

Authority: Etobicoke York Community Council
Item EY23.6, as adopted by City of Toronto Council
on May 5 and 6, 2021

CITY OF TORONTO

BY-LAW 622-2021

To designate the property at 96 Superior 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 96 Superior 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 96 Superior 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 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 96 Superior 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 96 Superior Avenue at 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 July 16, 2021.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A STATEMENT OF SIGNIFICANCE

Reasons for Designation

The property at 96 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 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 (recently demolished) and 214 Queens Avenue, this building represents one of two of the original three early-20th century stone cottages located in this area.

The property at 96 Superior Avenue was included on the City's Heritage Register in 2020.

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 originally 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 property at 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 Superior Avenue and 214 Queens Avenue, along with the recently demolished cottage at 98 Superior 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 original 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 property at 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 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, surviving pair of identical stone cottages dates to the area's earliest phase of residential development following its subdivision.

Heritage Attributes of 96 Superior Avenue:

- 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

SCHEDULE B
LEGAL DESCRIPTION

PIN 07616-0066 (LT)

PART OF LOTS 153 & 154, REGISTERED PLAN M77, COMMENCING AT A POINT IN THE WESTERLY LIMIT OF SUPERIOR AVENUE BEING THE EASTERLY LIMIT OF LOT 153 DISTANT 32 FEET MEASURED SOUTHERLY THEREON FROM THE NE ANGLE OF SAID LOT 153; THENCE SOUTHERLY ALONG THE SAID WESTERLY LIMIT OF SUPERIOR AVENUE A DISTANCE OF 36 FEET 6 INCHES MORE OR LESS TO ITS INTERSECTION WITH THE WESTERLY LIMIT OF QUEENS AVENUE; THENCE SOUTHERLY ALONG THE LAST MENTIONED LIMIT 6 FEET 6 INCHES MORE OR LESS TO A POINT, SAID POINT BEING DISTANT 29 FEET 3 INCHES MEASURED NORTHERLY FROM THE SE ANGLE OF LOT 154; THENCE WESTERLY 138 FEET 5 INCHES MORE OR LESS TO A POINT IN THE WESTERLY LIMIT OF LOT 153 DISTANT 2 FEET 3 1/2 INCHES MEASURED NORTHERLY THEREON FROM THE SW ANGLE OF SAID LOT; THENCE NORTHERLY ALONG THE WESTERLY LIMIT OF LOT 153, 18 FEET 2 1/2 INCHES TO A POINT THEREIN; THENCE EASTERLY IN A STRAIGHT LINE 130 FEET 5 1/4 INCHES MORE OR LESS TO THE POINT OF COMMENCEMENT

City of Toronto and Province of Ontario

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