscapes.

The *Ormscliffe/Myrtle Villa* property retains most of the principal buildings of the early 20th century waterfront estate complex – a rare case, as most of the numerous estates along the Lake Shore have lost their service and support structures. The main estate house and garden are clearly the key features in this group, and the others, added during the late 1920s are not as significant for their design. However, the complex as a whole is greater than the sum of its parts, demonstrating by their location, spatial relationships and original use the social and domestic character and dynamics of life among the “upper classes” between the wars. Although the

apartment buildings built during the 1950s interfere with the clarity of the grounds layout, the surviving buildings, front wall and the garden fragments form a Significant Evolved Cultural Heritage Landscape that could, in theory, be re-established if the apartment blocks were removed. Again, in theory, the entire garden could be recovered using the original Dunington-Grubb plans.

It is recommended that if re-development of this property occurs, the heritage character of the 1930s Cultural Landscape should be respected, and future integration of higher density residential buildings should take into account the scale, circulation patterns, sight lines and heritage attributes of the CHL.

LISTED PROPERTIES

There are two additional properties in the Zone 1 Study Area that are listed on the City of Toronto's Inventory of Heritage Properties, and were previously listed on the Etobicoke Inventory of Heritage Properties. These are:

- | | |
|--------|---|
| 02 BHR | 10 Miles Road, <i>Rose Cottage</i> |
| 11 BHR | 13 Superior Avenue, former Mimico Fire Hall |

By virtue of their being Listed, these two properties are also subject to the City policy cited above.

The City of Toronto has approved a development plan for the site of the former Fire Hall that requires its removal. This approval has been appealed to the Ontario Municipal Board by residents of Mimico.

PROPERTIES WITH POTENTIAL CULTURAL HERITAGE VALUE OR INTEREST

The following individual properties have been identified in the survey carried out for Part 1 of this Built Heritage Assessment as having potential Cultural Heritage Value or Interest.

It is recommended that further research in the form of a Heritage Property Research and Evaluation Report should be carried out for each property. Those properties that are determined to have Heritage Value should be added to the Inventory. Those properties that are determined to have significant Heritage Value and meet the criteria according to the Act should be recommended to City Council for Heritage Designation. All properties either Listed or Designated will become subject to the City policy cited above.

- 04 BHR 2536 Lake Shore Blvd West
- 08 BHR 2448 Lake Shore Blvd West
- 10 BHR 2438 Lake Shore Blvd West
- 12 BHR 15/17 Superior Avenue
- 14 BHR 2413 Lake Shore Blvd West



- 15 BHR 2409-11 Lake Shore Blvd West
- 16 BHR 2458 Lakeshore Blvd West
- 17 BHR 2282 Lake Shore Blvd West
- 18 BHR 2304 Lake Shore Blvd West
- 19 BHR 2491 Lake Shore Blvd West
- 20 BHR 11 Miles Road

The following streetscapes are worthy of consideration as CHLs and/or PHCDs due to their cohesive character and level of integrity:

- 01g CHL fragment of the *Ormscliffe* formal gardens
- 03 PHCD Lake Shore Blvd West, between Queen's Avenue and Lake Crescent
- 05 CHL Vimy Ridge Parkette
- 06 PHCD Allen Subdivision: Queen's Avenue, Allen Avenue, Lake Shore Blvd West, Hillside Avenue
- 09 CHL Streetscape north side of Mimico Avenue, Nos 4, 6, 8 & 10
- 13 CHL Norris Crescent

8.1 Data Sheets: Cultural Heritage Resources, Zone 1

The following Data Sheets provide more information about the structures and cultural landscapes in Zone 1 that have heritage potential and will require further study and evaluation if proposed developments will have an impact. If evaluation determines that an individual property or a cultural landscape meets the Criteria for Significance under either Part IV or Part V of the Act, the Policies and Standards outlined above will come into effect.

Site No.: 01 CHL	Zone: 1	
Type: Cultural Heritage Landscape, Waterfront Estate		
Building/Property Name: <i>Ormscliffe</i> , 1903-25; <i>Myrtle Villa</i> , 1925-39; <i>Amedeo Garden Court</i> 1950-present 2523 – 2541a Lake Shore Boulevard, and 5 – 9 Douglas Boulevard, Toronto		<p data-bbox="203 877 667 976">Property Description: Lots 10-14, Plan 1217, Mimico, Township of Etobicoke</p> <p data-bbox="203 976 667 1155">Values: Design ✓ Historical Theme ✓ Environmental/Context ✓</p> <p data-bbox="203 1155 667 1444">Tombstone: Original property bought in 1903; house built in 1910; enlarged, buildings added and remodeled 1925-50; 1950ff mid-rise apartments constructed See individual components</p> <p data-bbox="203 1444 667 1575">Description of Resources: Evolved Cultural Landscape comprised of the original A.B. Ormsby Estate (<i>Ormscliffe</i>, 1903-25), overlaid by the James Franceschini Estate (<i>Myrtle Villa</i>, 1925-39), and the post-war development by Amedeo & Lawrence Longo (1950-present)</p> <p data-bbox="203 1575 667 1696">Heritage Status: Listed on Heritage Inventory 2006 Notice of Intention to Designate is pending; City Staff have recommended that the Intention to Designate should be approved, but it has not come to a vote as of 8 September 2011; scheduled for consideration by Community Council September 2011</p> <p data-bbox="203 1696 667 1789">Integrity of Design: Most of the estate buildings have survived within the complex overlay of 1950s apartment buildings. This is unique among the former waterfront estates of the early 20th century, of which very little remains</p>

Site No.: 01a BHR	Zone: 1
Building/Property Name: Ormscliffe (1910-25), Myrtle Villa (1925ff) 2523 & 2527 Lake Shore Boulevard West, Toronto	
Property Description: Lots 11&12, Plan 1217, Mimico Township of Etobicoke	
Type: Waterfront estate house	
Tombstone: <i>Ormscliffe,</i> Built: 1910 Architect: Frederick H. Herbert (1865-1914). Residence for A.B. Ormsby (1862-1943) <i>Myrtle Villa</i> Remodeled: late 1920s Architect for remodeling: unknown Residence of James Franceschini (1890-1960)	



Ormscliffe, F.H. Herbert, architect (Construction, July 1910).



Myrtle Villa, north façade (Bob Krawczyk. TOBuilt)

Description of Resource:

An eclectic design reminiscent of the east-coast summer houses of Mount Desert Island, Maine USA. As designed, the house was a large-scale California bungalow. The deep overshoot verandah roof, pent-roofed dormers and stout stone chimneys are typical bungalow features. High priority is given to easy access to the outdoors and the views from anywhere in the building (French doors, open balconies, etc). The verandah was a unique and now lost feature, as are upper dormer windows with very high window/wall ratio, both designed to catch the breezes off the lake.



Under Franceschini's ownership Ormscliffe was remodeled in an Italianate vocabulary. The simple baseless Doric columns of the verandah were replaced with square, fluted Doric piers. The entrance bays and the new, heavy balustrade above, break forward from the original flat surface plane of the verandah in a slight curve. A heavy entablature and cornice have been added, and between the piers on either side of the entrance bays, the open verandah has been enclosed with triple-elliptical headed casements resting on a low wall. In the garden, the original greenhouse and glass conservatory (see below 01g) were replaced with a brick wing with large round-headed French doors.


Integrity of Design:

Given that the exterior of the residence was heavily altered in the late-1920s, the design integrity must be based on its features at that time, and not on the F.H. Herbert design (some of which survives).

Heritage Status:

Notice of Intention to Designate is pending

Site No.: 01b BHR	Zone: 1	
Building/Property Name: 2539A and 2539B Lake Shore Boulevard		
Property Description: Lots 10-14, Plan 1217, Mimico, Township of Etobicoke		
Type: Waterfront estate outbuilding, multiple car garage		
Tombstone: Built after 1925 as Franceschini enlarged the estate; architect unknown, possibly designed by Daniel H. Burnham, who designed 01d BHR		
Description of Resource: Garage: part of Franceschini additions during the late-1920s The building combines three bays for automobiles with accommodation for the chauffeur and space for storage and service.		
Integrity of Design: Part of the building has been adapted for use as a convenience store		
Heritage Status: Notice of Intention to Designate is pending		
Site No.: 01c BHR	Zone No.: 1	
Building/Property Name: 2533-2535 Lake Shore Boulevard W Staff Quarters		
Property Description: Lots 10-14, Plan 1217, Mimico, Township of Etobicoke		
Type: atypical, waterfront estate outbuilding		
Tombstone: Built after 1925 as Franceschini enlarged the estate; architect unknown, possibly designed by Daniel H. Burnham, who designed 01d BHR		
Description of Resource: This duplex was used for staff quarters. It is a 1½-storey brick building of somewhat eccentric design, with certain features (as the tall windows fitted with grilles) in common with Site 06.		
Integrity of Design: unknown		
Heritage Status: Notice of Intention to Designate is pending		
Comments: The design quality is not high, but this is an important feature in the Cultural Landscape of the estate as a whole		

Site No.: 01d BHR	Zone No.: 1	
Building/Property Name: Leonard Franceschini Residence, 2541 Lakeshore Boulevard		
Property Description: Lots 10-14, Plan 1217, Mimico, Township of Etobicoke		
Type: waterfront estate outbuilding, secondary residence		
Tombstone: Built in 1930 for James Franceschini's brother Leonard & family; designed by Daniel H. Burnham (<i>Contract Record</i> , vol. xlv, 6 Aug. 1930, p.67)		
Description of Resources: 1½-storey residential building with 2-storey rear wing, this house has many typical design features of the 1920s and 1930s, including stone veneer, bay windows, arched entrance multi-light windows		
Integrity of Design: high		
Heritage Status: Notice of Intention to Designate is pending		
Comments: The design quality is not high, but this is an important feature in the Cultural Landscape of the estate as a whole		
Site No.: 01e BHR	Zone No.: 1	
Building/Property Name: Power House 5 Douglas Boulevard		
Property Description: Lot 12, Plan 1217, Mimico, Township of Etobicoke		
Type: waterfront estate outbuilding		
Tombstone: Date of this building is problematic. This and 7-9 Douglas Blvd look much older than the map evidence suggests. Closer examination is recommended		
Description of Resources: Power house, appears to be adapted from a small residential building of an earlier period; it may have been moved to the site from elsewhere		
Integrity of Design: Uncertain, appears to have sustained several changes		
Heritage Status: Notice of Intention to Designate pending		
Comments: This is a significant feature in the continuity of the Cultural Landscape as a large estate		

Site No.: 01f BHR | Zone No.: 1

Building/Property Name:
Staff Houses,
7-9 Douglas Boulevard

Property Description:
Lot 12, Plan 1217, Mimico
Township of Etobicoke

Type:
waterfront estate outbuilding, possibly
late-Victorian

Tombstone:
Problematic – this was originally a
four-unit row, and by its appearance
should be ca. mid-19th century
however map evidence does not
support this. Further research is
required



Description of Resource:
Staff quarters, duplex (originally four units), two-storey brick with stucco finish. Construction date unknown, designer/builder unknown. Harrison suggests it was built by James Franceschini, but the appearance of the east façade suggests very emphatically that the duplex is much older than the other buildings in the estate group, quite possibly mid-19th century (pitch of the roof, 6/6 double-hung sash windows, entrance treatment, etc.); it appears on the Fire Insurance Plan (FIP) for 1913, but prior to that there is no reference

Integrity of Design:
Some alterations, including stucco finish over the brick, changed from four to two units; original windows

Heritage Status:
Notice of Intention to Designate pending

Site No.: 01g CHL | Zone No.: 1

Building/Property Name:
Estate Gardens

Property Description:
Lots 11&12, Plan 1217, Township of
Etobicoke

Type:
Designed Cultural Landscape

Tombstone:
Design ca. 1910-15, by the Dunnington-
Grubbs, Landscape Architects



City of Toronto Archives, Fonds 1-206, F1-206_11159



Description of Resources:

Extant fragments of the formal gardens designed by the eminent firm of landscape architects, the Dunington-Grubbs during the 1910s. (Figures 7, 12-14);

Integrity of Design:

Fragments of a much larger plan, some sculptures have been removed from the fountains, plant material has changed

Heritage Status:

Notice of Intention to Designate pending

Site No.: 02	Zone: 1	
BHR		
Building/Property Name:		
<i>Rose Cottage</i> , Herbert P. Ritchie House 10 Miles Road		
Property Description:		
Lot 17, Plan no. 1217, Mimico Township of Etobicoke		
Type:		
Waterfront estate house		
Tombstone:		
1910 (Goad, 1912), architect unknown		
Values:		
Design ✓		
Historical Theme ✓		
Environmental/Context ✓		

Description of Resources:



Large brick and stucco residence on the waterfront, formerly had more extensive grounds and direct access to Lake Shore Blvd

Integrity of Design:

Further study required. Grounds have been significantly reduced; no archival photos of the house are currently available to determine original appearance

Heritage Status:

Listed

Site No.: 03 PHCD	Zones: 1 & 2	
Type: Cultural Heritage Landscape; <i>N.B. a sampling of properties only is listed below. The examples given are not comprehensive</i>		
Location: Lake Shore Boulevard West, between Queen's and Lake Crescent, both sides		
Values: Design ✓ Historical Theme ✓ Environmental/Context ✓		
Heritage Character: This neighbourhood has a range of typical 1920s residential design, ranging from large bungalows and foursquares to smaller dwellings, as well as some interesting and well-considered infill. The scale and palate of materials is consistent, as are setback and other site features.		
Integrity of Design Very high		
Heritage Status merits further study and evaluation as a CHL, and PHCD		
Site No.: 03a PHCD	Zone: 2	
Building/Property Name: 2556 Lake Shore Boulevard West		
Property Description: Lot 257, Survey Plan no. M134, Mimico, Township of Etobicoke		
Type: Bungalow variation The house has many features of the typical bungalow, with an extension on the front under a distinct hipped section of the roof		
Tombstone: Built ca. early 1920s, architect unknown		

Site No.: 03b PHCD	Zone: 2
Building/Property Name: 2575 Lake Shore Boulevard West	
Property Description: Lot 17, Survey Plan no. 1705, Mimico, Township of Etobicoke	
Type: Bungalow Features many typical elements, including cobblestone verandah and overshoot roof, upper half-storey; modifications are generally sympathetic and in keeping with the scale of the original house	
Tombstone: Built ca. early 1920s, architect unknown	



Site No.: 03c PHCD	Zone: 2
Building/Property Name: 2576 Lake Shore Boulevard West	
Property Description: Lot 4, Survey Plan no. M328, Mimico, Township of Etobicoke	
Type: modified bungalow, stick style This variation features an enclosed space in place of the typical open verandah, and a centre gable on the low sloping roof	
Tombstone: Built ca. early 1920s, architect unknown	



Site No.: 03d PHCD	Zone No.: 2
Building/Property Name: 2577 Lake Shore Boulevard West	
Property Description: Lot 6, Survey Plan no. 1737, Mimico, Township of Etobicoke	
Type: Foursquare Features half-timbering, hipped roof, exposed rafter ends	
Tombstone: Built ca. 1912, appears on 1913 Goad	



Site No.: 03e CHL/PHCD	Zone No.: 2
Building/Property Name: 2580 Lake Shore Boulevard West	
Property Description: Lot 6, Survey Plan no.M328, Mimico, Township of Etobicoke	
Type: atypical – Modern infill Demonstrates harmonious infill design, utilizing a palette of materials and colours, along with appropriate scale and setback, to integrate with the neighbourhood	
Tombstone: Date of construction unknown	



Site No.: 03f PHCD	Zone No.: 2
Building/Property Name: 2582 Lake Shore Boulevard West	
Property Description: Lot 7, Survey Plan no. M328, Mimico, Township of Etobicoke	
Type: bungalow Very good example of the type, simply detailed	
Tombstone: Built ca. 1910s, before 1924 (Goad), architect unknown; somewhat sympathetically modified, and still contributes to the character of the street	



Site No.: 03g PHCD	Zone No.: 2
Building/Property Name: 2584 Lake Shore Boulevard West	
Property Description: Lot 8, Survey Plan no. M328, Mimico, Township of Etobicoke	
Type: bungalow Classic brick bungalow, not much altered	
Tombstone: Built ca 1910s, before 1924 (Goad), architect unknown; some minor alterations but contributes to the character of the street	



Site No.: 03h PHCD	Zone No.: 2
Building/Property Name: 2585 Lake Shore Boulevard West	
Property Description: Lot 1, Survey Plan no. 1737, Mimico, Township of Etobicoke	
Type: bungalow Classic bungalow with some nice features, such as the clusters of small posts supporting the verandah roof	
Tombstone: Built ca. 1910s, before 1924 (Goad), architect unknown; window replaced, but a very positive contribution to the character of the street	



Site No.: 03i PHCD	Zone No.: 2
Building/Property Name: 2586 Lake Shore Boulevard West	
Property Description: Lot 9, Survey Plan no. M161, Mimico, Township of Etobicoke	
Type: bungalow Excellent example, very little altered and with some fine detailing, particularly the clusters of columns, their treillage, and the verandah railings; would be a candidate for individual designation within the CHL	
Tombstone: Built ca. 1910s or early 1920s; helps set the character of the street	



Site No.: 03j PHCD	Zone No.: 2
Building/Property Name: 2588 Lake Shore Boulevard West	
Property Description: Lot 10, Survey Plan no. M161, Mimico, Township of Etobicoke	
Type: Arts and Crafts The type is not widely represented in the area, but is completely compatible and typical of the time period more generally	
Tombstone: Built between 1913-24, architect unknown	



Site No.: 03k PHCD	Zone 1
Building/Property Name: 8 Queens Avenue	
Property Description: Lot 254, Survey Plan no. M134, Mimico Township of Etobicoke	
Type: bungalow Fine example of a bungalow with Stick/Shingle Style features: rough stone foundation and porch piers, shingled dormers and side extension; window treatments are varied and typical of the era, as are the exposed rafters	
Tombstone: built between 1913 and 1924 (Goad), architect/builder unknown	



Site No.: 04 BHR	Zone: 1
Building/Property Name: 2536 Lake Shore Boulevard West	
Property Description: Lots 4 & 5, Survey Plan no. M466, Mimico, Township of Etobicoke	
Type: Edwardian Eclectic, early apartment block	
Tombstone: ca 1930s (Goad, aerial photographs), architect unknown	
Values: Design ✓ Historical Theme Environmental/Context ✓	



Description of Resources: Apartment building, built between 1924 and 1942 An eclectic 2½-storey apartment block in yellow brick with half-timbered detailing on the east façade on Lake Shore Boulevard; it faces Vimy Ridge Parkette on the gore between Queens Avenue and Lake Shore.
Integrity of Design: Appears to be high, the design is cohesive and shows no obvious alteration
Heritage: merits further study and evaluation as a potential BHR

Site No.: 05 CHL	Zone 1	
Building/Property Name: Vimy Ridge Parkette		
Property Description: Lots 1, 2 & 3, Survey Plan no. M466, Mimico, Township of Etobicoke		
Tombstone: Dedicated October 11, 1930 On property donated by A.B. Ormsby in 1921		
		Description of Resource: Great War Cenotaph located in a landscaped triangular park between the south end of Queen Street and Lake Shore Boulevard
Type: Designed Associative Cultural Landscape		Integrity of Design: An early photo suggests that little has changed except that the vegetation has matured and the path has been curved at the south end to meet the Lake Shore Blvd sidewalk.
Potential Significance: Design ✓ Historical Theme ✓ Environmental/Context ✓		Heritage Status merits further study and evaluation as a potential CHL

Site No.:
06 PHCD

Zones:
1 & 2

Type:
Cultural Heritage
Landscape, the Allen
Subdivision

Location:
Queens' Avenue, Allen
Avenue, Lake Shore
Boulevard, Hillside Avenue

Property Description:
Block of Survey Plan no.
M466 between Hillside and
Allen Streets, Mimico,
Township of Etobicoke

Tombstone:
developed 1924-26 by Dr.
Allen

Values:

- Design ✓
- Historical Theme ✓
- Environmental/Context ✓



Heritage Character:
Block of houses built at the same time, between 1924 and 1926 (Figure 15)
This grouping was built by a single developer on speculation, and the whole row filled in within two years. It comprises a range of house types and sizes. While the materials and general design features are similar, they are not all built from the same plans. The houses have not been altered significantly, and the block offers a clear snapshot of 1920s residential design.

Integrity of Design
Very high

Heritage Status
merits further study and evaluation as a CHL, and PHCD

Site No.: 08 BHR	Zone 1
Building/Property Name: Bank of Montreal, 2448 Lake Shore Blvd	
Property Description: Lot 371, Survey Plan no. M77, Mimico, Township of Etobicoke	
Type: commercial between the wars	
Potential Significance:	
Design ✓	
Historical Theme	
Environmental/Context ✓	




Tombstone: 1925, designed by Ralph K. Shepard, architect (illustrated in <i>Construction</i> , vol. xviii, July 1925, p.241)
Description of Resource: Early 20th century commercial building of good design, significant siting, makes a solid contribution to the character of the street and reflects the most significant phase of commercial development in Mimico for the past century. Two storey brick structure with stone or concrete string courses and sills, pressed metal cornice, classical portico around main entrance may be later addition.
Integrity of Design: high
Heritage Status: merits further study and evaluation as a potential BHR

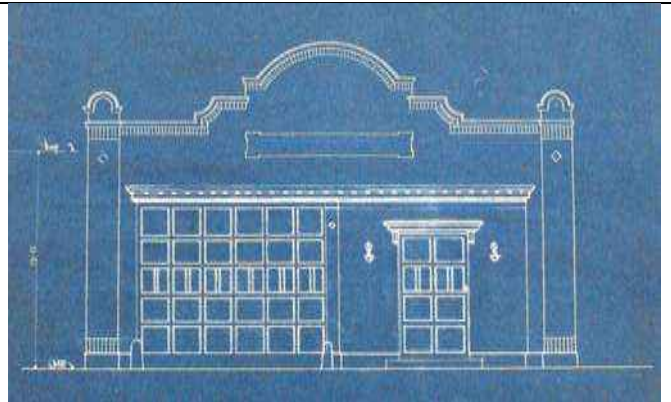
Site No.: 09 CHL	Zone 1
Building/Property Name: Streetscape north side of Mimico Avenue, Nos 4, 6, 8 & 10	
Property Description: Lots 372 and 373, Survey Plan no. M77, Mimico, Township of Etobicoke	
Type: commercial between the wars	
Potential Significance:	
Design	
Historical Theme ✓	
Environmental/Context ✓	



Tombstone: Built after 1924
Description of Resource: A small cluster of stores including a two-storey brick building with ornamental brick detailing, built after 1924, probably early 1930s One of a few commercial buildings remaining relatively intact from its era, it helps to recall the historic development of the Mimico commercial district
Integrity of Design Somewhat modified, but scale, use and character are retained
Heritage Status merits further study and evaluation as a potential CHL/BHR

Site No.: 10 BHR	Zone 1	
Building/Property Name: 2438 Lake Shore Boulevard West		
Property Description: Lot 347, Survey Plan no. M77, Mimico, Township of Etobicoke		
Tombstone: Before 1924 (Goed)		
Type: commercial between the wars		
Potential Significance: Design ✓ Historical Theme ✓ Environmental/Context ✓		
Description of Resource: Built between 1913-24 (FIP, see also Figures 16 & 17)), two-storey brick commercial building with corner store front, stone or concrete sills and lintels, pressed metal cornice and flat roof, recently renovated; two additional entrances on Primrose Avenue; occupied in 1928 by Victor Records. Early 20th century commercial building of good design, significant siting, makes a solid contribution to the character of the street and reflects the most significant phase of commercial development in Mimico for the past century.		
Integrity of Design High – sympathetic modifications		
Heritage Status merits further study and evaluation as a potential BHR		


Site No.: 11 BHR	Zone: 1
Building/Property Name: Former Mimico Firehall & Police Station, 13 Superior Avenue	
Property Description: Lot 341, Survey Plan no. M77, Mimico, Township of Etobicoke	
Type: Municipal Administration	
Tombstone: Mimico Fire Hall, built 1929; designed by James, Procter & Redfern Ltd. Enlarged (date unknown)	
Values: Design ✓ Historical Theme ✓ Environmental/Context	





Description of Resources:
 Probably built to house the police as well as the fire department. The blueprint shows that the original round-headed parapet with stepped sides was a “boom-town” feature, framed by pilasters that broke the cornice line. The original garage door, pressed metal cornices over the entrance and full width of the façade, and label are extant, but a second floor has been added, eliminating the decorative parapet treatment.


Integrity of Design:
 compromised but legible; the upper floor has obliterated the fanciful parapet design, but the original use is clearly expressed, as are the other key design elements

Heritage Status:
 Listed; Council has approved a development plan for this site that will require the removal of the fire hall, requiring the developer to reuse or replicate of some of its features and to erect a marker to commemorate it; members of the community have filed an appeal with the OMB

Site No.: 12 BHR	Zone 1	
Building/Property Name: 17 Superior Avenue		
Property Description: Lot 340, Survey Plan no. M77, Township of Etobicoke, York County		
Type: late Victorian residential		
Tombstone: Map evidence suggests that this house was built between 1913- 1924, but its appearance suggests an earlier date		
Potential Significance: Design Historical Theme ✓ Environmental/Context ✓		
Description of Resource: Small brick 1½-storey house , now attached to the fire hall, appears to have an L-plan, bay window in upper storey of the gable end on the street; although much altered it may have some association with an earlier period of Mimico’s development and should be checked out		
Integrity of Design Altered but retains character		
Heritage Status merits further study and evaluation as a potential BHR		

Site No.: 13 CHL	Zone 1	
Building/Property Name: Norris Crescent		
Property Description: Lots 7 & 8, Survey Plan no. 1217, Mimico, Township of Etobicoke		
Tombstone: ca 1940s (aerial photos)		
Type: Fourplex residential		
Potential Significance: Design ✓ Historical Theme Environmental/Context ✓		
Description of Resource: Both sides of Norris Crescent, fourplexes lining the street, all of the same general design and size but built at different times. The street has a unique rhythm, consistency and character of a unified community, mature trees, manicured boulevards etc.; built during post-war housing shortage, and may be associated with local development themes		
Integrity of Design: Very good, the streetscape is a cohesive unit		
Heritage Status: merits further study and evaluation as a CHL		

Site No.: 14 BHR	Zone 1	
Building/Property Name: <i>Birds & Beans Coffee</i> 2413 Lake Shore Boulevard West		
Property Description: Lot 5, Survey Plan no. M224, Mimico, Township of Etobicoke		
Tombstone: Built ca. 1915-18 (FIP)		
Type: Pre-war commercial		
Potential Significance Design ✓ Historical Theme Environmental/Context ✓		
Description of Resource: <i>Birds & Beans Coffee</i> Two-storey commercial building with traditional store front, lately refurbished; it is visible at the extreme right of Figures 16 & 17.		
Integrity of Design Unknown at this time		
Heritage Status merits further study and evaluation as a potential BHR		

Site No.: 15 BHR	Zone 1	
Building/Property Name: 2409 Lake Shore Blvd West		
Property Description: Lot 6, Survey Plan no. M224, Mimico, Township of Etobicoke		
Tombstone: Built as a duplex between 1913 and 1924, architect unknown		
Type: Duplex residence		
Potential Significance: Design ✓ Historical Theme Environmental/Context ✓		
Description of Resource: Early 20th century duplex, probably ca1920, two storeys with full verandah, clad in textured dark red brick, with bay windows on both floors. Appear at the far right of Figures 16 & 17. Unusual design, and merits further research to determine value As an early duplex, it contributes to the range of buildings types extant from the most significant period of growth in Mimico for the past century		
Integrity of Design Fair – full verandah has been replaced within the last decade, some window replacement		
Heritage Status merits further study and evaluation as a potential BHR		

Site No.: 16 BHR Zone 1	
Building/Property Name: 2454-58 Lake Shore Boulevard West	
Property Description: <i>[no lot no. at present]</i>	
Tombstone: 1924-26, built as a service garage	
Potential Significance: Design ✓ Historical Theme Environmental/Context ✓	
Description of Resource: Commercial building, built 1924-26, originally Discount Garage; two-storey brick building with multiple units, now finished with stucco but not otherwise altered in form; new windows in original openings. (Figures 15 & 18) In scale and form it represents and reflects the era of its construction, and contributes to the character of the street	
Integrity of Design Fair – massing and fenestration are intact; changes appear to be cosmetic and reversible	
Heritage Status merits further study and evaluation as a potential BHR	
Site No.: 17 BHR Zone 1	
Building/Property Name: Former Pickfair Restaurant, now Polish Alliance of Canada, Branch 1-7 2282 Lake Shore Boulevard West	
Property Description: Lot 353, Survey Plan no. M246, Mimico, Township of Etobicoke	
Tombstone: ca 1930s, designer unknown	
Type: Art Deco food service	
Potential Significance: Design ✓ Historical Theme Environmental/Context ✓	
Description of Resource: Art Deco form highly evocative of the 1930s, the name refers to Mary Pickford and Douglas Fairbanks, the “Brangelina” of their era.	

Integrity of Design:

The original restaurant form survives, covered in more recent cladding and adjoined on two sides by the addition of two-storey banqueting and meeting facilities



Heritage Status

Recommended for further research as potential BHR

Site No.: 18 BHR | Zone 1

Building/Property Name:
2304 Lake Shore Boulevard West

Property Description:
Lots 23 & 24, Plan M446, Mimico,
Township of Etobicoke

Type:
Foursquare residence

Tombstone:
Built ca. 1900

Potential Significance:
Design ✓
Historical Theme
Environmental/Context ✓



Description of Resource:
Large buff brick foursquare house, 2½-storey with full verandah; prominently located


Integrity of Design
Good – does not appear to have been altered substantially

Heritage Status
Recommended for further research and evaluation as a potential BHR

Site No.: 19 BHR	Zone 1
Building/Property Name: 2491 Lake Shore Boulevard West	
Property Description: <i>[no lot no. at this time]</i>	
Tombstone: 1948, designer unknown, built as a Studebaker dealership – Roly-Wright Motors Ltd.	
Type: mid-20 th century commercial	
Potential Significance:	
Design ✓	
Historical Theme	
Environmental/Context ✓	



Description of Resource: Two-storey building is now faced with brick veneer, original siding unknown at present; the building was designed in the Art Deco style, with showroom in the right-hand side, service bays on the left; archival photo (copy unavailable) shows a very sleek design
Integrity of Design Fair – massing and curved surface of the showroom walls are retained, as well as the display windows; changes appear to be cosmetic and may be reversible
Heritage Status Recommended for further research and evaluation as potential BHR

Site No.: 20 BHR	Zone 1	
Building/Property Name: 11 Miles Road, the Miles Estate House		
Property Description: Lot 5, Survey Plan no. 1705, Mimico, Township of Etobicoke		
Tombstone: Built 1912 for Arthur William Miles		
Type: Waterfront estate house		
Potential Significance: Design ✓ Historical Theme ✓ Environmental/Context ✓		
Description of Resource: Large residence of the Edwardian Eclectic type, 2-½ storeys with asymmetrical layout; the original material is unknown at present, further study required		
Integrity of Design Fair – has been stuccoed and embellishments added; design intent has been compromised to some degree; the orientation of the house is to the west, where the former grounds of the estate have been developed, which cramps the main entrance		
Heritage Status The house should be considered a BHR for design and historical reasons, although the landscape context is gone, its presence speaks to the waterfront estate theme		

9.0 Summary and Recommendations, Zone 2

DESIGNATED PROPERTIES

There are at present no properties in Zone 2 that have been designated under the Act for Heritage Significance.

LISTED PROPERTIES

There are 13 properties in Zone 2 that are listed on the City of Toronto's Inventory of Heritage Properties, and were previously listed on the Etobicoke Inventory of Heritage Properties. These are:

- 07 BHR 53 Mimico Avenue
- 22 BHR 25 Alexander Street
- 23 BHR 26 Alexander Street*
- 24 BHR 27 Alexander Street
- 25 BHR 48 Burlington Street*
- 26 BHR 41 Lake Crescent (part of 26 CHL)
- 27 BHR 12 Eastbourne Crescent
- 29 BHR 10 Lake Crescent
- 31 BHR 61 Primrose Avenue
- 35 BHR 50 Stanley Avenue
- 36 BHR 60 Stanley Avenue
- 37 BHR 2 Station Road
- 42 BHR 58 Wheatfield Road

* We recommend de-listing these resources. See Data Sheets.

By virtue of their being Listed, these properties are subject to the City policy which states:

Heritage resources on properties listed on the City's Inventory of Heritage Properties will be conserved. A Heritage Impact Assessment may be requested for development proposals on a property on the City's Inventory of Heritage Properties, and will be required where the development entails an amendment to the Official Plan and/or Zoning By-law. Development adjacent to properties on the City's Inventory of Heritage Properties will respect the scale, character and form of the heritage buildings and landscapes.

PROPERTIES WITH POTENTIAL CULTURAL HERITAGE VALUE OR INTEREST

The following individual properties have been identified in the survey carried out for Part 2 of this Built Heritage Assessment as having potential Cultural Heritage Value or Interest.

It is recommended that further research in the form of a Heritage Property Research and Evaluation Report should be carried out for each property. Those properties that are determined to have Heritage Value should be added to the Inventory. Those properties that are determined to have significant Heritage Value and meet the criteria according to the Act should be recommended to City Council for Heritage Designation. All properties either Listed or Designated will become subject to the City policy cited above.

- 30 BHR 10 Primrose Avenue
- 33 BHR 46 Stanley Avenue
- 34 BHR 49 Stanley Avenue
- 38 BHR 33 Superior Avenue
- 39 BHR 41 Superior Avenue
- 40 BHR 70-72 Wheatfield Road
- 41 BHR 41 Primrose Avenue
- 43 BHR 46 Mimico Avenue, the former Orange Hall
- 45 BHR 23 Superior Avenue, the Masonic Hall



The following streetscapes are worthy of consideration as CHLs and/or PHCDs due to their cohesive character and level of integrity:

- 21 PHCD Alexander St., south side, nos 14 – 24
- 26 PHCD Lake Crescent Estates (includes one listed building, 26 BHR)
- 28 CHL Eastbourne Crescent
- 32 CHL Stanley Avenue – Albert Street
- 44 PHCD Mimico Avenue between Station Road and Queen’s Avenue

The CHLs and PHCDs identified extend beyond the study zone, which is an arbitrary boundary. The Lake Crescent Estates, for example, extends to Royal York Road, and comprises several streets.

9.1 Data Sheets: Cultural Heritage Resources, Zone 2

The following tables list the structures and cultural landscapes in Zone 2 that have heritage potential and will require further study and evaluation if proposed developments will have an impact. If evaluation determines that an individual property or a cultural landscape meets the Criteria for Significance under either Part IV or Part V of the Act, the Policies and Standards outlined above will come into effect.

Site No.: 21 PHCD	Zone: 2	
Type: Cultural Heritage Landscape, workers' housing between the wars <i>N.B. a sampling of properties only is listed below. The examples given are not comprehensive</i>		
Location: South side of Alexander Street, lots 20, 21, 22 and part of 19, Survey Plan M246, Mimico		
Values: Design ✓ Historical Theme ✓ Environmental/Context ✓		
Heritage Character: The row of six houses is a candidate as a Cultural Heritage Landscape with a cohesive streetscape expressing the type of workers' housing that was being built in Mimico between the wars. Many of the people who lived in the general neighbourhood worked at factories within walking distance, such as the Ontario Sewer Pipe Co. Ltd. around the corner on Burlington Street. There are others of this design peppered through the town, but this is an especially good row of several that are only slightly modified.		
Description of Resources: Nos. 14, 16 (not illustrated) & 18 Alexander are the best preserved of the six cottages on the south side of the street. These are a very good collection of the type, with a compact plan, hipped roof and enclosed porch, built two per lot (based on the survey plan) extending in depth approximately twice the width. Setback, scale and materials are consistent through the street		
Integrity of Design High. The few modifications made to these houses have been on an appropriate scale using similar materials. Several streets in this area were similar in character. This section retains that character very well.		
Heritage Status merits further study and evaluation as a CHL, and potential HCD		
Site No.: 21a PHCD	Zone: 2	
Building/Property Name: 14 Alexander Street		
Property Description: Part of Lot 22, Survey Plan M246, Mimico Township of Etobicoke		
Type: worker's cottage Cultural Heritage Landscape		
Tombstone: built between 1924 & 1942		


Site No.: 21b PHCD	Zone: 2
Building/Property Name: 18 Alexander Street	
Property Description: Part of Lot 21, Survey Plan M246, Mimico, Township of Etobicoke	
Type: worker's cottage Cultural Heritage Landscape	
Tombstone: built between 1924 & 1942; builder/developer unknown	





Site No.: 22	Zone: 2
BHR	
Building/Property Name: 25 Alexander Street	
Property Description: Lot 31, survey plan M246, Mimico, Township of Etobicoke	
Type: foursquare	
Tombstone: built pre-1913	
Values: Design Historical Theme ✓ Environmental/Context ✓	



Description of Resources: This house has the appearance of a foursquare with a side gable instead of hipped roof, possibly because it is attached to no. 27
Integrity of Design: altered but some character retained, at first impressions, but changes over time are not clear
Heritage Status: listed

Site No.: 23	Zone: 2	
BHR		
Building/Property Name: 26 Alexander Street		
Property Description: Lot 19, Survey Plan M246, Mimico, Township of Etobicoke		
Type: Hybrid		
Tombstone: Between 1942 & 1947 (aerial photography)		
Values: Design: n/a Historical Theme: n/a Environmental/Context		
Description of Resources: Two-storey vernacular house, probably expanded from a 1920s 1½-storey brick house (visible at the side) with stucco-over-frame upper floor; additions likely made after the building was listed		
Integrity of Design: the original appearance of the 1940s house is not apparent		
Heritage Status: Listed, rationale not clear; recommend de-listing		

Site No.: 24	Zone: 2	
BHR		
Building/Property Name: 27 Alexander Street		
Property Description: Part of Lot 31, survey plan M246, Mimico, Township of Etobicoke		
Type: atypical		
Tombstone: Between 1913 and 1924 (Goad)		
Values: Design Historical Theme ✓ Environmental/Context ✓		
Description of Resources: The 1924 Goad shows a single unit on this site. It is not clear whether it was sub-divided from no. 25 after construction		
Integrity of Design: Moderately altered, some vestiges of character retained (scale, gambrel roof, bay window)		
Heritage: Listed		

Site No.: 25 BHR	Zone: 2	
Building/Property Name: 48 Burlington Street		
Property Description: Lot 293, Survey Plan M77, Mimico, Township of Etobicoke		
Type: unknown		
Tombstone: After 1913 (Goad shows a 1½-storey frame building on this lot)		
Values: Design: n/a Historical Theme: n/a Environmental/Context: n/a		
Description of Resources: Recently remodeled building of uncertain age; the character of the building has been transformed by the renovations		
Integrity of Design: none		
Heritage Status: Listed; recommend de-listing		

Site No.: 26 PHCD	Zone: 2
Type: Cultural Heritage Landscape <i>N.B. a sampling of properties only is listed below. The examples given are not comprehensive</i>	
Location: Lake Crescent, Dartmouth Avenue, Eastbourne Crescent between Royal York and Lake Shore Blvd (Crescent Point)	
Values: Design ✓ Historical Theme ✓ Environmental/Context ✓	
Heritage Character: Developed between 1910 and 1920, the area is a planned upscale residential neighbourhood promoted as being next door to the waterfront estates (see Figure 7). It has a very good selection of Edwardian Eclectic and Bungalow residences, and a distinctive character due to the mature trees, curved streets, setbacks and the overall quality of design	



Heritage Status
merits further study and evaluation as a CHL, and PHCD

Site No.: 26a PHCD	Zone: 2
Building/Property Name: 1 Dartmouth Avenue	
Property Description: Lot 154, Survey Plan no. M161, Mimico, Township of Etobicoke	
Type: Bungalow, shingle	
Tombstone: Built between 1913 & 1924 (Goad)	
Values: Design ✓ Historical Theme ✓ Environmental/Context ✓	



Site No.: 26b PHCD	Zone: 2
Building/Property Name: 32 Lake Crescent	
Property Description: Lot 104, Plan M161, Mimico, Township of Etobicoke	
Type: Edwardian Georgian Revival	
Tombstone: After 1924 (Goad), before 1942 (aerial photo)	
Values: Design ✓ Historical Theme ✓ Environmental/Context ✓	




Site No.: 26c PHCD	Zone: 2
Building/Property Name: 34 Lake Crescent	
Property Description: Lot 103, Plan M161, Mimico, Township of Etobicoke	
Type: Edwardian Eclectic, Georgian Revival	
Tombstone: Designed by John Charles Batstone Horwood for William H. Shaw, 1934	
Values: Design ✓ Historical Theme ✓ Environmental/Context ✓	

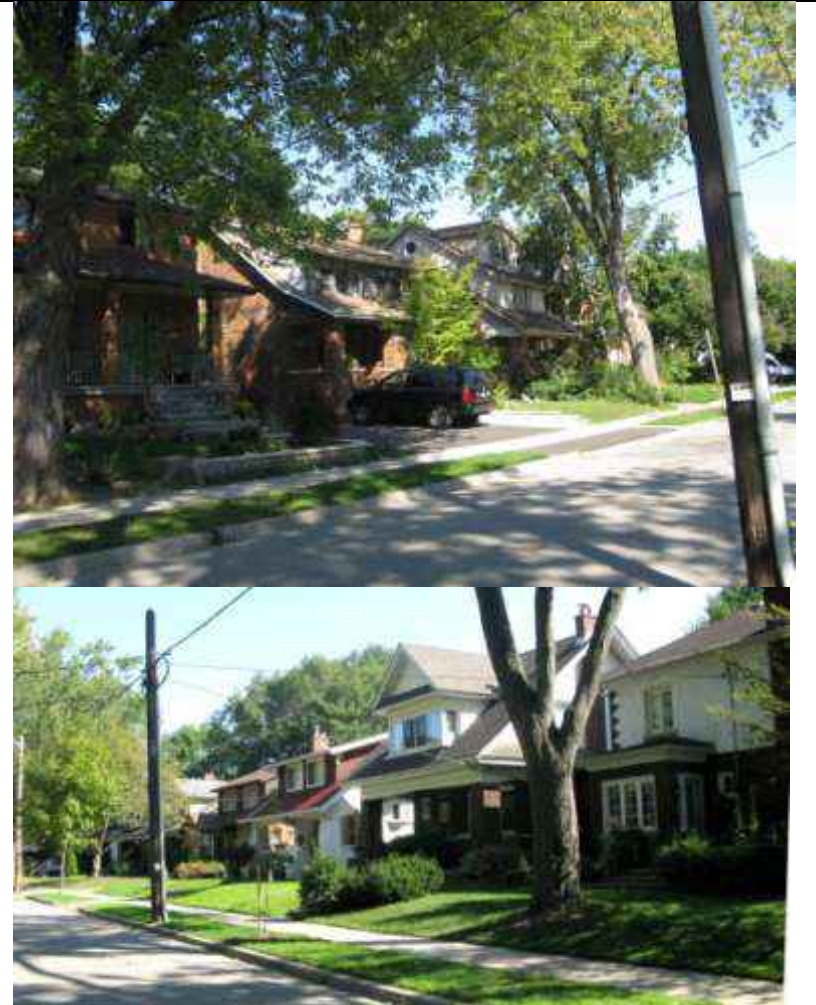


Site No.: 26d PHCD	Zone: 2
Building/Property Name: 41 Lake Crescent	
Property Description: Lot 155, Plan M161, Mimico, Township of Etobicoke	
Type: unclear, probably a Georgian Revival variation	
Tombstone: After 1924 (Goad), before 1942 (aerial photo)	
Values: Design ✓ Historical Theme ✓ Environmental/Context ✓	





Heritage Status: Listed


Site No.: 27 BHR	Zone: 2	
Building/Property Name: 12 Eastbourne Crescent		
Property Description: Lot 105, Survey Plan no. M161/1056, Mimico, Township of Etobicoke		
Type: Edwardian Eclectic, Georgian Revival		
Tombstone: Built for Nathaniel Annable in 1928		
Values: Design ✓ Historical Theme Environmental/Context		
Description of Resources: 2-storey brick residence with symmetrical 3-bay façade, round-headed entrance and French windows on the ground floor, flat-headed windows above; medium-pitched side-gable roof		
Integrity of Design: High		
Heritage Status: Listed; the house is incorrectly listed as a “century home”		


Site No.: 28 CHL	Zone: 2	
Type: Cultural Heritage Landscape <i>N.B. a sampling of properties only is listed below. The examples given are not comprehensive</i>		
Location: Eastbourne Crescent		
Values: Design ✓ Historical Theme ✓ Environmental/Context ✓		
Heritage Character: Very consistent design features and scale expressing the 1910s and 1920s; mature trees, boulevard sidewalks. There is a range of housing types, dominated by bungalows and foursquares, with a high level of integrity		

Heritage Status
merits further study and evaluation as a CHL

Site No.: 28a CHL	Zone: 2	
Building/Property Name: 15 Eastbourne Crescent		
Property Description: Lot 67, Survey Plan no. M328, Mimico, Township of Etobicoke		
Type: bungalow Classic bungalow form with minor alterations, retaining its character; contributes positively to the character of the streetscape		
Tombstone: Built between 1913-24 (Goad)		

Site No.: 28b CHL	Zone: 2	
Building/Property Name: 17 Eastbourne Crescent		
Property Description: Lot 66, Survey Plan no. M328, Mimico, Township of Etobicoke		
Type: Bungalow variation, this house has no verandah but incorporates most of the forms and massing of the type; also features an enclosed porch located asymmetrically		
Tombstone: Built between 1913-24 (Goad)		

Site No.: 29 BHR	Zone: 2	
Building/Property Name: 10 Lake Crescent, former W.H. Hunter Estate		
Property Description: Lot 7, Survey Plan no. 1737, Mimico, Township of Etobicoke		
Type: Edwardian Eclectic house		
Tombstone: Built 1899, for William Howard Hunter; 1980s converted to apartments; architect unknown		
Values: Design ✓ Historical Theme ✓ Environmental/Context ✓		
Description of Resources: The design features complex massing produced by a build-up of forms and cross-gables, with crow-step gables, bay windows and other details associated with Queen Anne Revival designs		
Integrity of Design: Moderate to high, with the exception of an unsympathetic sun room and some balconies for apartments		
Heritage Status: Listed		

Site No.: 07 BHR	Zone: 2	
Building/Property Name: 53 Mimico Avenue		
Property Description: "Block A", Survey Plan no. M134 (residue from subdivided farm of Francis Hendry)		
Type: Victorian farm residence		
Tombstone: Built ca. 1870s		
Values: Design ✓ Historical Theme ✓ Environmental/Context ✓		
Description of Resources: A classic L-plan 1½-storey brick farmhouse with side verandah and bay window; medium pitched roof, windows replaced		
Integrity of Design: some alterations and introduction of modern materials, but the building retains its character to a high degree		
Heritage Status: Listed		

Site No.: 30 PHCD **Zone: 2**

Type:
Cultural Heritage Landscape

Location:
North side Mimico Avenue from Station Road to Queens Avenue

Values:
Design ✓
Historical Theme ✓
Environmental/Context ✓



Heritage Character:
Four very good brick commercial buildings from the 1920s period of growth in Mimico

Integrity: moderate to high

Heritage Status: merits further study and evaluation as a CHL

Site No.: 30a **Zone: 2**
PHCD

Building/Property Name:
56-58 Mimico Avenue

Property Description:
Lot 180, Survey Plan no. 852, Mimico, Township of Etobicoke

Type:
Early 20th century commercial

Tombstone:
Built before 1924; unusual ornament features



Site No.: 30b PHCD **Zone: 2**

Building/Property Name:
78 Mimico Avenue

Property Description:
Lot 7 or 8, Survey Plan no. 852, Mimico, Township of Etobicoke

Type:
Early 20th century commercial

Tombstone:
Built 1919 as the Hillside Dairy by John Mackenzie and his son.




Site No.: 30c PHCD	Zone: 2
Building/Property Name: 84 Mimico Avenue	
Property Description: Lot 7, Survey Plan no. 852, Mimico, Township of Etobicoke	
Type: Early 20 th century commercial	
Tombstone: Built ca. 1923-24	



Site No.: 30d PHCD	Zone: 2
Building/Property Name: 86 Mimico Avenue	
Property Description: Lot 6, Survey Plan no. 852, Mimico, Township of Etobicoke	
Type: Commercial, Bank	
Tombstone: Built after 1922 as a Royal Bank	



Site No.: 31 BHR	Zone: 2	
Building/Property Name: 10 Primrose Avenue		
Property Description: Part of Lot 373, Survey Plan no. M77, Mimico, Township of Etobicoke		
Type: Workers' house		
Tombstone: Designed by John Charles Batstone Horwood for E. Hillam in 1941		
Values: Design ✓ Historical Theme Environmental/Context ✓		
Description of Resources: A very modest, architect-designed home; compact single storey rectangular plan with end gable, brick on a high moulded concrete block foundation		
Integrity of Design: high		
Heritage Status: Not listed; recommend further study and evaluation as a potential BHR		

Site No.: 32 BHR	Zone: 2	
Building/Property Name: 61 Primrose Avenue		
Property Description: Lot 363, Survey Plan no. M77, Mimico, Township of Etobicoke		
Type: Foursquare		
Tombstone:		
Values: Design Historical Theme ✓ Environmental/Context ✓		
Description of Resources: Brick 2-storey foursquare, foundation unknown, with hipped roof		
Integrity of Design: Alterations to the street façade likely, either by enclosing a previous verandah or extension of the façade towards the street; some window replacement		
Heritage Status: Listed, rationale not clear		

Site No.: 33 **Zone: 2**
PHCD

Type:
Cultural Heritage
Landscape, from 20 Stanley
Avenue to 39 Albert Street
*N.B. a sampling of
properties only is listed
below. The examples given
are not comprehensive*

Location:
Survey Plan M77

Values:
Design ✓
Historical Theme ✓
Environmental/Context ✓



Heritage Character:
The streetscape in this area was developed in the 1930s by Harry McGee, Vice-president at T. Eaton Co., as a make-work project to stimulate the local economy and attract development in Mimico. He contracted R. Herod to build single-family and duplex homes (11 buildings in all) along both streets in 1931 (*Advertiser*, 3 December 1931). The character of the group clearly expresses the era early in the Depression in the consistent design and details, due to the high degree of integrity.

Heritage Status: merits further study and evaluation as a CHL

Site No.: 33a PHCD **Zone: 2**

Building/Property Name:
28-30 Stanley Avenue

Property Description:
Survey Plan no. M77, revised

Type:
Duplex

Tombstone:
Built 1931-32 as part of a make-work
project, a very substantial brick structure



Site No.: 33b PHCD	Zone No.: 2
Building/Property Name: 37-39 Albert Street	
Property Description: Survey Plan no. M77, revised	
Type: Duplex	
Tombstone: Built 1931-32 as part of a make-work project, one of the more modest duplexes in the project	




Site No.: 33c PHCD	Zone No.: 2
Building/Property Name: 17 Stanley Avenue	
Property Description: Lot 309, Survey Plan no. M77, Mimico, Township of Etobicoke	
Type: Middle-class cottage	
Tombstone: Built before 1942; displays the influence of the castellated folly at Fetherstonhaugh Estate (see Typologies Table)	



Site No.: 33d PHCD	Zone No.: 2
Building/Property Name: 19 Stanley Avenue	
Property Description: Lot 308, Survey Plan no. M77, Mimico, Township of Etobicoke	
Type: Middle-class cottage	
Tombstone: Built before 1942; displays the influence of the castellated folly at the Fetherstonhaugh Estate (see Typologies Table)	



Site No.: 34 BHR	Zone: 2	
Building/Property Name: 46 Stanley Avenue		
Property Description: Lot 247, Survey Plan no. M77, Mimico, Township of Etobicoke		
Type: Late Victorian/early Edwardian		
Tombstone: Built ca.1907 for William Palk (1857-1936)		
Values: Design ✓ Historical Theme Environmental/Context ✓		
Description of Resources: Fine early 20 th century 2½-storey brick house, foundation unknown, with some nice features: elliptical-headed windows, single panel entrance with arched transom, stone sills, late-Victorian bay on the northwest corner, simple ornament in the eaves, full verandah		
Integrity of Design: High		
Heritage Status: Not listed; recommend further study and evaluation as a potential BHR		

Site No.: 35 BHR	Zone: 2
Building/Property Name: 49 Stanley Avenue	
Property Description: Lots 329, 330 & 331, Survey Plan no. M77, Mimico, Township of Etobicoke	
Type: Edwardian Eclectic	
Tombstone: Built 1908-9 by Ellis and Connery, architects, for Forbes Elliott Godfrey (reported in <i>Contract Record</i> , vol. xxii, 30 Dec. 1908, p. 27)	
Values: Design ✓ Historical Theme ✓ Environmental/Context ✓	



Description of Resources: Very large and rambling residence and surgery, now converted to apartments; features classical detailing: quoins, modillions, return eaves, former main façade is 3-bay symmetrical arrangement
Integrity of Design: Moderate to high, some minor additions, the front has been reoriented from Albert to Stanley
Heritage Status: Not listed; recommend further study and evaluation as a potential BHR The residence also housed the surgery of Dr. Forbes Elliott Godfrey (1867-1932), Ontario's first Minister of Health and a notable local figure. James Augustus Ellis (1856-1935) Ellis & Connery, architects, had a partnership from 1906-14. When William Connery opened his own office, James formed a partnership with his son, Howard Ellis. Ellis was very prolific and produced designs for public buildings, schools and residences across Southern Ontario

Site No.: 36 BHR	Zone: 2
Building/Property Name: <i>Trinidad</i> , 50 Stanley Avenue	
Property Description: Lot 214, Survey Plan M77, Mimico, Township of Etobicoke	
Type: Edwardian eclecticism, residential	
Tombstone: Built in 1912 for Andrew Dods (1882-1946)	
Values: Design ✓ Historical Theme ✓ Environmental/Context ✓	



Description of Resources:
The house is a two-and-a-half storey brick building with what appears to be a sun-room across the front that features a semi-circular north end. The side facades feature bay windows. The entire front was originally an open verandah with a sloped roof. The narrow door leading onto the roof of the sun-room was created from the original window when the roof of the verandah was flattened to provide a balcony that is visible in early photographs. A brass plaque with the name *Trinidad* is located over the entrance. It is unknown whether this dates from the Dods' residence or the addition of a later owner.


Integrity of Design:
The house has retained a great deal of its character in spite of some alterations.


Heritage Status: Listed
The house is associated with a local resident of some stature in the community. Andrew Dods became the president of the Ontario Sewer Pipe Company, Mimico's largest industry at the time, and participated in the public forum as the first clerk of the Town of Mimico, at councilor and a member of the Public Utilities Commission. An active member of the Conservative Party of Ontario, he was a magistrate during their tenure 1930-34.


Site No.: 37 BHR	Zone: 2
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Building/Property Name: 60 Stanley Avenue	
Property Description: Lot 211, Survey Plan no. M77, Mimico, Township of Etobicoke	
Type: Late Victorian residence	
Tombstone: Original section of the house was probably built during the third quarter of the 19 th century; large addition was made to the front ca. 1889 when it was purchased by Caesar Coxhead	
Values: Design ✓ Historical Theme ✓ Environmental/Context ✓	
Description of Resources: Large brick house on a stone foundation, remodeled from an earlier house on the site; additions comprise two 2½-storey extensions, the one on Stanley Avenue forming the main façade with a steeply pitched roof, 3-light windows on the first and second floors, and a round-headed window in the gable; treillage is typical of the 1880s in the gable peaks and on the entrance porch	
Integrity of Design: High	
Heritage Status: Listed Caesar Coxhead (1860-?) was a local building contractor	

Site No.: 38 BHR	Zone: 2	
Building/Property Name: Wesley Mimico United Church, 2 Station Road		
Property Description: Lots 3,4 & 5, Survey Plan no. 852, Mimico, Township of Etobicoke		
Type: Religious/Institutional		
Tombstone: Originally Mimico Methodist Church, designed by John Charles Batstone Horwood, 1922		
Values: Design ✓ Historical Theme ✓ Environmental/Context ✓		
Description of Resources: Romanesque Revival brick basilica with side tower		
Integrity of Design: High		
Heritage Status: Listed		

Site No.: 39 BHR	Zone: 2	
Building/Property Name: 33 Superior Avenue		
Property Description: Lot 336, Survey Plan no. M77, Mimico, Township of Etobicoke		
Type: Edwardian “Georgian Revival”		
Tombstone: Built between 1924-42 (Goad, aerial photos)		
Values: Design ✓ Historical Theme Environmental/Context ✓		
Description of Resources: Two-storey Georgian revival residence with symmetrical three-bay façade, hipped roof, end chimneys, stucco finish with red brick quoins and string course		
Integrity of Design: High – the building does not appear to be altered significantly		
Heritage Status: Not listed; recommend further study and evaluation as a potential BHR		

Site No.: 40 BHR	Zone: 2	
Building/Property Name: 41 Superior Avenue		
Property Description: Lot 335, Survey Plan no. M77, Mimico, Township of Etobicoke		
Type: Edwardian Eclectic residential		
Tombstone: Designed by American architect William G. Rantoul, built 1905 for Dr. William Woods; published in July 1905 <i>Ladies Home Journal</i> .		
Values: Design ✓ Historical Theme ✓ Environmental/Context ✓		
Description of Resources: Asymmetrical 2-storey house (probably) frame with stucco finish; shows some Stick Style features, such as exposed rafters, bay windows; the site is a significant part of the resource, and early photos indicate the gardens have been fixtures from the beginning		
Integrity of Design: Very high. Archival photographs indicate very few changes to the building from the original appearance		
Heritage Status: Not listed; recommend further study and evaluation as a potential BHR		


Site No.: 41 BHR	Zone: 2	
Building/Property Name: 70-72 Wheatfield Road		
Property Description: Lot 195, Survey Plan no. M134, Mimico, Township of Etobicoke		
Type: Late-Victorian (?) double house		
Tombstone: Built between 1913-1922 (Goad, street directory)		
Values: Design ✓ Historical Theme Environmental/Context ✓		
Description of Resources: An early 20 th century 1½-storey double house that is similar to the mid-19 th century form, in brick on a concrete foundation; roof is a medium-sloped side gable with central gables on each residence, each containing a bay window; the ground floor façade is not symmetrical, each unit with one large window, an off-centre door and a small window suggesting a side hall plan		
Integrity of Design: High; some changes to windows		
Heritage Status: Not listed; recommend further study and evaluation as a potential BHR		


Site No.: 42 BHR	Zone: 2
Building/Property Name: 41 Primrose Avenue	
Property Description: Lot 357, Survey Plan M77, Mimico, Township of Etobicoke	
Type: Bungalow	
Tombstone: Built 1923 for Charles Millar, Manager of the Ontario Sewer Pipe & Clay Industries Ltd., Mimico; designed by Mr. J McGonegal, Toronto; published in <i>Contract Record</i> (3 Oct. 1923, vol 37, no. 40)	
Values: Design ✓ Historical Theme ✓ Environmental/Context ✓	




Photo: Michael Harrison © 2011, used with permission

Description of Resource: An imaginative variation on the bungalow type that is reminiscent of Herbert's design for <i>Ormscliffe</i> (01a BHR); the roofline is an unusual bellcast form; symmetrical façade with three bays below, four above and original garage side wing (an early example of attached garage); whimsical trellises supporting the verandah roof are original design features; ground floor in brick, upper floor has stucco finish
Integrity of Design: Very high, virtually unchanged from the 1923 photograph in <i>Contract Record</i> , although windows have been replaced
Heritage Status: Not listed; recommend further study and evaluation as a potential BHR

Site No.: 43 BHR	Zone: 2	
Building/Property Name: 58 Wheatfield Road		
Property Description: Lot 218 Survey Plan no. M134, Mimico, Township of Etobicoke		
Type: Late Victorian form, simplified		
Tombstone: Built ca. 1908 for Alfred Baker		
Values: Design ✓ Historical Theme Environmental/Context ✓		
Description of Resources: L-plan house with a stucco finish, structural material unknown		
Integrity of Design: Appears to be high, although the stucco may be a later alteration		
Heritage Status: Listed		

Site No.: 44 BHR	Zone: 2	
Building/Property Name: Former Orange Hall, 46 Mimico Avenue		
Property Description: Lot 387, Survey Plan no. M77, Mimico, Township of Etobicoke		
Type: Meeting hall, institutional		
Tombstone: Built 1919 as a Great War memorial		
Values: Design ✓ Historical Theme ✓ Environmental/Context ✓		
Description of Resources: Vernacular meeting hall design, very typical of Masons, Loyal Orange Order, etc.; rectangular plan, end gable roof, medium pitch		
Integrity of Design: Very high, no significant changes to the exterior		
Heritage Status: not listed; recommend further study and evaluation as a potential BHR		

Site No.: 45 BHL	Zone 2	
Building/Property Name: Connaught Masonic Hall 23 Superior Avenue		
Property Description: Lot 339, Survey Plan no. M77, Mimico, Township of Etobicoke		
Tombstone: Built ca. 1920s, interior damaged by fire 1929, repairs carried out by architect John CB Horwood		
Type: Institutional, also as a courthouse		
Values: Design ✓ Historical Theme ✓ Environmental/Context ✓		
Description of Resource: Connaught Masonic Hall, built between 1913 and 1924 (FIP), an imposing two-storey brick structure with a symmetrical three-bay façade, divided by pilasters rising to a simple projecting entablature corbelled out from the wall surface; brick on a concrete foundation with concrete or stone sills and lintels, pressed metal cornice; entrance is very simple, marked with Masonic symbols		
Integrity of Design high		
Heritage Status merits further study and evaluation as a potential BHR		

10.0 Performance Standards Recommendations

10.1 Zone 1: Lake Shore Boulevard

Mimico by the Lake is identified as a Character Area in the *Avenues & Mid-Rise Buildings Study*.¹³

Mimico by the Lake is composed primarily of single-family homes, a significant cluster of walk-up apartment buildings, and a fine-grain retail character. Refer to Performance Standards #19D & #19E.

The Performance Standards cited refer to consistent cornice lines and the scale of the commercial street. While the commercial strip of Lake Shore Boulevard West through Mimico as a whole has not been identified as a CHL, several individual properties have been noted and the scale of the non-heritage buildings connecting these is an important factor in establishing the fine-grain character of the street. In addition, the width of the boulevard was established in 1928, due to the installation of a second line of track for the streetcar.¹⁴ The streetcar line is a significant factor in the development and character of Mimico.

Street level development along this part of Lake Shore Boulevard, between Humber Bay Park Road and Miles Road (Zone 1) should meet Performance Standards #19D & #19E.

10.2 Zone 2: Adjacent Heritage Resources

The Cultural Landscapes of Mimico are critical to its Heritage Values, retaining a level of cohesion and design integrity that is rare. It may be that the Heritage Conservation District is not the best tool for protecting the scale and character of these CHLs, however the same principles and goals should apply.

Beyond the performance standards applicable to Avenues in general, the following standards are applicable to Lake Shore Boulevard West and the adjacent areas:

Performance Standard #19A: Heritage Character Areas

All mid-rise buildings on the Avenues should respect and be sensitively integrated with heritage buildings in the context of Heritage Conservation District (HCDs).

Performance Standard #19B: Development in a Heritage Conservation District

¹³ Brook McIlroy Planning + Urban Design/Pace Architects, et al, May 2010, for the City of Toronto, p. A-24.

¹⁴ The *Avenues & Mid-Rise Buildings Study* incorrectly states that Lake Shore Boulevard West was widened to its present dimensions during the 1950s. This may be true of other sections of the road, but not in Mimico.

The character and values of HCDs must be respected to ensure that the district is not diminished by incremental or sweeping change.

- Development within an HCD must adhere to the guidelines of the district (see City’s guidelines: www.toronto.ca/heritage-preservation/heritage_districts.htm)
- New mid-rise development will be permitted in HCDs, as per the allowances in the individual HCD plans
- Where they are in place, HCDs shall prevail if there is a conflict

Performance Standard #19C: Development Adjacent to Heritage Properties

Development adjacent to heritage properties should be sensitive to, and not negatively impact, heritage properties.

- Mitigation measures must be taken to ensure the heritage properties are respected and not negatively impacted.
- New developments must not diminish the cultural heritage values or physical materials and identified attributes of the heritage property.
- Impacts to the perception of the heritage properties or its prominence within an existing context should be minimized.
- Sight lines and views to identified landmarks should not be encroached upon by new developments.

Performance Standard #19D: Character Area: Fine Grain Fabric

New mid-rise buildings in Character Areas that have a fine grain main street fabric should be designed to reflect a similar rhythm of entrances and multiple retail units.

- Vertical articulation should generally be consistent with the rhythm of adjacent main street buildings or façades.
- The street wall of buildings on the Avenues should be designed to create a comfortable yet highly animated pedestrian environment utilizing a rhythm of multiple retail frontages architecturally articulated through materials, numerous entrances, display windows, canopies and signage.

Performance Standard #19E: Character Area: Consistent Cornice Line

Buildings in a Character Area should maintain a consistent cornice line for the first step-back by establishing a “datum line” or an average of the existing cornice line.

- This front step-back for mid-block conditions should be a minimum of 1.5 metres and reference the average cornice line.
- This front step-back for corner conditions should be a minimum of 1.5 metres and continue the adjacent cornice line.

Performance Standard #19F: Character Area: Vertical Additions

Additions to existing buildings are an alternative to redevelopment projects on the Avenues, and should be encouraged in areas with an existing urban fabric.

- Additions will not exceed the overall maximum height for the site.
- Additions should fit within the permitted envelope (i.e. will meet all angular plane provisions outlined in the Performance Standards).

- Vertical additions should adhere to the Performance Standards that address façade articulation.
- Additions should not be more than 50% of the existing building height.

Performance Standard #19G: Character Area: Other Considerations

Additional “context sensitive” design and massing guidelines should be considered for development in Character Areas, including:

- Use of compatible building materials
- Consider the character & placement of existing signage
- Use of front and side step-backs to mitigate different building heights
- Minimize the height of blank walls
- Ground floor heights/characteristics of character or heritage buildings should also inform new development to enhance the pedestrian realm

11.0 Sources

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