

EY20.4a

Decision Letter

Toronto Preservation Board

Meeting No.	19	Contact	Ellen Devlin, Committee Administrator
Meeting Date	Monday, November 30, 2020	Phone	416-392-7033
Start Time	9:30 AM	E-mail	teycc@toronto.ca
Location	Video Conference	Chair	Ms. Sandra Shaul

PB19.4	ACTION	Amended		Ward: 3
--------	--------	---------	--	---------

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

Board Decision

The Toronto Preservation Board recommends to the Etobicoke York Community Council that:

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

96 Superior Avenue
214 Queens Avenue

Decision Advice and Other Information

Liz McFarland, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on 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.

Origin

(November 9, 2020) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

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.

Background Information

(November 9, 2020) Report and Attachments 1-5 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 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

<http://www.toronto.ca/legdocs/mmis/2020/pb/bgrd/backgroundfile-158566.pdf>

(November 30, 2020) Presentation on the 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

<http://www.toronto.ca/legdocs/mmis/2020/pb/bgrd/backgroundfile-159066.pdf>

Communications

(November 29, 2020) Letter from Madeleine McDowell (PB.Supp.PB19.4.1)

(November 30, 2020) Submission from Councillor Mark Grimes (PB.New.PB19.4.2)

<http://www.toronto.ca/legdocs/mmis/2020/pb/comm/communicationfile-124437.pdf>

(November 30, 2020) E-mail from Eric Code (PB.Supp.PB19.4.3)

(November 30, 2020) E-mail from Tallie Garey (PB.Supp.PB19.4.4)

(November 29, 2020) Letter from Gregg Lintern (PB.Supp.PB19.4.5)

<http://www.toronto.ca/legdocs/mmis/2020/pb/comm/communicationfile-124435.pdf>

(November 30, 2020) Letter from Zeph Williams (PB.Supp.PB19.4.6)