

CITY OF TORONTO

Bill 673

BY-LAW -2024

To designate the property at 86 Mimico Avenue 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 86 Mimico Avenue as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the lands and premises known as 86 Mimico Avenue and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention to be posted on the City's website 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 notice of objection was served upon the Clerk of the municipality within the prescribed time under the Ontario Heritage Act and was considered by City Council; 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 86 Mimico Avenue more particularly described in Schedule B 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 86 Mimico Avenue and upon the Ontario Heritage Trust and to cause notice of this By-law to be posted on the City's website 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 June , 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION 86 MIMICO AVENUE

Reasons for Designation

The property at 86 Mimico 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 the categories of design/physical and contextual value.

Description

Located on the northeast corner of Mimico Avenue and Station Road, the property at 86 Mimico Avenue was constructed between 1923 and 1924 for the Union Bank of Canada before becoming the Royal Bank of Canada in 1925 which would operate at the property until closing in 1935. In 1953 the property was purchased by Florence Weber who would reside there until the early 2000s.

The two-storey, flat-roofed, rectangular structure has a principal (south) elevation facing Mimico Avenue and a secondary (west) elevation facing Station Road. Clad in buff brick, the structure features brick quoining on the street facing elevations and decorative cornice and parapet that extend along the street facing elevations and the southern half of the east elevation. The principal elevation features a wide tripartite window and double entrance with decorative door surround at the first storey with three symmetrically organized double sash windows at the second storey. The secondary elevation features three windows followed by a side entrance towards the northerly (rear) corner at the first storey and four double sash windows at the second storey.

The property was identified as a potential heritage resource in the Mimico 20/20 Revitalization Cultural Heritage Resource Assessment prepared in 2012 by URS Canada for the City of Toronto.

Statement of Cultural Heritage Value

Design or Physical Value

The property at 86 Mimico Avenue is a representative example of a commercial financial building from Mimico's streetcar period. Constructed between 1923 and 1924, the subject property's two-storey massing with masonry cladding, cornice, quoining and voussoirs, large first storey windows, and stately entrance reflect the property's original use as a bank.

Contextual Value

The subject property at 86 Mimico Avenue, along with the adjacent properties at 78 and 80 Mimico Avenue, is important in defining, maintaining, and supporting the predominantly early twentieth century small-scale mixed-use character of Mimico Avenue, which includes a mix of

early-twentieth century residential and commercial structures which continue to define the historical local main street character of the streetscape today.

The subject property at 86 Mimico Avenue is physically, visually, and historically linked to its surroundings. Displaying a high level of architectural cohesion with the adjacent properties at 78 and 80 Mimico Avenue to the east, the properties form a collection of commercial buildings constructed in the 1920s that anchor the northeast corner of Mimico Avenue and Station Road and signal the early urban development of this historical local main street.

Heritage Attributes

Design or Physical Value

The following heritage attributes contribute to the cultural heritage value of the property at 86 Mimico Avenue as a representative example of a commercial financial building from Mimico's streetcar period:

- The two-storey scale, form, and massing of the 1923-1924 structure on a rectangular plan
- On the principal (south), east and west elevations, the material palette including buff brick and stone
- The decorative cornice and parapet that extend along the (south and west) street facing elevations and the southern half of the east elevation
- On the principal (south) elevation, the organization of the first-storey openings with the double entrance with solid wood panelled doors set within a wooden door, and tripartite window with transom, stone lintel, and sill
- On the principal (south) elevation, the three symmetrically-organized windows at the second storey level with stone sills and vertical brick voussoirs containing six-over-one double sash windows with four paned storm windows.
- On the principal (south) elevation, the brick quoining at the east and west corners
- On the secondary (west) elevation, the three windows of matching height with transoms and side entrance at the first storey with their stone sills and vertical voussoirs
- On the secondary (west) elevation, four windows with six-over-one double sash windows, the southerly three with four paned storm windows, at the second storey
- On the secondary (west) elevation, the detailing with the brick quoining at the north and south corners

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the property at 86 Mimico Avenue in defining, maintaining, and supporting the predominantly early 20th century small-scale mixed-use character of Mimico Avenue:

- The two-storey scale, form, and massing of the 1923-1924 structure
- The material palette including buff brick and stone
- The existing arrangement of window and door openings on the principal (south) and secondary (west) elevations

SCHEDULE B
LEGAL DESCRIPTION

86 Mimico Avenue

PIN 07615-0065 (LT)

PART OF LOT 6, REGISTERED PLAN 852

AS IN MI6059

City of Toronto and Province of Ontario

Land Titles Division of the Toronto Registry Office (No. 66)