



Inclusion on the City of Toronto's Heritage Register, 96-98 Superior Avenue and 214 Queens Avenue and Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 98 Superior Avenue

Date: November 9, 2020

To: Toronto Preservation Board

Etobicoke York Community Council

From: Senior Manager, Heritage Planning, Urban Design, City Planning

Wards: Ward 3 - Etobicoke-Lakeshore

SUMMARY

This report recommends that the three properties at 96-98 Superior Avenue and 214 Queens Avenue be included on the City of Toronto's Heritage Register and that City Council state its intention to designate the property at 98 Superior Avenue under Part IV, Section 29 of the Ontario Heritage Act.

Located on the west side of Superior and Queens avenues at the convergence of the two streets, just south of Cavell Avenue and the CN railway, the three subject properties contain a fine, unique collection of early-20th century stone cottages in the Mimico area.

Staff have determined that all three properties have cultural heritage value and recommend that City Council include the properties at 96-98 Superior Avenue and 214 Queens Avenue on the City of Toronto's Heritage Register. The property at 98 Superior Avenue has design value as a well-designed house-form building constructed in 1923 that incorporates elements of the British-inspired Cottage style with its symmetrically-arranged principal elevation and stone cladding. The property represents one dwelling in a fine collection of three stone cottages (along with 96 Superior Avenue and 214 Queens Avenue) that is unique in the Mimico area.

The Province and the City's policies seek the conservation of cultural heritage resources. The property at 98 Superior Avenue is the subject of a Committee of Adjustment application, which was deferred at the August 2020 meeting at the request of both the local councillor and the Senior Manager, Heritage Planning, to allow time for staff to research and evaluate the property for cultural heritage value. Subsequently an application to demolish the existing building on the property at 98 Superior Avenue was

submitted to Toronto Building Department on November 2, 2020. Designation supports conservation of the property as it enables City Council to refuse demolition.

RECOMMENDATIONS

The Senior Manager, Heritage Planning, Urban Design, City Planning recommends that:

1. City Council include the following properties on the City of Toronto's Heritage Register:

96 Superior Avenue
98 Superior Avenue
214 Queens Avenue

2. City Council state its intention to designate the property at 98 Superior Avenue under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 98 Superior Avenue (Reasons for Designation) attached as Attachment 3 to the report, November 9, 2020, from the Senior Manager, Heritage Planning, Urban Design, City Planning.

3. If there are no objections to the designation in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the necessary bill in Council.

4. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the proposed designation to the Conservation Review Board.

5. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision to designate the property.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

The property at 98 Superior Avenue is the subject of a Committee of Adjustment application, which was deferred at the August 2020 meeting at the request of both the local councillor and the Senior Manager, Heritage Planning, to allow time for staff to research and evaluate the property for cultural heritage value.

<http://app.toronto.ca/AIC/index.do?folderRsn=J%2Bbo9GpN2gv%2Fy54XC2OLDA%3D%3D>

BACKGROUND

Heritage Planning Framework

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. Cultural heritage resources are considered irreplaceable and valuable assets that must be wisely protected and managed as part of planning for future growth under the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). Heritage Conservation is enabled through the Ontario Heritage Act. The City of Toronto's Official Plan implements provincial policy regime, the Planning Act, the Ontario Heritage Act and provides policies to guide decision making within the city.

Good planning within the provincial and municipal policy framework has at its foundation an understanding and appreciation for places of historic significance, and ensures the conservation of these resources are to be balanced with other provincial interests. Heritage resources may include buildings, structures, monuments, and geographic areas that have cultural heritage value or interest to a community, including an Indigenous community.

The Planning Act establishes the foundation for land use planning in Ontario, describing how land can be controlled and by whom. Section 2 of the Planning Act identifies heritage conservation as a matter of provincial interest and directs that municipalities shall have regard to the conservation of features of significant architectural, historical, archaeological or scientific interest. Heritage conservation contributes to other matters of provincial interest, including the promotion of built form that is well-designed, and that encourages a sense of place.

The Planning Act requires that all decisions affecting land use planning matters shall conform to the Growth Plan and shall be consistent with the Provincial Policy Statement, both of which position heritage as a key component in supporting key provincial principles and interests.

<https://www.ontario.ca/laws/statute/90p13>

The Provincial Policy Statement provides policy direction on land use planning in Ontario and is to be used by municipalities in the development of their official plans and to guide and inform decisions on planning matters, which shall be consistent with the Provincial Policy Statement. The Provincial Policy Statement articulates how and why heritage conservation is a component of good planning, explicitly requiring the conservation of cultural heritage and archaeological resources, alongside the pursuit of other provincial interests. The Provincial Policy Statement does so by linking heritage conservation to key policy directives, including building strong healthy communities, the wise use and management of resources, and protecting health and safety.

Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development states that long-term economic prosperity is supported by, among other

considerations, the promotion of well-designed built form and cultural planning, and the conservation of features that help define character. Section 2.6 Cultural Heritage and Archaeology subsequently directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved". Through the definition of conserved, built heritage resources, cultural heritage landscape and protected heritage property, the Provincial Policy Statement identifies the Ontario Heritage Act as the primary legislation through which heritage conservation will be implemented.

<https://www.ontario.ca/page/provincial-policy-statement-2020>

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) builds on the Provincial Policy Statement to establish a land use planning framework that supports complete communities, a thriving economy, a clean and healthy environment and social equity. Section 1.2.1 Guiding Principles states that policies in the plan seek to, among other principles, "conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Metis communities". Cultural heritage resources are understood as being irreplaceable, and are significant features that provide people with a sense of place. Section 4.2.7 Cultural Heritage Resources directs that cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas. Strategic growth areas include the downtown urban growth centre where this property is located.

<https://www.ontario.ca/document/place-grow-growth-plan-greater-golden-horseshoe>

The Ontario Heritage Act is the key provincial legislation for the conservation of cultural heritage resources in Ontario. It regulates, among other things, how municipal councils can identify and protect heritage resources, including archaeology, within municipal boundaries. This is largely achieved through listing on the City's Heritage Register, designation of individual properties under Part IV of the Ontario Heritage Act, or designation of districts under Part V of the Ontario Heritage Act.

Section 27 of the Ontario Heritage Act gives municipalities the authority to maintain and add to a publicly accessible heritage register. The City of Toronto's Heritage Register includes individual heritage properties that have been designated under Part IV, Section 29, properties in a heritage conservation district designated under Part V, Section 41 of the Act as well as properties that have not been designated but City Council believes to be of "cultural heritage value or interest."

Non-designated listed properties do not have any protection under the Ontario Heritage Act, except insofar as an owner must give the City a 60-day notice of his or her intention to demolish the listed property. Listing does not trigger maintenance requirements over and above existing property standards, it does not allow the City to withhold a building permit for non-demolition related alterations and it does not preclude a property from undergoing renovation or development.

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Ontario Heritage Act. The criteria are based on an

evaluation of design/physical value, historical and associative value and contextual value.

<https://www.ontario.ca/laws/statute/90o18>

<https://www.ontario.ca/laws/regulation/060009>

The City of Toronto's Official Plan contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. Indicating the integral role that heritage conservation plays in successful city-building, Section 3.1.5 of the Official Plan states that, "Cultural heritage is an important component of sustainable development and place making. The preservation of our cultural heritage is essential to the character of this urban and liveable City that can contribute to other social, cultural, economic and environmental goals of the City."

Policy 3.1.5.4 states that heritage resources on the City's Heritage Register "will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council." Policy 3.1.5.6 encourages the adaptive re-use of heritage properties while Policy 3.1.5.26 states that, when new construction on, or adjacent to, a property on the Heritage Register does occur, it will be designed to conserve the cultural heritage values, attributes and character of that property and will mitigate visual and physical impacts on it.

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

<https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

Heritage Impact Assessments (HIA) will be required for development applications that affect listed and designated properties. An HIA shall be considered when determining how a heritage property is to be conserved.

The Ontario Heritage Toolkit also provides guidance on designating properties of municipal significance. The Tool Kit provides direction on the purpose of designating heritage properties for identifying and protecting places in our communities that have cultural heritage value and is an important part of planning for the future, and of helping to guide change while keeping the buildings, structures and landscapes that give each of our communities its unique identity.

COMMENTS

Staff have completed the Heritage Property Research and Evaluation Report for the three properties at 96-98 Superior Avenue and 214 Queens Avenue and determined that they meet Ontario Regulation 9/06, the criteria prescribed for municipal designation

under Part IV, Section 29 of the Ontario Heritage Act, which the City also applies when considering properties for its Heritage Register.

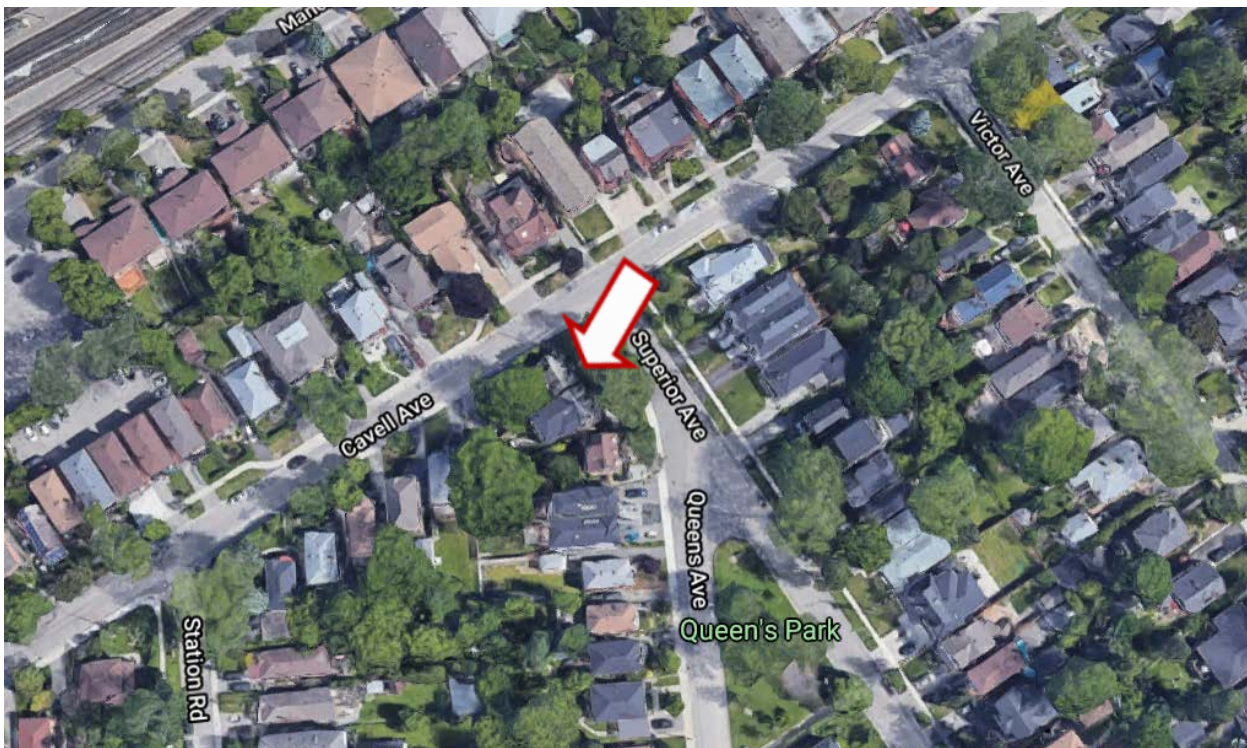
The Statement of Significance (Reasons for Designation) found in Attachment 3 is the Public Notice of Intention to Designate the property at 98 Superior Avenue and will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the property's owners and on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

96-98 SUPERIOR AVENUE AND 214 QUEENS AVENUE

Research and Evaluation according to Ontario Regulation 9/06



[Left to right]: Photos of the properties at 214 Queens Avenue, 96 and 98 Superior Avenue showing the principal (east) elevations (Heritage Planning [HP] 2020)



Aerial image of the three properties at 96-98 Superior Avenue and 214 Queens Avenue (Google, 2020)

1. DESCRIPTION

96-98 Superior Avenue and 214 Queens Avenue	
ADDRESS	96 Superior Avenue 98 Superior Avenue 214 Queens Avenue
WARD	Ward 3 – Etobicoke-Lakeshore
LEGAL DESCRIPTION	96 Superior Avenue: PLAN M77 Pt Lot 153 98 Superior Avenue: PLAN M77 Pt Lots 153 and 154 214 Queens Avenue: PLAN M77 Pt Lots 154 and 155
NEIGHBOURHOOD/COMMUNITY	Mimico
HISTORICAL NAME	Frederic J.A. Davidson Cottages
CONSTRUCTION DATE	1923
ORIGINAL OWNER	Frederic J.A. Davidson, PhD (1870-1946)
ORIGINAL USE	Residential (single-family dwellings)
CURRENT USE*	Residential (single-family dwellings)
ARCHITECT/BUILDER/DESIGNER	n/a
DESIGN/CONSTRUCTION/MATERIALS	Stone cladding with stone and wood detailing
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design, Contextual
HERITAGE STATUS	Cultural Heritage Evaluation
RECORDER	Heritage Planning: Liz McFarland
REPORT DATE	November 2020

2. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the properties at 96-98 Superior Avenue and 214 Queens Avenue, and applies evaluation criteria as set out in Ontario Regulation 9/06, under the headings of historical/associative, design/physical and contextual value to determine whether they merit designation under Part IV, Section 29 of the Ontario Heritage Act. The application of the criteria is found in Section 3 (Evaluation Checklist). The conclusions of the research and evaluation are found in the Conclusion of the report. Maps and Photographs are located in Attachment 1. The archival and contemporary sources for the research are found in Attachment 2. The Statements of Significance are contained in Attachments 3-5.

i. HISTORICAL TIMELINE

Key Date	Historical Event
1798	Following the first surveys of Etobicoke, Lake Shore Road (present-day Lake Shore Boulevard West) is opened along the shoreline west of the Humber River, providing access to and from York Township and York (Toronto)
1809	A bridge is built across the Humber River, linking Etobicoke and York Townships
1850	The Township of Etobicoke is incorporated
1854	James Lukin Robinson acquires the acreage described as Lot D, Range E on the Lake and Humber River in Etobicoke Township
1855	The Hamilton and Toronto Railway builds a line between the two cities, opening a station in Mimico on the north side of the tracks, east of Church Street (present-day Royal York Road)
1856 Jan	A "Plan of the Town of Mimico...and adjoining the railway station" is surveyed, inspired by the "model towns" designed for industrial workers in England with streets named for places including Manchester (Image 2)
1867	A "reconnaissance sketch" illustrates the settlement at Mimico to date (Image 3)
1878	Miles' Historical Atlas of York County shows the expansion of Mimico adjoining the railway tracks (Image 4)
1893	To the south, the opening of the Toronto and Mimico Railway's radial line along Lake Shore Road offers an additional transportation link between the communities
1905	With the increase in the local population, Mimico is incorporated as a Police Village
1921	The tax assessment rolls for this year indicate that eight adjacent building lots on Superior Avenue and Queens Avenue were owned by the scholar and University of Toronto professor, Frederic J. A. Davidson (1870-1946).
1923	Building records indicate that the three subject stone house-form buildings were constructed by this year; Historical maps indicate that the Superior properties were built first, followed by 214 Queens Avenue (Image 5)
1948	The Davidson Prizes Competition is instituted at UofT in memory of F.J.A. Davidson for the best essays in English and French literature.
1967	Mimico joins the Borough of Etobicoke
1984	The Borough of Etobicoke is incorporated as a City
1998	Etobicoke becomes part of the amalgamated City of Toronto
2020	A Committee of Adjustment application is submitted to the City to alter the existing property at 98 Superior Avenue from a 1.5-storey single family dwelling to a triplex.

ii. HISTORICAL BACKGROUND

The following section outlines the history and facts related to the properties, which are the basis for determining 'Historical and Associative Value' according to O. Reg. 9/06 Criteria.

Mimico

The properties at 96-98 Superior Avenue and 214 Queens Avenue are located in Mimico, the lakeshore community at the west end of Toronto. The area originated as part of Etobicoke Township, which was first surveyed in the late-18th century into farm lots that were granted to military and government officials associated with the provincial government. Despite the opening of Lake Shore Road (present-day Lake Shore Boulevard West) along the Lake Ontario shoreline (1798), followed by a bridge over the Humber River (1809), development was delayed until the mid-19th century when the Toronto and Hamilton Railway extended its line across the south end of Etobicoke and opened a station on the north side of the tracks, east of present-day Royal York Road.¹ With this event, "the impact of the railway was the determining factor in the emergence of a village and would continue to shape the growth of the community."² In 1856, the adjoining land was surveyed for the "Town of Mimico," a proposed "model town" for railway workers, which was based on English precedents. The subsequent growth of Mimico was spurred in the 1890s with the arrival of the Toronto and Mimico Radial Railway on Lake Shore Road, which eased the commuting distance between the two communities.³

Owner: Frederic J. A. Davidson

The son of a wealthy timber merchant, Frederic J. A. Davidson, PhD (1870-1946) earned degrees in languages from the University of Toronto and Leipzig, Germany. Following teaching posts at Stanford University and the University of Cincinnati, Davidson returned to Toronto and took up a professorship at UofT's University College.

Davidson was also actively engaged in Toronto real estate speculation. By 1911, Davidson had purchased over 20 acres bounded by Royal York Road in the west and Mimico Creek in the east. On this sprawling lot and fronting Royal York Road, the dwelling known as 'Brookwood' was built: a 1.5-storey stone house with a cedar shingle roof punctuated by symmetrically-arranged eyebrow dormers (Image 6). The house was demolished in 1961 to make way for Kingsmill Secondary School, now Bishop Allen Academy.⁴

1 The line was absorbed by the Great Western Railway, followed by the Grand Trunk Railway and, in the 1920s, Canadian National Railways (CNR). The Mimico Station as constructed for the GTR in 1917 was later moved to the south side of the tracks, west of Royal York Road, and again in the early 21st century to Coronation Park adjoining the northwest corner of Royal York Road and Judson Street

2 <http://www.cnr-in-ontario.com/Reports/index.html?http://www.cnr-in-ontario.com/Reports/RSR-142.html>

3 During this era, a hotel opened on Manchester Street, across the tracks from the train station on the property including present-day 1 Blue Goose Street, which is a heritage property designated under Part IV, Section 29 of the Ontario Heritage Act.

4 Harris

By 1921, Davidson had purchased eight building lots on Superior and Queens Avenues in Mimico, including Lots 153-155 upon which the stone cottages at 96-98 Superior Avenue and 214 Queens Avenue would be built in 1922-1923.⁵

iii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the properties which will establish the basis for determining 'Design and Physical Value' according to O. Reg. 9/06 Criteria.

Current photographs of the Frederic J. A. Davidson Cottages are found on the cover and in Section 6 of this report. These 1.5-storey stone dwellings constructed together between 1922-1923 display features of cottages typically built in the nineteenth century. The Cottage style draws on architectural handbooks available in North America from England by the early 1800s that included a variety of residential plans and styles for home construction. The three house-form buildings at 96-98 Superior Avenue and Queens Avenue display the block plan, stone construction and symmetrical openings on the principal (east) elevation that are all characteristic features of the Cottage style.

Whereas the Victorian-era Ontario Cottage became known as such for its small gable and pointed or round-arched window (both centred over the main entrance), the Frederic J. A. Davidson Cottages instead incorporate Neo-Classical styling in the alternation of the three pointed and round dormer roofs symmetrically placed over the ground floor openings on the main gable roof. All three gable roofs include a centred shed dormer on the rear (west) elevation, though this element has been lost at 96 Superior Avenue by a recent 2-storey rear addition to the house. The gable roof at 96 and 98 Superior Avenue are clad with cedar shingles, which was likely the original cladding material.⁶ The segmental arched openings on the ground floor of the cottages are framed by stone voussoirs and keystone detailing at the lintel and stone sills. The awning treatments and porticos around the main entrance at all three properties are later additions (Images 7-11).

iv. CONTEXT

The following section provides contextual information and analysis related to the property which is the basis for determining 'Contextual Value' according to O. Reg. 9/06 Criteria.

The City of Toronto Property Data Map attached as Image 1 (Section 6 below) shows the site of the properties at 96-98 Superior Avenue and 214 Queens Avenue.

Located on the west side of Superior and Queens Avenues, where the two streets converge around Queens Avenue Parkette and just south of Cavell Avenue, this unique

⁵ All of these lots (153-161) are indicated in the tax assessment rolls as being located on Queens Road until 1922. After that year, they are referred to as being located on Superior Avenue and Queens Avenue, not Road.

⁶ An archival photograph of Davidson's 'Brookwood' house on Royal York Rd (now demolished) shows it was also a stone cottage with a cedar shingle roof.

grouping of three stone dwellings now known as the Frederic J. A. Davidson Cottages share the block with several other properties already included on the City of Toronto's Heritage Register: 107 Superior Avenue, 50, 54, 58-62 Cavell Avenue and 60 Stanley Avenue. Also in the immediate vicinity stands the Blue Goose Tavern at 1 Blue Goose Street which is designated under Part IV, Section 29 of the Ontario Heritage Act. Together, these properties represent significant extant examples of the early residential and commercial history of Mimico as a model railway town at the western edge of Toronto.

3. EVALUATION AND APPLICATION OF O.REG 9/06 CRITERIA

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. The criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, and the City of Toronto also uses these criteria when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. There are three categories for a total of nine criteria under O. Reg 9/06. A property is only required to meet one of the criteria to warrant designation.

The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or X if it is applicable to the property, with explanatory text below.

All three subject properties are being evaluated together in the checklist below, as they were constructed together in 1923 as an adjacent set with identical form and features.

96 and 98 Superior Avenue & 214 Queens Avenue:

DESIGN OR PHYSICAL VALUE

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	X
ii. displays high degree of craftsmanship or artistic merit	X
iii. demonstrates high degree of scientific or technical achievement	N/A

Representative example of a style

The three properties at 96-98 Superior Avenue and 214 Queens Avenue have design value as identical well-designed house-form buildings constructed together in 1923 that incorporate elements of the British-inspired Cottage style with their symmetrically-arranged principal elevations and stone cladding.

Unique example of a material and construction method

The subject properties are noteworthy for their fine stonework with the split-faced, grey sandstone ashlar likely having been locally-sourced from Mimico Creek. The use of this

stone on all four elevations of the three buildings represents a unique instance of employing this construction method and materiality for residential dwellings in the area.

HISTORICAL OR ASSOCIATIVE VALUE

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	X
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N/A
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

Direct associations with a person who is significant to a community

The properties at 96-98 Superior Avenue and 214 Queens Avenue are valued for their association with the prominent scholar and University of Toronto professor, Frederic J. A. Davidson (1870-1946). Since 1948, Davidson's contribution to the study of languages has been commemorated by University College in the form of the annual Davidson Prizes Competition for the best essays in English and French literature.

In addition to the three stone cottages at 96-98 Superior Avenue and 214 Queens Avenue, Davidson built the large stone dwelling in the City's west end known as 'Brookwood'. The house on this property fronting on Royal York Road and backing onto Mimico Creek was demolished in 1961 but remembered as a local landmark.

CONTEXTUAL VALUE

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	X
ii. physically, functionally, visually or historically linked to its surroundings	X
iii. landmark	N/A

Important in defining, maintaining or supporting the character of an area

Contextually, the properties at 96-98 Superior Avenue and 214 Queens Avenue have cultural heritage value for defining, maintaining and supporting the character of the Mimico neighbourhood. Their appearance reflects the early-twentieth century development of the area as a model railway town at the western edge of Toronto, where local rail workers and manufacturers settled in proximity to their workplaces or commuter lines.

Physically, functionally, visually or historically linked to its surroundings

The properties at 96-98 Superior Avenue and 214 Queens Avenue are valued for their visual and historical links to the history of Mimico, from its origins as a community linked to the railway, to its development and evolution as an independent municipality. This

unique grouping of stone cottages date to the area's earliest phase of residential development following its subdivision.

CONCLUSION

Staff have completed the Research and Evaluation Report for the properties at 96-98 Superior Avenue and 214 Queens Avenue and determined that the properties meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under all three categories of design, associative and contextual value.

The properties now known as the Frederic J. A. Davidson Cottages at 96-98 Superior Avenue and 214 Queens Avenue contain 1.5-storey identical house-form buildings built together in 1922-1923 and representing a unique collection of stone cottages in the Mimico area. Davidson was the original owner of these properties, as well as an esteemed University of Toronto professor whose contribution to the study of languages has been commemorated since 1948 in the annual Davidson Prizes Competition for best essays in English and French literature.

All three of the subject properties have cultural heritage value as fine examples of the Cottage style incorporating stone construction on all four elevations with stone detailing and Neo-Classical dormer roofs. The stone was likely locally sourced from Mimico Creek. This set of three stone dwellings, together, represent a unique instance of this style and construction method in the Mimico neighbourhood.

Contextually, the Frederic J. A. Davidson Cottages are visually and historically linked to their setting on the west side of Superior and Queens Avenues at the convergence of the two streets just south of Cavell Avenue and the CN railway, along with several other significant residential and commercial properties nearby that are already included on the City of Toronto's Heritage Register, they recall the history of Mimico and its early-twentieth century development as a model railway town.

Staff have determined that all three properties have cultural heritage value and recommend that City Council include the properties at 96-98 Superior Avenue and 214 Queens Avenue on the City of Toronto's Heritage Register, but does not recommend that City Council state its intention to designate the individual properties at 96 Superior Avenue and 214 Queens Avenue under Part IV, Section 29 of the Ontario Heritage Act at this time since they are not threatened with demolition.

If designated, City Council can review alterations to the site at 98 Superior Avenue, enforce heritage property standards and maintenance, and refuse demolition.

The Statement of Significance (Attachment 3) for 98 Superior Avenue comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

CONTACT

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ATTACHMENTS

Attachment 1 – Maps and Photographs
Attachment 2 – List of Research Sources
Attachment 3 – Statement of Significance (Reasons for Designation) 98 Superior Avenue
Attachment 4 – Statement of Significance (Reasons for Inclusion) 96 Superior Avenue
Attachment 5 – Statement of Significance (Reasons for Inclusion) 214 Queens Avenue



1. This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the site of the properties at 96-98 Superior Avenue and 214 Queens Avenue (City of Toronto, I-View Map, 2020)

Please note: all maps are oriented with north at the top, unless otherwise indicated



2. Browne's Plan of Mimico, 1856.



3. Sketch of Mimico, 1867.



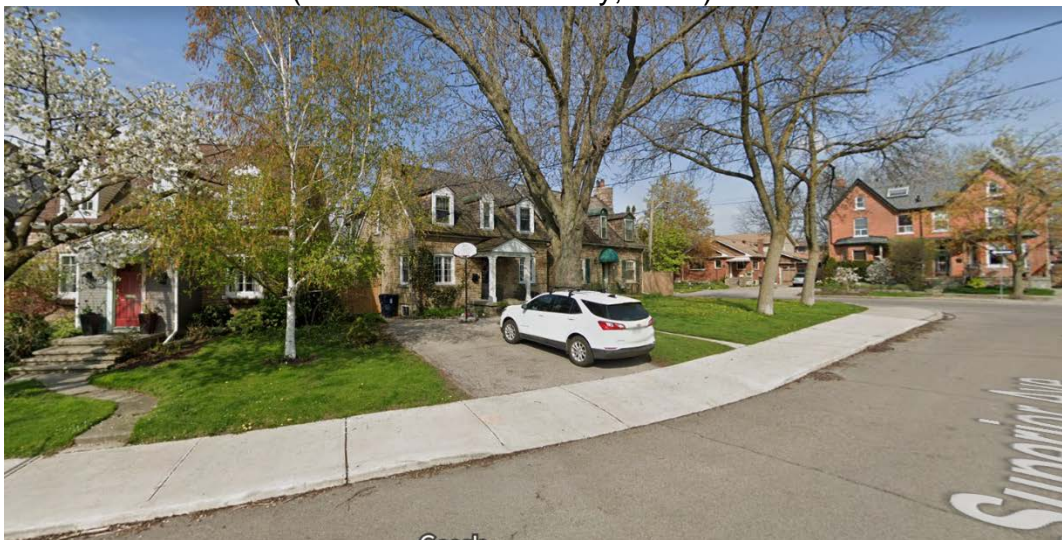
4. Miles' York County Atlas, 1878.



5. 1924 map contains information from the previous year (1923) and indicates that both 96 and 98 Superior Avenue are already completed. The dwelling at 214 Queens Avenue would be constructed later the same year. (Goold's Historical Atlas)



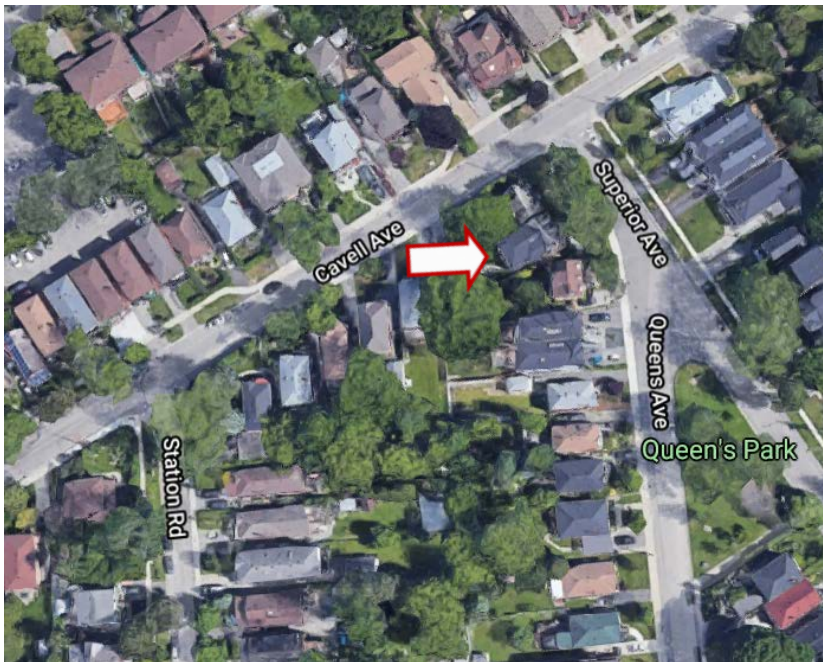
6. Frederic J. A. Davidson's 'Brookwood' built after 1911 on the east side of Royal York Road and backing onto Mimico Creek. Like Davidson's later houses at 96-98 Superior Avenue and 214 Queens Avenue, 'Brookwood' displays a cedar shingle gable roof and 1.5-storey block plan dwelling constructed of stone that was also likely locally sourced from Mimico Creek. (Toronto Public Library, 1955).



7. Panoramic image looking northwest and showing (from left to right) the principal elevation of the properties at 214 Queens Avenue and 96-98 Superior Avenue, a unique collection of identical stone cottages in the Mimico area. At far right are the heritage properties at 58 and 60 Cavell Avenue, which are included on the City of Toronto's Heritage Register (Google, 2020)



8. Current photograph of 98 Superior Avenue showing the neo-classically inspired dormer window roofs. Note: at the time of writing this report, the property has been boarded up. (Heritage Planning, 2020)



9. Birdseye view showing the three subject properties. The arrow indicates an addition to the rear of 96 Superior Avenue (Google, 2020)



10 and 11. Current photographs detailing the fine craftsmanship of the stonework on all three cottages with the stone (allegedly locally sourced from Mimico Creek) being used on all four elevations and decorative detailing employed for the lintels of all openings in the form of stone voussoirs and keystones. (Heritage Planning, 2020)

Archival Sources

- Abstract Indices of Deeds, Subdivision 1, Plan M77, Lots 153-155
- City Directories, 1921-1930 (City of Toronto Archives [CTA])
- Cotterrell, Illustrated Atlas of the County of York, 1878
- Davidson, Frederick J.A., "Brookwood", Royal York Road, east side, north of Oakfield Drive, 1955 (Toronto Public Library)
- Goads Atlases, 1884-1924 (CTA)
- Gehle, Fawkes and Hassard, Toronto District Sketch Sheets of a Reconnaissance of the Country between the Rivers Humber and Etobicoke from the Shore of Lake Ontario to Dundas Street, 1867
- Miles, Historical Atlas of the County of York, 1878
- Tremaine, Map of the City of Toronto and County of York, 1868

Secondary Sources

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<http://www.geologyontario.mndmf.gov.on.ca/mndmfiles/pub/data/imaging/IMR014/IMR014.pdf>

The property at 98 Superior Avenue is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

Located on the south-west corner of Superior Avenue and Cavell Avenue in Mimico, the property at 98 Superior Avenue is a 1.5-storey house-form building constructed in 1923. Built together with the adjacent properties at 96 Superior Avenue and 214 Queens Avenue directly to the south, this building represents one of only three early-20th century stone cottages located in this area.

Statement of Cultural Heritage Value

Physical and Design Value

The property at 98 Superior Avenue has design value as a well-designed house-form building constructed in 1923 that incorporates elements of the British-inspired Cottage style with its symmetrically-arranged principal elevation and stone cladding. The property represents one dwelling in a fine collection of three stone cottages (along with 96 Superior Avenue and 214 Queens Avenue) that is unique in the Mimico area.

The property at 98 Superior Avenue, along with the adjacent properties at 96 Superior Avenue and 214 Queens Avenue, is noteworthy for its fine stonework with the split-faced, grey sandstone ashlar likely having been locally-sourced from the Mimico Creek. The use of this stone on all four elevations represents a unique instance of employing this construction method and materiality for residential dwellings in the area.

Historical and Associative Value

The properties at 96-98 Superior Avenue and 214 Queens Avenue are valued for their association with the prominent scholar and University of Toronto professor, Frederic J. A. Davidson (1870-1946). Since 1948, Davidson's contribution to the study of languages has been commemorated by University College in the form of the annual Davidson Prizes Competition for the best essays in English and French literature.

In addition to the three stone cottages at 96-98 Superior Avenue and 214 Queens Avenue, Davidson built the large stone dwelling in the City's west end known as 'Brookwood'. The house on this property fronting on Royal York Road and backing onto Mimico Creek was demolished in 1961 but remembered as a local landmark.

Contextual Value

Contextually, the property at 98 Superior Avenue, along with the adjacent properties at 96 Superior Avenue and 214 Queens Avenue, has cultural heritage value for defining, maintaining and supporting the character of the Mimico neighbourhood. Their appearance reflects the early-twentieth century development of the area as a model

railway town at the western edge of Toronto, where local rail workers and manufacturers settled in proximity to their workplaces or commuter lines.

The properties at 96-98 Superior Avenue and 214 Queens Avenue are valued for their visual and historical links to the history of Mimico, from its origins as a community linked to the railway, to its development and evolution as an independent municipality. This unique grouping of stone cottages dates to the area's earliest phase of residential development following its subdivision.

Heritage Attributes of 98 Superior Avenue are:

- The setback, placement and orientation of the building on its lot on the southwest corner of Superior and Cavell Avenues
- The scale, form and massing of the 1.5-storey plan
- The materials, with the grey sandstone ashlar cladding and the stone and wood detailing
- The gable roof with its chimney at the north end and punctuated by three evenly-spaced dormers. The outer two dormers are capped with gable roofs and the middle dormer centred above the main entrance has a barrel roof
- The principal (east) elevation of the building, which is organized into three bays
- On the principal (east) elevation, the symmetrical arrangement of the segmental-arched window openings to either side of the centred main entrance
- The sandstone lintels with their keystones above the rough-cut stone sills

The property at 96 Superior Avenue is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

Located on the west side of Superior Avenue south of Cavell Avenue in Mimico, the property at 96 Superior Avenue is a 1.5-storey house-form building constructed in 1923. Built together with the adjacent properties at 98 Superior Avenue and 214 Queens Avenue, this building represents one of only three early-20th century stone cottages located in this area.

Statement of Cultural Heritage Value

Physical and Design Value

The property at 96 Superior Avenue has design value as a well-designed house-form building constructed in 1923 that incorporates elements of the British-inspired Cottage style with its symmetrically-arranged principal elevation and stone cladding. The property represents one dwelling in a fine collection of three stone cottages (along with 98 Superior Avenue and 214 Queens Avenue) that is unique in the Mimico area.

The property at 96 Superior Avenue, along with the adjacent properties at 98 Superior Avenue and 214 Queens Avenue, is noteworthy for its fine stonework with the split-faced, grey sandstone ashlar likely having been locally-sourced from the Mimico Creek. The use of this stone on all four elevations represents a unique instance of employing this construction method and materiality for residential dwellings in the area.

Historical and Associative Value

The properties at 96-98 Superior Avenue and 214 Queens Avenue are valued for their association with the prominent scholar and University of Toronto professor, Frederic J. A. Davidson (1870-1946). Since 1948, Davidson's contribution to the study of languages has been commemorated by University College in the form of the annual Davidson Prizes Competition for the best essays in English and French literature.

In addition to the three stone cottages at 96-98 Superior Avenue and 214 Queens Avenue, Davidson built the large stone dwelling in the City's west end known as 'Brookwood'. The house on this property fronting on Royal York Road and backing onto Mimico Creek was demolished in 1961 but remembered as a local landmark.

Contextual Value

Contextually, the property at 96 Superior Avenue, along with the adjacent properties at 98 Superior Avenue and 214 Queens Avenue, has cultural heritage value for defining, maintaining and supporting the character of the Mimico neighbourhood. Their appearance reflects the early-twentieth century development of the area as a model

railway town at the western edge of Toronto, where local rail workers and manufacturers settled in proximity to their workplaces or commuter lines.

The properties at 96-98 Superior Avenue and 214 Queens Avenue are valued for their visual and historical links to the history of Mimico, from its origins as a community linked to the railway, to its development and evolution as an independent municipality. This unique grouping of stone cottages dates to the area's earliest phase of residential development following its subdivision.

Heritage Attributes of 96 Superior Avenue are:

- The setback, placement and orientation of the building on its lot on the west side of Superior Avenue south of Cavell Avenue
- The scale, form and massing of the 1.5-storey plan
- The materials, with the grey sandstone ashlar cladding and the stone detailing
- The gable roof with its chimney at the south end and punctuated by three evenly-spaced dormers. The outer two dormers are capped with gable roofs and the middle dormer centred above the main entrance has a barrel roof
- The principal (east) elevation of the building, which is organized into three bays
- On the principal (east) elevation, the symmetrical arrangement of the segmental-arched window openings to either side of the centred main entrance
- The sandstone lintels with their keystones above the rough-cut stone sills

The property at 214 Queens Avenue is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

Located on the west side of Queens Avenue at the convergence with Superior Avenue in Mimico, the property at 214 Queens Avenue is a 1.5-storey house-form building completed by 1924. Built together with the adjacent properties at 96 and 98 Superior Avenue directly to the north, this building represents one of only three early-20th century stone cottages located in this area.

Statement of Cultural Heritage Value

Physical and Design Value

The property at 214 Queens Avenue has design value as a well-designed house-form building constructed in 1923 that incorporates elements of the British-inspired Cottage style with its symmetrically-arranged principal elevation and stone cladding. The property represents one dwelling in a fine collection of three stone cottages (along with 96 and 98 Superior Avenue) that is unique in the Mimico area.

The property at 214 Queens Avenue, along with the adjacent properties at 96-98 Superior Avenue, is noteworthy for its fine stonework with the split-faced, grey sandstone ashlar likely having been locally-sourced from the Mimico Creek. The use of this stone on all four elevations represents a unique instance of employing this construction method and materiality for residential dwellings in the area.

Historical and Associative Value

The properties at 96-98 Superior Avenue and 214 Queens Avenue are valued for their association with the prominent scholar and University of Toronto professor, Frederic J. A. Davidson (1870-1946). Since 1948, Davidson's contribution to the study of languages has been commemorated by University College in the form of the annual Davidson Prizes Competition for the best essays in English and French literature.

In addition to the three stone cottages at 96-98 Superior Avenue and 214 Queens Avenue, Davidson built the large stone dwelling in the City's west end known as 'Brookwood'. The house on this property fronting on Royal York Road and backing onto Mimico Creek was demolished in 1961 but remembered as a local landmark.

Contextual Value

Contextually, the property at 214 Queens Avenue, along with the adjacent properties at 96-98 Superior Avenue, has cultural heritage value for defining, maintaining and supporting the character of the Mimico neighbourhood. Their appearance reflects the early-twentieth century development of the area as a model railway town at the western

edge of Toronto, where local rail workers and manufacturers settled in proximity to their workplaces or commuter lines.

The properties at 96-98 Superior Avenue and 214 Queens Avenue are valued for their visual and historical links to the history of Mimico, from its origins as a community linked to the railway, to its development and evolution as an independent municipality. This unique grouping of stone cottages dates to the area's earliest phase of residential development following its subdivision.

Heritage Attributes of 214 Queens Avenue are:

- The setback, placement and orientation of the building on its lot on the west side of Queens Avenue
- The scale, form and massing of the 1.5-storey plan
- The materials, with the grey sandstone ashlar cladding and the stone detailing
- The gable roof with its chimney at the south end and punctuated by three evenly-spaced dormers. The outer two dormers are capped with gable roofs and the middle dormer centred above the main entrance has a barrel roof
- The principal (east) elevation of the building, which is organized into three bays
- On the principal (east) elevation, the symmetrical arrangement of the segmental-arched window openings to either side of the centred main entrance
- The sandstone lintels with their keystones above the rough-cut stone sills