

Authority: Etobicoke York Community Council Item 9.13,  
as adopted by City of Toronto Council on September 21 and 22, 2011

**CITY OF TORONTO**

**BY-LAW No. 99-2015**

**To designate the property at 2669-2673 Lake Shore Boulevard West (Gardener's Cottage, Fetherstonhaugh Estate) 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 2669-2673 Lake Shore Boulevard West (Gardener's Cottage, Fetherstonhaugh Estate) 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 2669-2673 Lake Shore Boulevard West 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 no notice of objection was served upon the Clerk of the municipality; and

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

The Council of the City of Toronto enacts:

1. The property at 2669-2673 Lake Shore Boulevard West, 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 2669-2673 Lake Shore Boulevard West 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 December 11, 2014.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

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

Description

The property at 2669-2673 Lake Shore Boulevard West 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 the three categories of design, associative and contextual values. Located on the south side of Lake Shore Boulevard West, west of Royal York Road, the Gardener's Cottage associated with the Fetherstonhaugh Estate (1899) is a single-storey detached house form building.

Statement of Cultural Heritage Value

The Gardener's Cottage at the Fetherstonhaugh Estate has design value as a rare surviving auxiliary building associated with a lake front estate in Mimico. As a component of the estate, the Gardener's Cottage is associated with Frederick Barnard Fetherstonhaugh, who developed the waterfront properties as his permanent residence in 1899. An internationally known patent attorney, Fetherstonhaugh was also a motoring enthusiast who acquired the first electrically-powered automobile in Canada.

The Gardener's Cottage is also linked to the important Toronto architect, Henry Sproatt, who designed the structure to complement stylistically the main residence, Lynne Lodge (demolished). This commission is a rare example of Sproatt's solo career at the end of the 19<sup>th</sup> century, before he entered into a partnership with Ernest Rolph that produced the University of Toronto's Hart House and other local landmarks.

The Gardener's Cottage at the Fetherstonhaugh Estate contributes to an understanding of the historical development of Mimico, which originated as a model town for railway workers and developed to include a residential enclave along the shoreline of Lake Ontario where wealthy Torontonians, including F.B. Fetherstonhaugh, constructed waterfront estates.

Contextually, the Gardener's Cottage at the Fetherstonhaugh Estate is historically linked to its surroundings as a rare remnant of one of the earliest waterfront estates on Lake Shore Boulevard West that is indicative of the historical development of the residential community on Mimico's lake front beginning in the late 19th century.

Heritage Attributes

The heritage attributes of the property at 2669-2673 Lake Shore Boulevard West are:

- The single-storey detached house form building known as the Gardener's Cottage at the Fetherstonhaugh Estate
- The scale, form and massing on an L-shaped plan
- The materials, with wood siding and trim on a stone base
- The gable roof with flared eaves, twin ventilators, and segmental-arched gables on the west, south and north slopes, with window openings in the north and south gables

- On the principal (west) façade, the placement of the entry in the projecting north 'ell' where a flat-headed surround incorporates an entablature and narrow sidelights
- The fenestration that mixes different-sized flat-headed and round-arched openings, some of which are inset, and the buttresses organizing the openings on the west and east elevations
- The decorative detailing, with the columns on the oversized inset window on the south elevation and on the north wall
- The placement of the building on the sloped site overlooking the waterfront

**SCHEDULE "B"**  
LEGAL DESCRIPTION

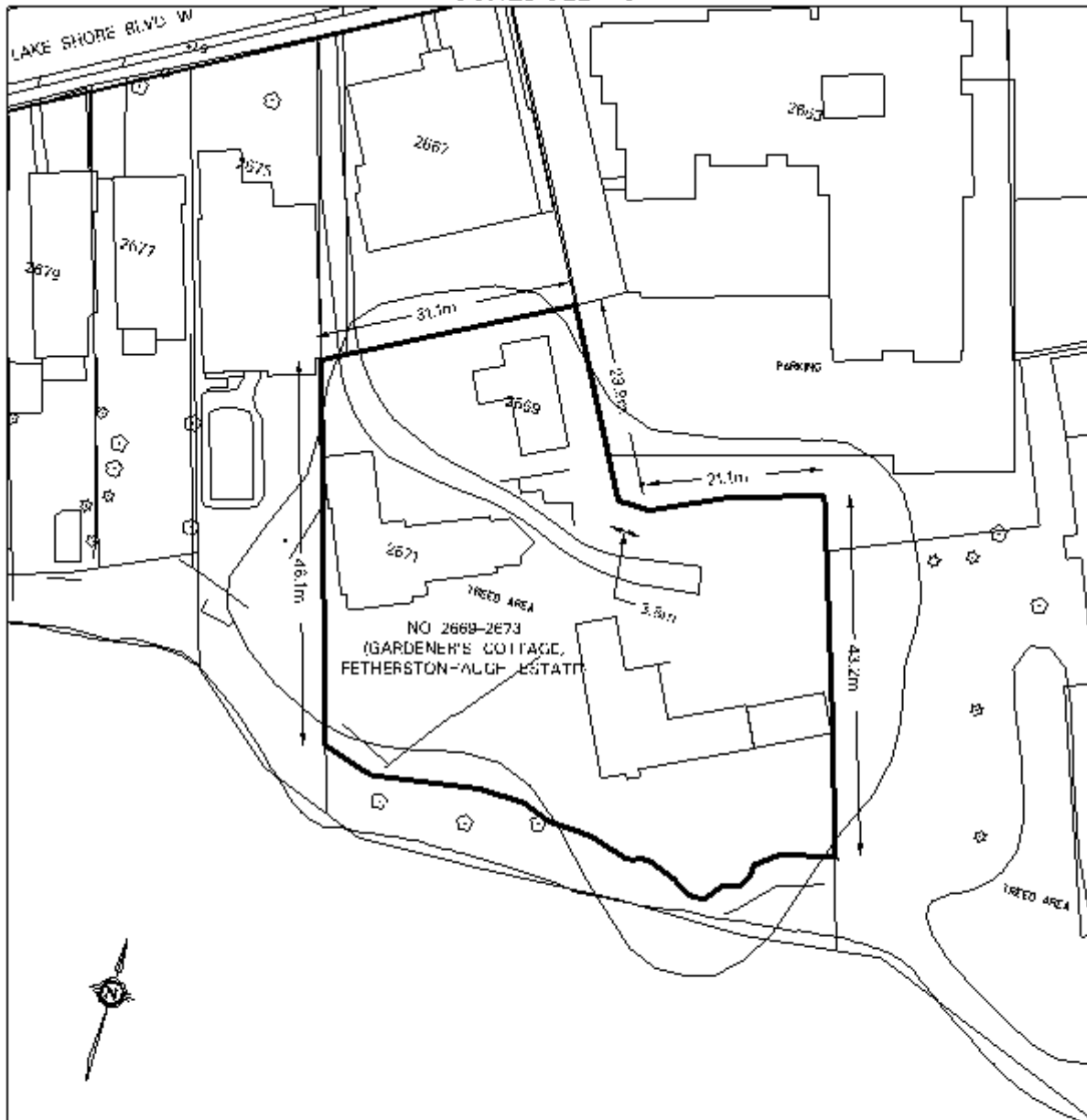
Part of PIN 07612-0124 (LT)

Parts of Lots 539, 540, 541 and 542 on Plan M-76 and part of Lot 1, Broken Front Concession and part of Water Lot in Lake Ontario designated as PART 2 on Plan 66R-25074

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-2014-124 dated November 13, 2014, as set out in Schedule "C".

SCHEDULE "C"



PROPERTY INFORMATION SHEET

NO. 2669-2673 LAKE SHORE BOULEVARD WEST  
 (GARDENER'S COTTAGE, FETHERSTONHAUGH ESTATE)  
 LAND DESIGNATED AS BEING OF  
 CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

NOTE:  
 THIS SKETCH IS NOT  
 A FINAL PLAN AND  
 HAS BEEN COMPLETED  
 FOR THE PURPOSES OF  
 OFFICE REVIEW ONLY AND  
 NOT BE USED EXCEPT FOR  
 OFFICIAL RECORDS  
 IN THE TITLE BOOK

DESIGNED BY: JOHN HULSE  
 PROVIDED BY: DWAYNE PITT

WARD: 6 - ETOBICOKE LACS IORE  
 DATE: NOVEMBER 13, 2014

SKETCH No. PS-2014-124