

Authority: Planning and Housing Committee Item PH9.12,
as adopted by City of Toronto Council on March 20 and 21,
2024
City Council voted in favour of this by-law on May 23,
2024
Written approval of this by-law was given by Mayoral
Decision 13-2024 dated May 23, 2024

CITY OF TORONTO

BY-LAW 506-2024

To designate the property at 78 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 78 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 78 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 no notice of objection was served upon the Clerk of the municipality within the prescribed time under the Ontario Heritage Act; 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 78 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 78 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 May 23, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION

78 MIMICO AVENUE

Reasons for Designation

The property at 78 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 north side of Mimico Avenue between Queens Avenue and Station Road, the property at 78 Mimico Avenue was constructed for John, Percy, and Clarence MacKenzie as the John MacKenzie and Sons Dairy in 1929. The property would operate as the Hillside Dairy from 1932-1943, which was regarded as "one of the most up-to-date and best equipped dairies in Ontario." Silverwood's Dairy acquired and occupied the property in 1944-1955, after which it housed various businesses at the first storey with residential apartments above. The two-storey, flat-roofed, rectangular, brick clad structure features a principal (south) elevation facing Mimico Avenue with brick quoining, cornice, and parapet with a first-storey commercial storefront below three symmetrically placed second storey windows.

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 78 Mimico Avenue is a representative example of a main street commercial building from Mimico's streetcar period. Constructed in 1929, the subject property's two-storey massing, brick cladding and large storefront windows at the first storey, and smaller windows at the second storey, reflect the property's original use as a commercial structure with residential uses above.

Contextual Value

The property at 78 Mimico Avenue, together with the adjacent properties at 80 and 86 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 78 Mimico Avenue is physically, visually, and historically linked to its surroundings. Displaying a high level of architectural cohesion with the adjacent properties at 80 and 86 Mimico Avenue to the west, 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 78 Mimico Avenue as a representative example of a commercial building from Mimico's streetcar period:

- The two-storey scale, form, and massing of the 1929 structure on a rectangular plan
- On the principal (south), east and west elevations, the material palette including red rug brick and stone
- On the principal (south) elevation, the organization of the first-storey openings with their stone lintels and sills, which alternate (from west to east) as door, window, door, window
- On the principal (south) elevation, the organization of the second-storey fenestration comprised of three symmetrically placed windows with stone sills
- On the principal (south) elevation, the decorative detailing including the brick quoining, cornice, and parapet

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the property at 78 Mimico Avenue in defining, maintaining, and supporting the predominantly early 20th century small-scale mixed-use character of Mimico Avenue:

- The scale, form, and massing of the 1929 structure
- The placement and orientation of the 1929 structure on its lot fronting onto Mimico Avenue
- Material palette including red rug brick and stone
- On the principal (south) elevation, the commercial storefront at street level

SCHEDULE B

LEGAL DESCRIPTION

78 Mimico Avenue

PIN 07615-0067 (LT)

PART OF LOTS 7 & 8, REGISTERED PLAN 852

AS IN EB339075

City of Toronto and Province of Ontario

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