

Authority: Etobicoke York Community Council Item 28.7,  
as adopted by City of Toronto Council on November 13, 14, 15 and 18, 2013

**CITY OF TORONTO**

**BY-LAW No. 913-2014**

**To designate the property at 2 Station Road (Wesley Mimico United Church) as being of cultural heritage value or interest.**

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

Whereas authority was granted by Council to designate the property at 2 Station Road (Wesley Mimico United Church) as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto caused to be served upon the owners of the land and premises known as 2 Station Road and upon the Ontario Heritage Trust, Notice of Intention to designate the property and caused the Notice of Intention to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the *Ontario Heritage Act*; and

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

Whereas no notice of objection was served upon the Clerk of the municipality;

The Council of the City of Toronto enacts:

1. The property at 2 Station Road, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 2 Station Road and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the *Ontario Heritage Act*.

Enacted and passed on August 28, 2014.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

**SCHEDULE "A"**  
**REASONS FOR DESIGNATION**  
**STATEMENT OF SIGNIFICANCE**

Description

The property at 2 Station Road is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under all three categories of design, associative and contextual values. Anchoring the northwest corner of Station Road and Mimico Avenue, Wesley Mimico United Church is a church dating to 1923 with an extension made in 1953. The property was recognized on the heritage inventory of the former City of Etobicoke prior to 1998, and listed on the City of Toronto Inventory of Heritage Properties in 2006.

Statement of Cultural Heritage Value

Wesley Mimico United Church has cultural heritage value as a well-crafted 20<sup>th</sup> century church that blends features of the Late Romanesque Revival and Neo Gothic (Modern Gothic) styles. Its exterior design is distinguished by the east tower on Station Road and the detailing of the south façade facing Mimico Avenue, which represents the seamless integration of the 1923 and 1953 parts of the complex. On the interior, the vaulted ceiling in the sanctuary (which is supported on two pillars through the use of an innovative steel framing system) and the suspended laminated wood floors are unique features of the design.

The architects for Wesley Mimico United Church, Horwood and White, are significant as important 20<sup>th</sup> century designers whose firm was a direct descendant of Henry Langley's practice. Its principals, J. C. B. Horwood and Murray A. White trained with Henry Langley and his nephew Edmund Burke, two of Toronto's most important historical architects, and continued their mentors' innovative approaches to design in their own practice. Both Horwood and White sought out additional training in the United States, bringing back skills in the latest American materials and methods that they applied in their extensive portfolio. Horwood and White's commission for Wesley Mimico United Church was a deeply personal one for Horwood, who was a member of its congregation and a Mimico resident. His son, architect Eric Horwood, who headed the firm of Horwood and White until 1969, designed the 1953 addition to Wesley Mimico United Church.

Wesley Mimico United Church is valued as an institution of significance in the community. Its roots lie in the introduction of Methodism to Etobicoke in the mid 19<sup>th</sup> century where the congregation first built a church in Mimico in 1863. Relocating to its current location in 1923 where it expanded 30 years later, Wesley Mimico United Church continues to serve the local community as a place of spiritual guidance and neighbourhood outreach.

Contextually, Wesley Mimico United Church has value for its historical and visual relationship to its setting in Mimico. Since the early 20<sup>th</sup> century, it has contributed to the institutional and historical core of the community northeast of Lake Shore Boulevard West and Royal York Road. Wesley Mimico United Church stands with other institutional buildings on the adjoining streets that contribute to and support the story of Mimico's development over 150 years and its sense of place today.

As an important institutional building with a distinctive tower that anchors a corner lot in the heart of the community, Wesley Mimico United Church is valued as a local landmark in Mimico.

### Heritage Attributes

The heritage attributes of the property at 2 Station Road are:

- The Wesley Mimico United Church building
- The placement, setting and orientation of the church building on the northwest corner of Station Road and Mimico Avenue
- The scale, form and massing of the long rectangular three-storey plan with the engaged transepts at the four corners and the narthex at the south end
- The materials, with brick cladding and brick, stone, wood and glass detailing
- The low-pitched gable roof with parapets, stone coping, and the clerestory with window openings
- On the principal (south) façade, the stepped frontispiece with stone and brick band courses and buttresses
- The main (south) entrance, where steps lead to a trio of round-arched openings, with a pair of wood doors with glass inserts and transoms in each opening
- Surmounting the south entry, the monumental round-arched opening that incorporates round and round-arched windows
- The fenestration on all elevations, with the round-arched and flat-headed window openings with brick trim, and the stained glass windows in some of the openings
- The buttresses on the east and west elevations that organize the pairs of window openings
- The square tower, which is located midway along the east elevation and has corbelled brickwork beneath a multi-side spire with gothic detailing (the original entrance to the church was on the east wall of the tower)

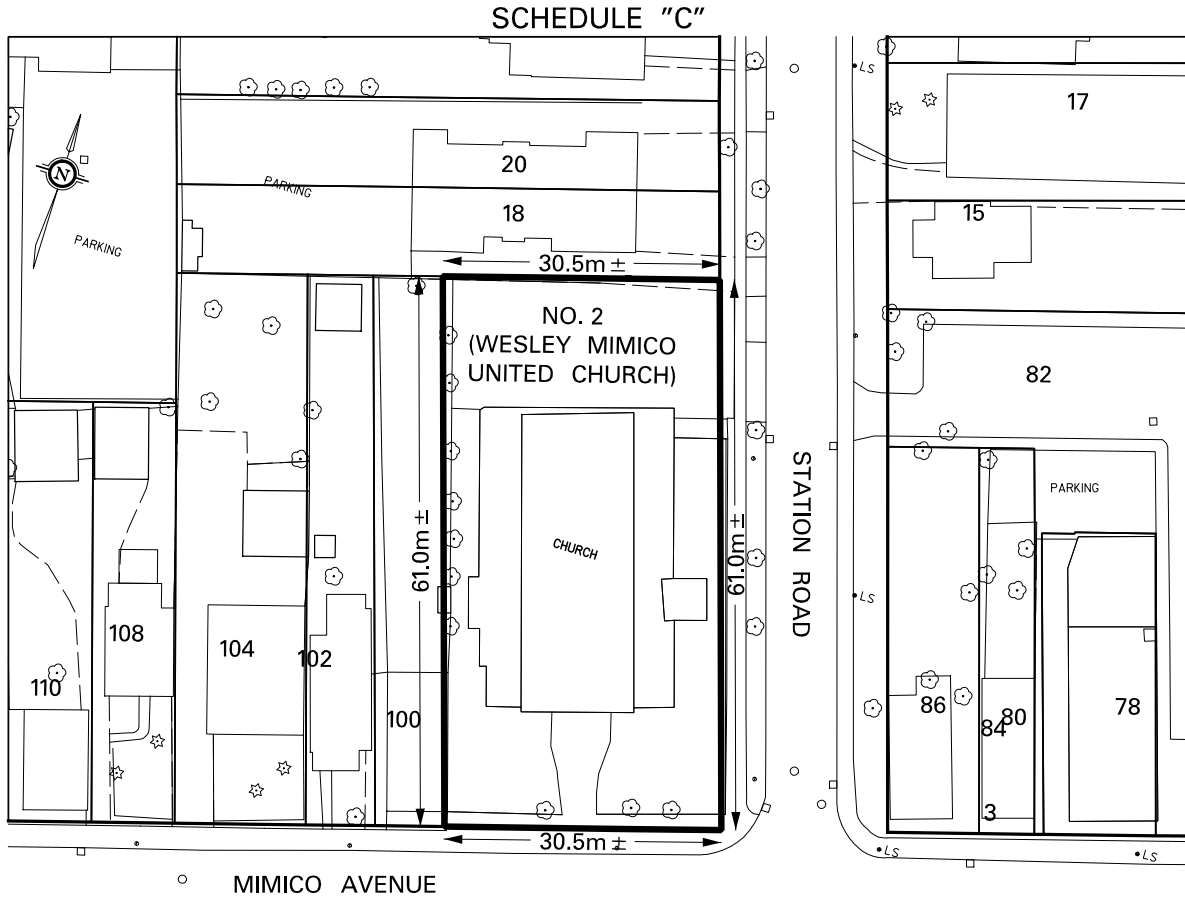
**SCHEDULE "B"**  
LEGAL DESCRIPTION

PIN 07615-0049 (LT)

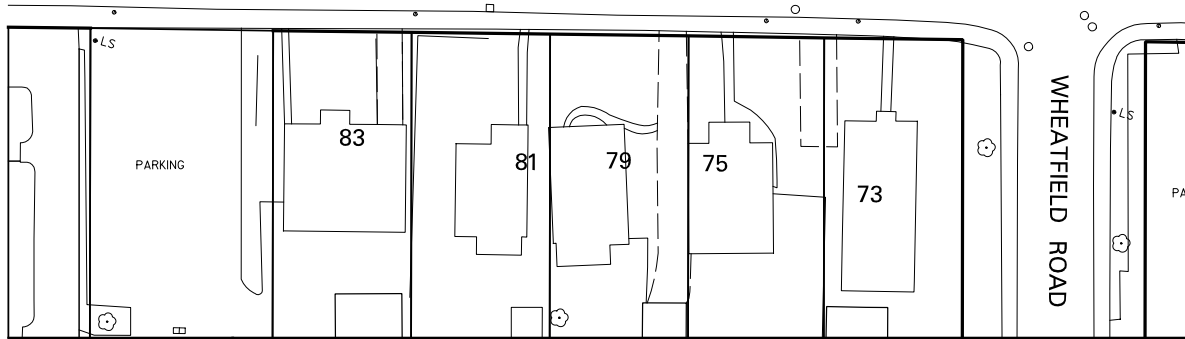
LTS 3, 4 & 5, PL 852

City of Toronto (former City of Etobicoke) and Province of Ontario  
Land Titles Division of the Toronto Registry Office (No. 66)

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2014-026 dated March 20, 2014, as set out in Schedule "C".



MIMICO AVENUE



WHEATFIELD ROAD

PROPERTY INFORMATION SHEET

NO. 2 STATION ROAD  
 (WESLEY MIMICO UNITED CHURCH)  
 LAND DESIGNATED AS BEING OF  
 CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)



ENGINEERING AND CONSTRUCTION SERVICES  
 ENGINEERING SERVICES  
 LAND AND PROPERTY SURVEYS

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

CHECKED BY: JOHN HOUSE  
 PREPARED BY: DWAYNE PITT

WARD 6 - ETOBICOKE-LAKESHORE  
 DATE: MARCH 20, 2014

SKETCH No. PS-2014-026