



STAFF REPORT ACTION REQUIRED

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 2 Station Road

Date:	August 21, 2013
To:	Toronto Preservation Board Etobicoke York Community Council
From:	Acting Director, Urban Design, City Planning Division
Wards:	Etobicoke-Lakeshore – Ward 6
Reference Number:	P:\2013\Cluster B\PLN\HPS\EYCC\October 17 2013\eyHPS31

SUMMARY

This report recommends that City Council state its intention to designate the property at 2 Station Road under Part IV, Section 29 of the Ontario Heritage Act. The site contains Wesley Mimico United Church (1922 and 1953), which is listed on the City of Toronto Inventory of Heritage Properties. The property is the subject of a planning application that proposes to retain part of the church while altering the remainder of the site for seniors' housing.

Following research and evaluation, staff have determined that the property at 2 Station Road meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the Ontario Heritage Act. The designation of the property would enable City Council to manage alterations to the site, enforce heritage property standards and maintenance, and refuse demolition.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council states its intention to designate the property at 2 Station Road (Wesley Mimico United Church) under Part IV, Section 29 of the Ontario Heritage Act.
2. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce

the bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

3. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
4. 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 on the designation of the property.

Financial Impact

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

DECISION HISTORY

The property at 2 Station Road was listed on the heritage inventory of the former City of Etobicoke and absorbed into the City of Toronto Inventory of Heritage Properties following the amalgamation of the current City of Toronto. The listing was confirmed in 2006.

ISSUE BACKGROUND

The property at 2 Station Road is the subject of a development application that proposes to redevelop the site for seniors' housing in a design that retains part of the church. Because of the heritage status of the property, it is important that the values and attributes on the exterior and interior of the building be identified and preserved.

COMMENTS

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached.

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment No. 4), which indicates that the property at 2 Station Road meets Ontario Regulation 9/06, the criteria prescribed for municipal designation.

The property at 2 Station Road is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual values. Valued as an institution of importance to the community, Wesley Mimico United Church is significant as a fine representative example a 20th century church with Romanesque Revival and Neo-Gothic styling and unique interior features by the noted Toronto architectural firm of Horwood and White in Mimico, to which it is historically and visually linked and where it stands as a local landmark.

The Statement of Significance (Attachment No. 3) comprises the Reasons for Designation, which is the Public Notice of Intention to Designate 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 owners and on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

CONTACT

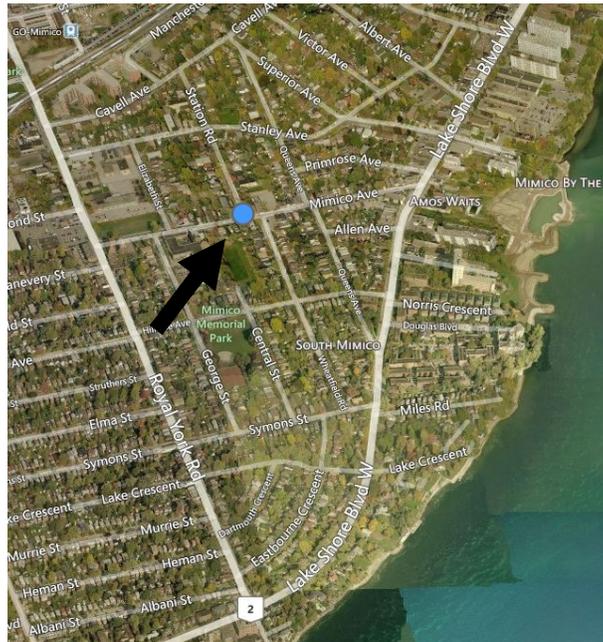
Mary L. MacDonald, Acting Manager
Heritage Preservation Services
Tel: 416-338-1079; Fax: 416-392-1973
E-mail: mmacdon7@toronto.ca

SIGNATURE

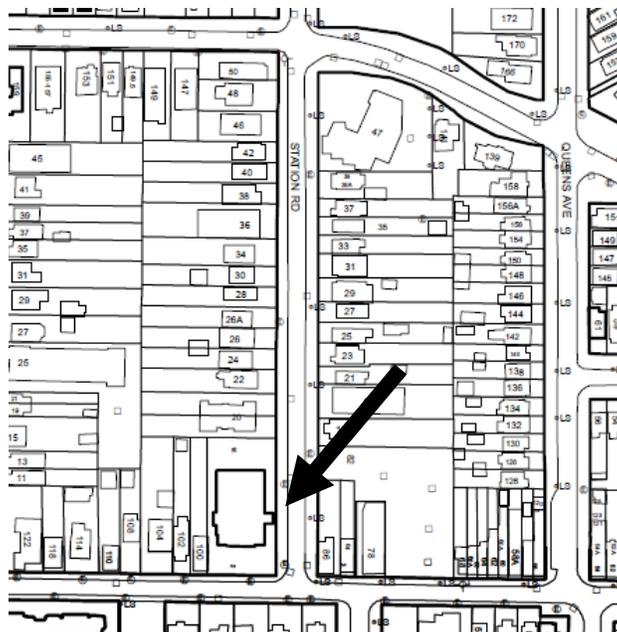
James Parakh
Acting Director, Urban Design
City Planning Division

ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photographs
Attachment No. 3 – Statement of Significance (Reasons for Designation)
Attachment No. 4 – Heritage Property Research and Evaluation Report



Extract from <http://www.bing.com/maps> showing the location of the property on the northwest corner of Station Road and Mimico Avenue in Mimico



This location map is for information purposes only; the exact boundaries of the property are not shown

The **arrow** marks the site



Principal (south) façade on Mimico Avenue (left)
and south elevation on Station Road (right)



South elevation in Station Road (left) and rear north wall (right)

(Heritage Preservation Services, 2013)

Wesley Mimico United Church

Description

The property at 2 Station Road is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under all three categories of design, associative and contextual values. Anchoring the northwest corner of Station Road and Mimico Avenue, Wesley Mimico United Church is a church dating to 1923 with an extension made in 1953. The property was recognized on the heritage inventory of the former City of Etobicoke prior to 1998, and listed on the City of Toronto Inventory of Heritage Properties in 2006.

Statement of Cultural Heritage Value

Wesley Mimico United Church has cultural heritage value as a well-crafted 20th century church that blends features of the Late Romanesque Revival and Neo Gothic (Modern Gothic) styles. Its exterior design is distinguished by the east tower on Station Road and the detailing of the south façade facing Mimico Avenue, which represents the seamless integration of the 1923 and 1953 parts of the complex. On the interior, the vaulted ceiling in the sanctuary (which is supported on two pillars through the use of an innovative steel framing system) and the suspended laminated wood floors are unique features of the design.

The architects for Wesley Mimico United Church, Horwood and White, are significant as important 20th century designers whose firm was a direct descendant of Henry Langle's practice. Its principals, J. C. B. Horwood and Murray A. White trained with Henry Langle and his nephew Edmund Burke, two of Toronto's most important historical architects, and continued their mentors' innovative approaches to design in their own practice. Both Horwood and White sought out additional training in the United States, bringing back skills in the latest American materials and methods that they applied in their extensive portfolio. Horwood and White's commission for Wesley Mimico United Church was a deeply personal one for Horwood, who was a member of its congregation and a Mimico resident. His son, architect Eric Horwood, who headed the firm of Horwood and White until 1969, designed the 1953 addition to Wesley Mimico United Church.

Wesley Mimico United Church is valued as an institution of significance in the community. Its roots lie in the introduction of Methodism to Etobicoke in the mid 19th century where the congregation first built a church in Mimico in 1863. Relocating to its current location in 1923 where it expanded 30 years later, Wesley Mimico United Church continues to serve the local community as a place of spiritual guidance and neighbourhood outreach.

Contextually, Wesley Mimico United Church has value for its historical and visual relationship to its setting in Mimico. Since the early 20th century, it has contributed to the institutional and historical core of the community northeast of Lake Shore Boulevard West and Royal York Road. Wesley Mimico United Church stands with other institutional buildings on the adjoining streets that contribute to and support the story of Mimico's development over 150 years and its sense of place today.

As an important institutional building with a distinctive tower that anchors a corner lot in the heart of the community, Wesley Mimico United Church is valued as a local landmark in Mimico.

Heritage Attributes

The heritage attributes of the property at 2 Station Road are:

- The Wesley Mimico United Church building
- The placement, setback and orientation of the church building on the northwest corner of Station Road and Mimico Avenue
- The scale, form and massing of the long rectangular three-storey plan with shallow transepts and, at the south end, the narthex
- The materials, with brick cladding and brick, stone, wood and glass detailing
- The low-pitched gable roof with parapets, stone coping, and the clerestory with window openings
- On the principal (south) façade, the stepped frontispiece with stone and brick band courses and buttresses
- The main (south) entrance, where steps lead to a trio of round-arched openings, with a pair of wood doors with glass inserts and transoms in each opening
- Surmounting the south entry, the monumental round-arched opening that incorporates round and round-arched windows
- The fenestration on all elevations, with the round-arched and flat-headed window openings with brick trim, and the stained glass windows in some of the openings
- The buttresses on the east and west elevations that organize the pairs of window openings
- The square tower, which is located midway along the east elevation and has corbelled brickwork beneath a multi-side spire with gothic detailing (the original entrance to the church on the east wall of the tower was later converted to a window opening)
- On the east elevation, the secondary entry, which is placed in the transept
- The iron fence
- On the interior, the sanctuary, with the vaulted and beamed ceiling supported on two pillars above the suspended and laminated wood floors

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



WESLEY MIMICO UNITED CHURCH 2 STATION ROAD, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

July 2013

1. DESCRIPTION



Photographs showing the setting of Wesley Mimico United Church on the northwest corner of Mimico Avenue (left) and Station Road (right) (cover: Heritage Preservation Services, 2013; above: http://www.tobuilt.ca/php/tobuildings_7966)

2 Station Road: Wesley Mimico United Church	
ADDRESS	2 Station Road (northwest corner of Mimico Avenue)
WARD	6 (Etobicoke Lakeshore)
LEGAL DESCRIPTION	Plan 852, Lots 3-5
NEIGHBOURHOOD/COMMUNITY	Mimico
HISTORICAL NAME	Mimico Methodist Church
CONSTRUCTION DATE	1923 (original building completed)
ORIGINAL OWNER	Trustees, Mimico Methodist Church
ORIGINAL USE	Institutional (church)
CURRENT USE*	Institutional (church) * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Horwood and White, architects
DESIGN/CONSTRUCTION	Brick cladding with brick, stone, wood & glass trim
ARCHITECTURAL STYLE	Romanesque Revival
ADDITIONS/ALTERATIONS	1953, south extension, Horwood and White, architects
CRITERIA	Design/Physical, Historical/Associative and Contextual
HERITAGE STATUS	Listed on City of Toronto Inventory of Heritage Properties
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	July 2013

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 2 Station Road and applies evaluation criteria to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1849-50	The "Mimico Branch" is first mentioned in the records of the Cooksville Circuit of the Wesleyan Methodist Church
1858-61	A circuit preacher holds services in temporary facilities in Mimico
1863	Following the acquisition of property in 1862, Mimico Methodist Church is built on Church Street (now Royal York Road)
1888	Plan 852 is registered for the lands adjoining the northwest corner of Mimico Avenue and Station Road
1922 Jan	The Trustees of Mimico Methodist Church purchase Lots 3-5 under Plan 852
1922 June	The first sod is turned for the new church
1922 July-Aug	The firm of Horwood and White, architects, prepares plans for the church building
1922 Sept	The cornerstone is laid for the church
1923 Apr	The first service is held in the new church, which is officially dedicated in June 1923
1923	The City Directory for 1924 (reflecting information collected the previous year) records Mimico Methodist Church on the west side of Station Road
1925	Mimico Methodist Church joins the new United Church of Canada, taking the name Wesley United Church, Mimico (later known as Wesley Mimico United Church)
1927	Wesley United Church, Mimico amalgamates with St. Paul's United Church (see Section 2.ii)
1953 July	Excavation for the south extension begins
1954 Oct	The expanded church is dedicated after Hurricane Hazel
Pre-1998	The property is listed on the Inventory of Heritage Properties in Etobicoke District prior to the amalgamation of the new City of Toronto
2006	The inclusion of the property on the City of Toronto Inventory of Heritage Properties is confirmed ¹

ii. HISTORICAL BACKGROUND

Mimico

The property at 2 Station Road is located in the community of Mimico. Originating as part of Etobicoke Township, the area along the shoreline of Lake Ontario west of the

¹ In September 2006, Toronto City Council confirmed that all properties listed on the amalgamated City of Toronto Inventory of Heritage Properties are of cultural heritage value or interest under the Ontario Heritage Act (2005)

Humber River remained isolated until the mid 1850s when the Toronto and Hamilton Railway ran its line through the district and laid out a model town to accommodate its workers (Images 2 and 3). In 1890, the Toronto and Mimico Light and Electric Company began operating a radial railway along Lake Shore Road (present-day Lake Shore Boulevard West). The steam and electric railways offered transportation for permanent residents, seasonal visitors who built expansive estates along the waterfront, and casual tourists, who also arrived by lake steamers.

Mimico was incorporated as a police village in 1905, an independent village in 1911, and a town eight years later. Historical atlases illustrate the development of Mimico where the area northeast of Lake Shore Boulevard West and Royal York Road (formerly Church Street) became the institutional core of the community and the location of churches built by the leading religious denominations (Images 4 and 5). Mimico remained an independent municipality until 1967 when it joined the Town of New Toronto, the Village of Long Branch and the remainder of Etobicoke Township as the Borough of Etobicoke.² The City of Etobicoke was incorporated in 1984 and amalgamated with the current City of Toronto in 1998.

Wesley Mimico United Church

Following the incorporation of Etobicoke Township in 1850, the Cooksville circuit of the Wesleyan Methodist Church included a Mimico Branch (renamed the Wesley Branch) that first built a church on Dundas Street West in Islington.³ With assistance from a circuit preacher, a Methodist congregation in Mimico was formed, meeting in a private residence until services were moved to the local school house on present-day Royal York Road. The first Mimico Methodist Church was constructed on the latter street in 1863, with the building relocated on the same property in 1908 (Images 8-9).⁴

In 1922, the trustees of Mimico Methodist Church acquired three lots on the northwest corner of Mimico Avenue and Station Road as the location for a new church to meet the space requirements of its congregation, including a growing Sunday School class. However, lacking the monies to build the complex it envisioned, the congregation decided to construct a Sunday School building that would be used temporarily for worship services (Images 10-12). The rationale was explained:

Many other churches in growing neighbourhoods are faced with the need of larger church and school accommodation, and with funds sufficient to build only one of the two main units. The decision to build the church may mean the loss of a greater opportunity to serve the young. On the other hand, the lack of comfortable, adequate and permanent accommodation for a worshipping congregation has great drawbacks. Mimico has

² In 1953, the Town of Mimico was one of the 13 municipalities federated as the Municipality of Metropolitan Toronto, an upper-tier municipality responsible for areas of regional concern that was amalgamated into the City of Toronto in 1998

³ According to Robertson, "the Wesleyan Methodists, among the non-episcopal denominations, were among the first who commenced the work of religious instruction in York", 342

⁴ The original church was sold in 1922 and later used for Mimico's town hall

striven to make its temporary auditorium as serviceable and impressive as the needs of the school will permit.⁵

The new Mimico Methodist Church was dedicated in June 1923, and the building included "the first gymnasium in the Lakeshore area" in the two-storey basement.⁶ Two years later, when the United Church of Canada was created from the amalgamation of Methodist, Congregational and some Presbyterian congregations, Mimico Methodist Church joined the union as Wesley United Church, Mimico (now known as Wesley Mimico United Church). The congregation retained its name and property after merging with the neighbouring St. Paul's United Church in 1927.⁷

The congregation of Wesley Mimico United Church included many community leaders, among them newspaper founder Edwin Eland, Mimico mayor Hugh Griggs, and Toronto industrialist A. B. Ormsby. Following World Wars I and II, commemorative stained glass windows were installed in the church, including one honouring former congregant and Sunday School teacher David Hornell, the first airman awarded the Victoria Cross posthumously during World War II. The latter conflict was followed by the growth of the congregation, resulting in the decision to enlarge the church "from tower to entrance off Mimico Avenue."⁸ The project, which added the narthex and additional accommodations at the south end of the building, was undertaken in 1953 and completed the following year. Plans for this extension were prepared by Horwood and White, architects for the original building 30 years earlier.

Horwood and White, Architects

Wesley Mimico United Church (1923 and 1953) was designed by the Toronto architectural firm of Horwood and White. This was a natural choice, since John Charles Batstone Horwood (1864-1930) was a resident of Mimico as well as a member of the congregation.⁹ The partnership had its origins in the 19th century practice of Langley, Langley and Burke, where Horwood and Murray A. White (1869-1935) began their careers as articling students and draughtsmen.

In joining the firm headed by Henry Langley, Horwood and White worked for one of the most influential architects in Toronto during the late 19th century. Langley, practicing with his brother Edward (who retired in 1883) and nephew, Edmund Burke, received many memorable commissions, but became famous for designing nearly 70 churches

⁵ Local Church Records, Wesley Mimico United Church, United Church of Canada Archives

⁶ The Story of Wesley-Mimico, 1964, unpagged

⁷ Mimico Presbyterian Church joined the United Church of Canada as St. Paul's United Church. After its merger with Wesley United Church, a disagreement over leadership resulted in some of the former Presbyterian congregants leaving to form a new Mimico Presbyterian Church in 1928, reclaiming their earlier premises at 119 Mimico Avenue (Image 21)

⁸ "Wesley Mimico Church, 1923-1993 with timeline and ministers," typescript, United Church of Canada Archives, unpagged

⁹ Horwood resided at "Quidi Vidi," one of the Mimico waterfront estates that was redeveloped for apartments in the later 20th century

during his long career. Prior to founding Langley, Langley and Burke, Henry Langley prepared the plans for the influential Metropolitan Wesleyan Methodist Church (1868, and forerunner to Metropolitan United), introducing the first auditory plan for a church in Toronto.¹⁰ Langley's nephew and partner, Edmund Burke was the principal designer for Jarvis Street Baptist Church (1872) where he incorporated the first Akron Plan Sunday School in the city, a much-copied layout that had classrooms adjoining a larger central space. Whereas Langley favoured the traditional and familiar Gothic Revival styling for church exteriors, Burke took a different approach in the 1880s, becoming one of the first practitioners in Toronto to adopt the particular version of the Romanesque Revival style identified with American architect Henry Hobson Richardson for projects that included Sherbourne Street Methodist (1886, which is extant as St. Luke's United Church at 353 Sherbourne).¹¹

Horwood left Langley's employment in 1890, relocating to New York City where he studied the latest architectural technologies, materials and methods.¹² During this period, Horwood remained in contact with Edmund Burke, in solo practice since 1892, and returned to become Burke's new partner in 1895. Although he remained "strongly influenced by the historicist traditions of New York," Horwood's new understanding of steel-frame construction and fireproofing techniques was invaluable in the rebuilding of the Robert Simpson Department Store (1895) and the projects that followed.¹³

The firm was renamed Burke, Horwood and White after Murray A. White joined the partnership in 1908. White returned to Toronto after a 14-year sojourn in Chicago where he witnessed the impact of the World Columbian Exposition (1893) on international architecture and gained experience at firms specializing in the design of the new skyscrapers.¹⁴ Burke, Horwood and White practiced together until the former's death in 1919. J. C. B. Horwood's son, Eric Horwood (1900-84) entered the practice after training at the Ecole des Beaux Arts, and the firm continued under the name Horwood and White until his retirement in 1969. A decade later, Eric Horwood donated his extensive collection of architectural drawings, including those of Horwood and White, to the Archives of Ontario. The Horwood Collection contains the plans for many of the projects Horwood and White undertook in Mimico, where J. C. B. Horwood resided, including the two commissions the partnership completed for Wesley Mimico United Church.¹⁵

¹⁰ Langley eliminated the traditional side aisles to create a large communal area with improved sightlines and acoustics for the preaching that was the cornerstone of Methodism

¹¹ In 1875, H. H. Richardson introduced the Richardsonian Romanesque style with his design of Trinity Church (Episcopal) in Boston

¹² Archival sources indicated that Horwood worked with the New York City firms of Renwick, Aspinwall and Russell, and Clinton and Russell

¹³ Carr, 126

¹⁴ White worked for both Jennie and Mundie, and Holabird and Roche, firms instrumental in the development of the first Chicago skyscrapers in the late 19th century

¹⁵ In Mimico, Horwood and White prepared plans for recreational, industrial and institutional buildings (Mimico High School, St. Leo's Separate School and David Hornell School), as well as a number of private residences that included two for members of the Ferrier family, congregants at Wesley Mimico United Church

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the property at 2 Station Road are found on the cover and in Sections 2 and 6 of this report. Designed in two phases, Wesley Mimico United Church blends features of the Late Romanesque Revival style with elements of the Neo-Gothic (or Modern Gothic) from the first half of the 20th century. Both styles represented simplified interpretations of the Richardsonian Romanesque and Gothic Revival styles of the late 1800s. The Romanesque elements of the design are epitomized by the repetitive use of the round-arched motif for many of the door and window openings, including the monumental window on the south facade, as well as those on the square tower that dominates the streetscape along Station Road. The Neo-Gothic influence is found in the monochromatic materials, simple lines (including the stepped gable with coping on the south facade), and the restrained ornamentation with the buttresses and the detailing on the steeple.

Wesley Mimico United Church is clad with red brick and trimmed with brick, stone, wood and glass. The structure rises to three stories on a rectangular plan. Under a low-pitched gable roof, the nave is surmounted by a clerestory with continuous window openings and flanked on the east and west by two-storey wings with sloped roofs and two-storey transepts with extended gabled pediments. The south facade features a stepped gabled frontispiece with buttresses, brick banding and diminutive flat-headed window openings that is flanked by two-storey wings. At the base of the frontispiece, wide steps lead to the main entrance where three round-arched openings (the centre opening is larger than those on either side) contain pairs of paneled wood doors with glass inserts and transoms. Surmounting the entries and above a stone band course, a monumental round-arched opening contains stone tracery. On all elevations, the fenestration consists of pairs of flat-headed window openings, many with round-arched blind transoms. Buttresses on the east and west walls organize the window openings into pairs. The square tower is placed on the east elevation, decorated with brick corbelling, and extended by a multi-sided spire with gothic detailing. The round-arched motif is repeated on the openings of the tower, including the entrance on the east face that was converted to a window opening. A datestone is found on the east wall of the tower. The rear (north) wall displays a monumental two-storey round-arched opening.¹⁶ Many of the window openings display leaded glass, and some contain stained glass windows commemorating members of the congregation, including World War II hero, David Hornell. An ironwork fence outlines the grounds on the west, south and east sides.

On the interior, the church has unique features. To ensure that the large gymnasium in the basement remained unobstructed by pillars, "part of the main floor is suspended from the ceiling by massive iron bars hidden within the church walls."¹⁷ With this innovative structural system, only two pillars supported the vaulted and beamed ceiling in the sanctuary. The unusual floors are "built entirely of joists...laminated together to form a

¹⁶ A similar motif was found on the south facade facing Station Road before the church was extended in 1952 (as shown on the architectural plans and archival photograph in Section 6)

¹⁷ Harrison, appendix, unpagged

single, solid unit that...looks like a tongue-in-groove ceiling."¹⁸ The 1923 and 1953 sections of the church are blended seamlessly through the shared scale, materials and detailing of the designs of the church, although the new is distinguished from the old by a subtle difference in the brick cladding.

i. CONTEXT

The property at 2 Station Road is marked on the map attached as Image 1, and its location within Mimico is shown in Image 7. Wesley Mimico United Church anchors the northwest corner of Mimico Avenue and Station Road in the institutional core of Mimico. The church faces south onto Mimico Avenue, an important east-west street that links Lake Shore Boulevard West and Royal York Road. The latter two streets are major corridors connecting Mimico with downtown Toronto to the east, New Toronto and Long Branch on the west, and the Queensway, Gardiner Expressway and Bloor Street West to the north.

The historic core of Mimico is found northeast of the intersection of Lake Shore and Royal York where many of Mimico's significant institutional buildings are situated, including Wesley Mimico United Church. Northwest of the subject property, St. Leo's Roman Catholic Church (1953) is located at 277 Royal York Road where it is recognized on the City's heritage inventory. The cemetery for Christ Church Mimico (the Anglican church was demolished) at 329 Royal York Road is designated under Part IV, Section 29 of the Ontario Heritage Act. Two other churches in the vicinity, Mimico Presbyterian Church (1928) at 119 Mimico Avenue and Mimico Baptist Church (1923) at 80 Hillside Avenue have been recorded on the Ontario Heritage Trust's Places of Worship Inventory. The Mimico Public Library (now a branch of the Toronto Public Library) at 47 Station Road is another institutional building of note, which was awarded a Massey Medal in 1967 for its architectural design.¹⁹ Wesley Mimico United Church stands as part of a small collection of buildings in Mimico that are included on the City of Toronto Inventory of Heritage Properties.²⁰

3. EVALUATION CHECKLIST

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. The evaluation table is marked "N/A"

¹⁸ *ibid*

¹⁹ Replacing Mimico's Carnegie Library, it opened in 1967 as the New Mimico Centennial Library according to the plans of Banz, Brook, Carruthers, Grierson, Shaw Architects

²⁰ As of 2013, the City's heritage inventory officially recognizes more than 30 properties (listed and/or designation) in the institutional core of Mimico bounded by Lake Shore Boulevard West, Royal York Road, the CNR line, and Louisa Street (as well as Christ Church Cemetery at 329 Royal York Road, directly north of the railway tracks)

if the criterion is “not applicable” to the property or X if it is applicable, with explanatory text below.

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	X

Fine Representative Example of a Style and Type with a High Degree of Craftsmanship and Technical Achievement - Wesley Mimico United Church has cultural heritage value as a well-crafted 20th century church that blends features of the Late Romanesque Revival and Neo Gothic (Modern Gothic) styles. Its exterior design is distinguished by the east tower on Station Road and the detailing of the south façade facing Mimico Avenue, which represents the seamless integration of the 1923 and 1953 parts of the complex. On the interior, the vaulted ceiling in the sanctuary (which is supported on two pillars through the use of an innovative steel framing system) and the suspended laminated wood floors are unique features of the design.

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	X

Institution of Significance – Wesley Mimico United Church is valued as an institution of significance in the community where it has served as a place of worship and focus for community outreach in this location for nearly a century. The congregation's growth and influence in Mimico was reflected in the prominence and scale of the edifice.

Architects – The architects for Wesley Mimico United Church, Horwood and White, are significant as important 20th century designers whose firm was a direct descendant of Henry Langley's practice. Its principals, J. C. B. Horwood and Murray A. White trained with Henry Langley and his nephew Edmund Burke, two of Toronto's most important historical architects, and continued their mentors' innovative approaches to design in their own practice. Both Horwood and White sought out additional training in the United States, bringing back skills in the latest American materials and methods that they applied in their extensive portfolio. Horwood and White's commission for Wesley Mimico United Church was a deeply personal one for Horwood, who was a member of its congregation and a Mimico resident. His son, architect Eric Horwood, who headed the firm of Horwood and White until 1969, designed the 1953 addition to Wesley Mimico United Church.

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

Surroundings – Contextually, Wesley Mimico United Church has value for its historical and visual relationship to its setting in Mimico. In this location since the early 20th century, it has been an integral part of the institutional and historical core of the community northeast of Lake Shore Boulevard West and Royal York Road. Wesley Mimico United Church stands with other institutional buildings on the adjoining streets that contribute to and sustain the story of Mimico's development over 150 years and its sense of place today.

Landmark - As an important institutional building that anchors a corner lot in the heart of the community where its distinctive tower is visible from the adjoining streets, Wesley Mimico United Church is valued as a local landmark in Mimico.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 2 Station Road has design, associative and contextual values. Valued as an institution of importance to the community, Wesley Mimico United Church is significant as a fine representative example a 20th century church with Romanesque Revival and Neo-Gothic styling and unique interior features by the noted Toronto architectural firm of Horwood and White in Mimico, to which it is historically and visually linked and where it stands as a local landmark.

5. SOURCES

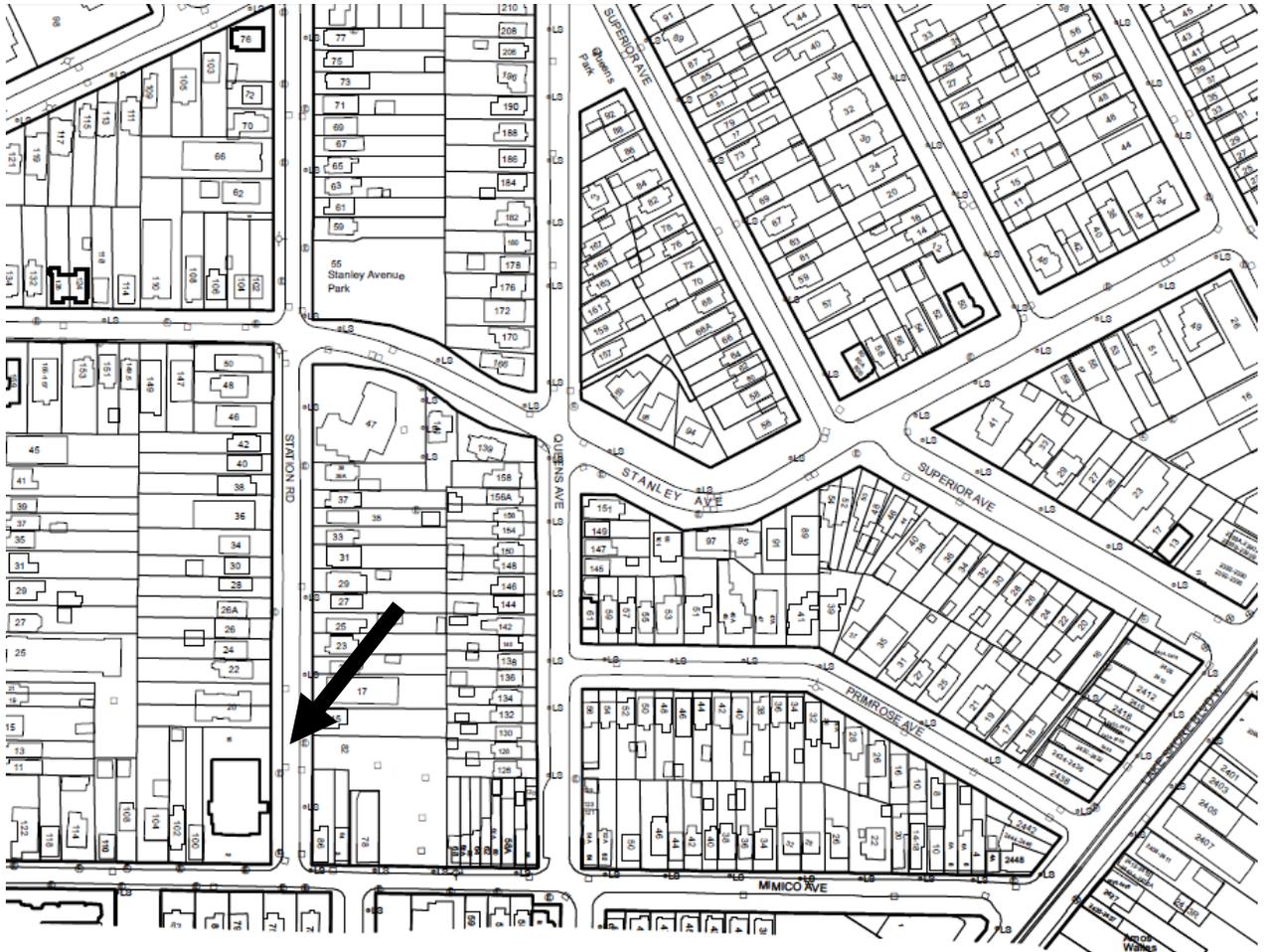
Archival Sources

- Abstract Indices of Deeds, Plan 852, Lots 3-5
- Aerial Map, City of Toronto, 1947
- Archival Photographs (individual citations in Section 6)
- Browne's Map of Mimico, 1856
- City of Toronto Directories, 1923-24
- Goad's Atlases, 1910 revised to 1912 and 1923
- Historical Atlas of York County, 1878
- J. C. B. Horwood and E. C. Horwood Fonds, Horwood Collection, Archives of Ontario, Items C11-1207 and C11-1216
- Local Church Records, Wesley Mimico United Church, United Church of Canada Archives
- Underwriters' Survey Bureau Atlas, July 1954 revised to January 1964

Secondary Sources

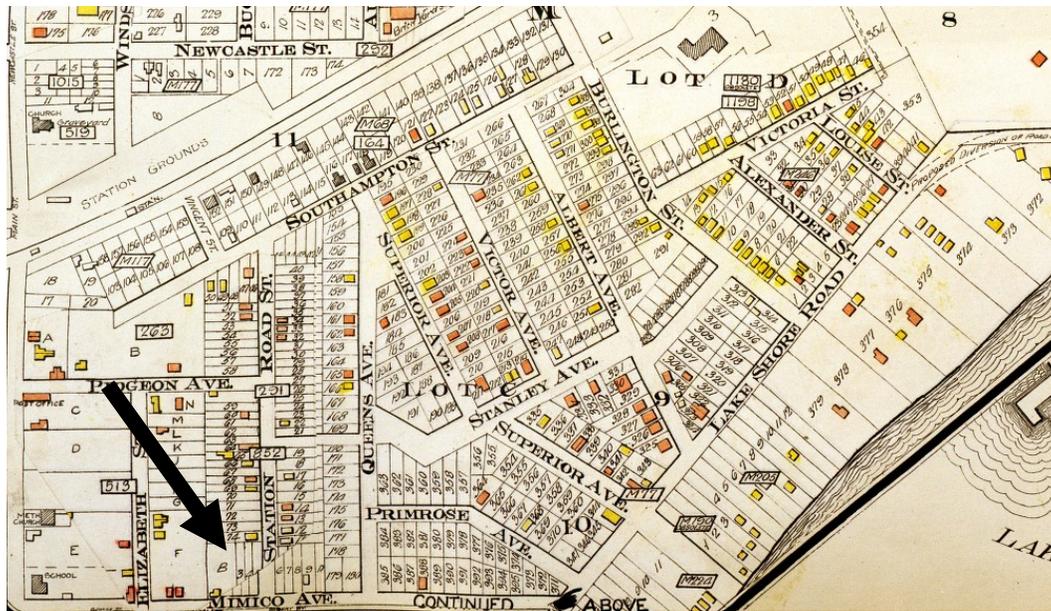
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6. IMAGES – Maps and atlases are followed by other archival images. The **arrows** mark the location of the property at 2 Station Road

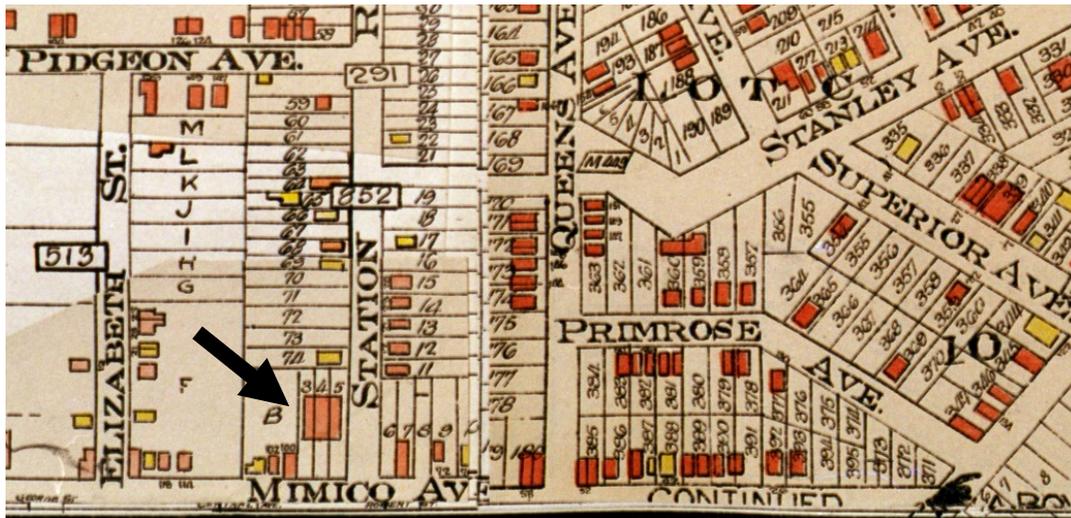


1. City of Toronto Property Data Map: showing the location of the subject property on the northwest corner of Mimico Avenue and Station Road

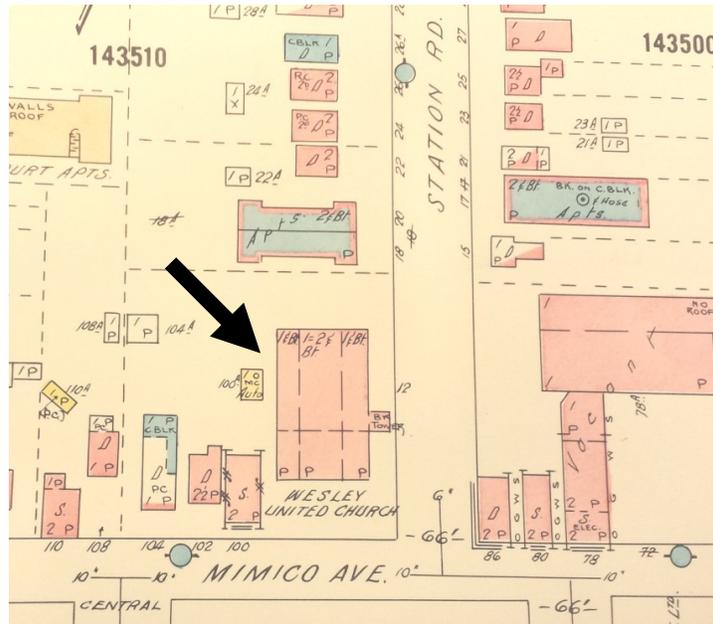
3. York County Atlas, 1878: extract from Etobicoke Township showing Mimico where the original Mimico Methodist Church is marked "WM" (for Wesleyan Methodist)



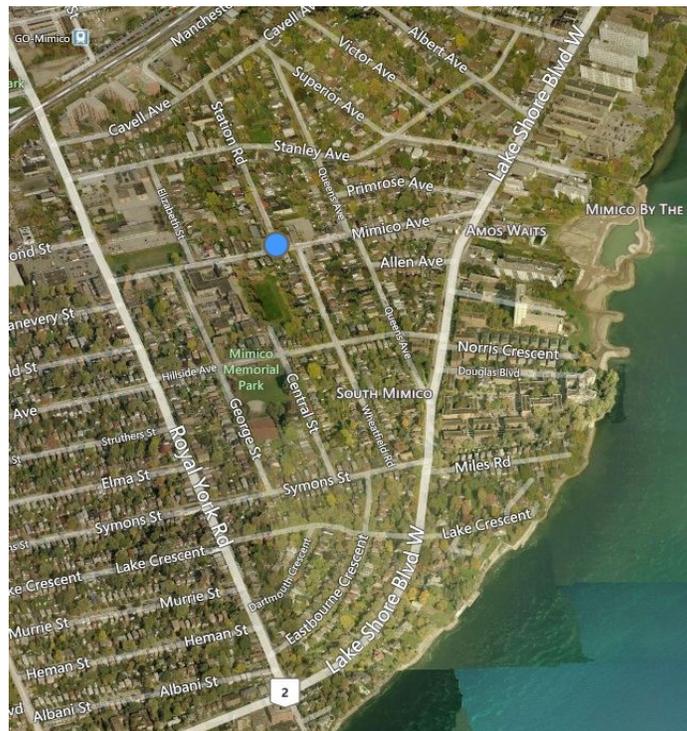
4. Goad's Atlas, 1910 revised to 1912: showing the future location of Wesley Mimico United Church



5. Goad's Atlas, 1910 revised to 1923: showing the first section of the church in place on the northwest corner of Mimico Avenue and Station Road

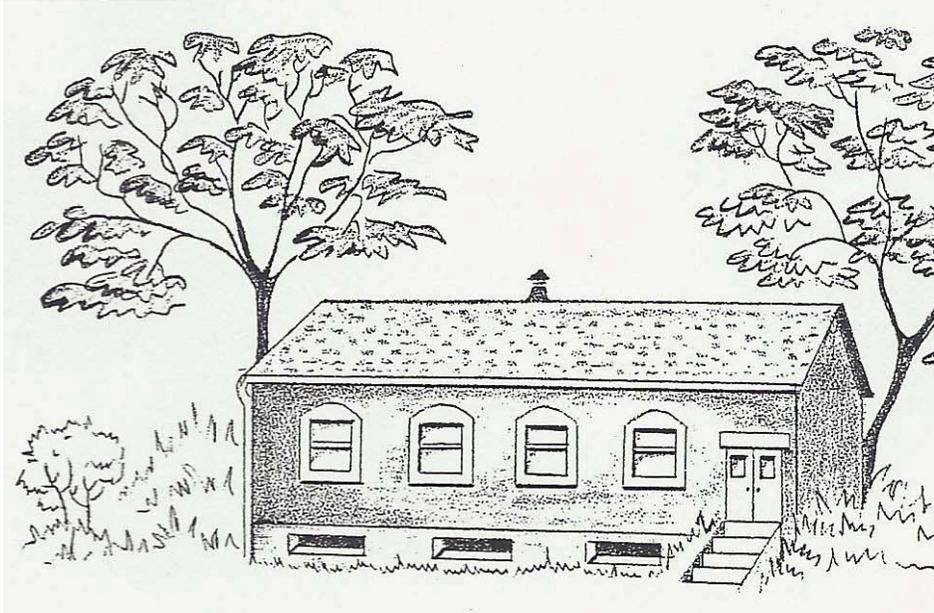


6. Underwriters' Survey Bureau Atlas, July 1954 revised to January 1964: showing "Wesley United Church" after the building was extended to the south

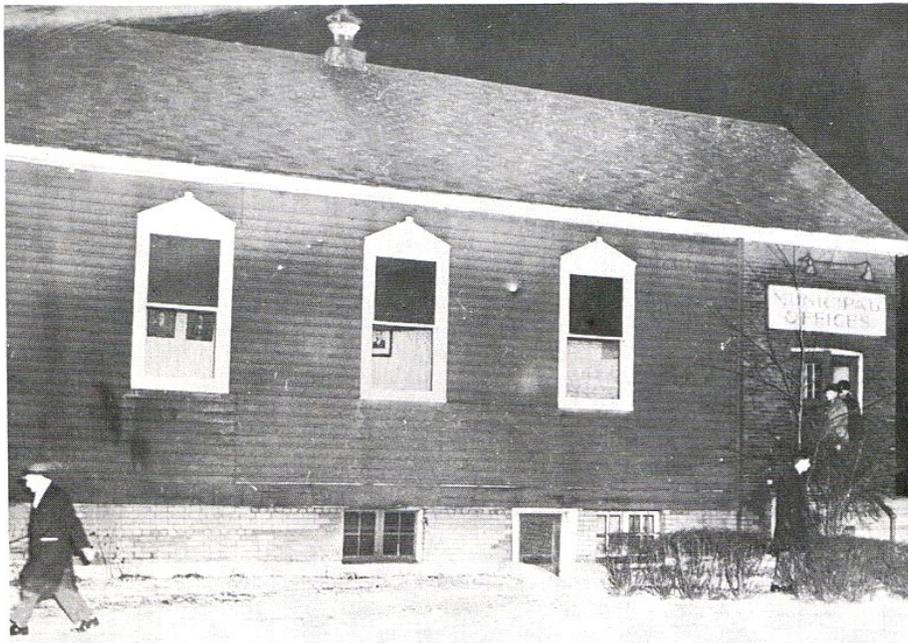


7. Bing Maps: showing the location of the property at 2 Station Road in Mimico where it is placed on the corner of Mimico Avenue in the institutional core of the

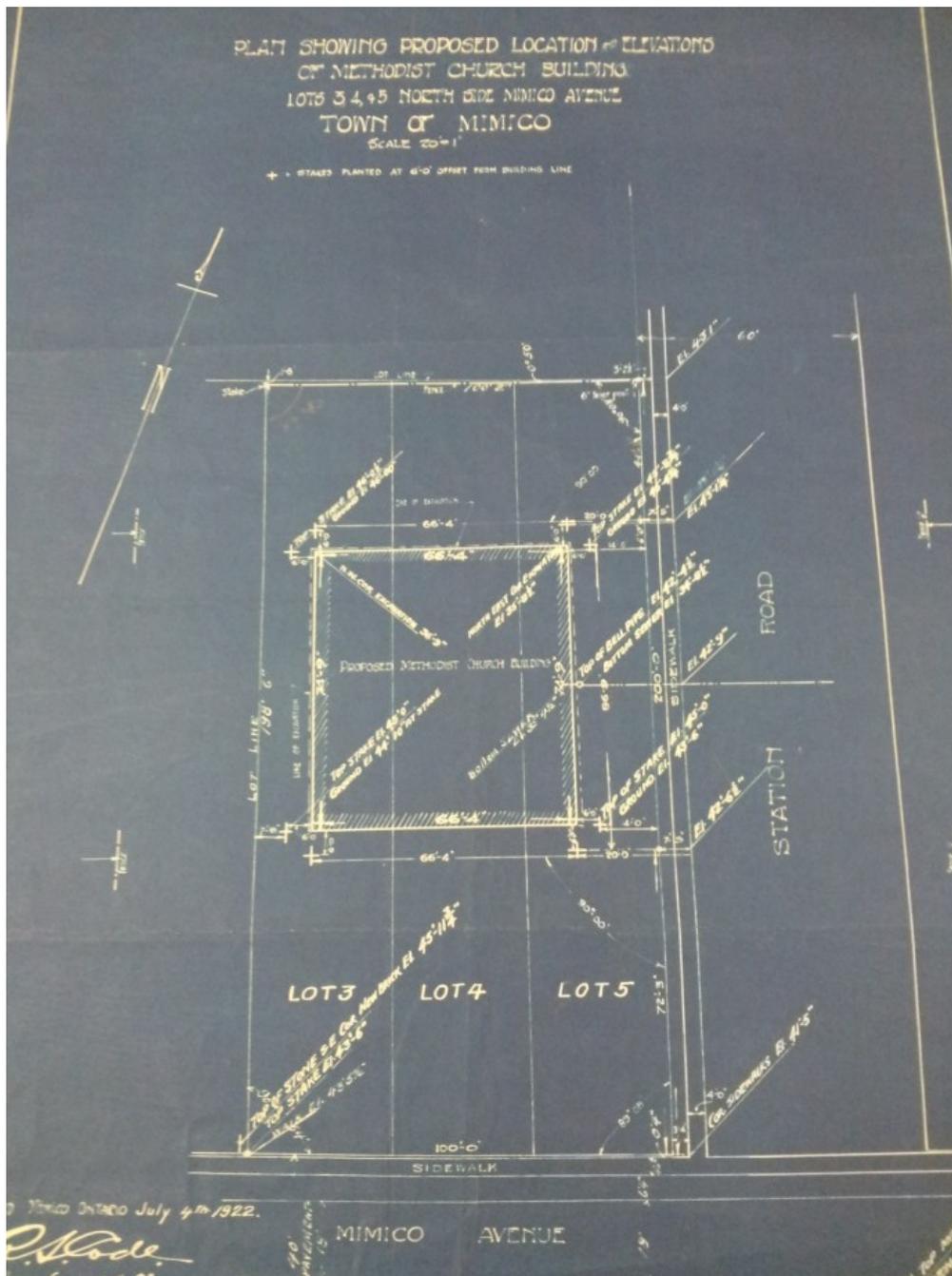
community northeast of Royal York Road and Lake Shore Boulevard West
(www.bing.com)



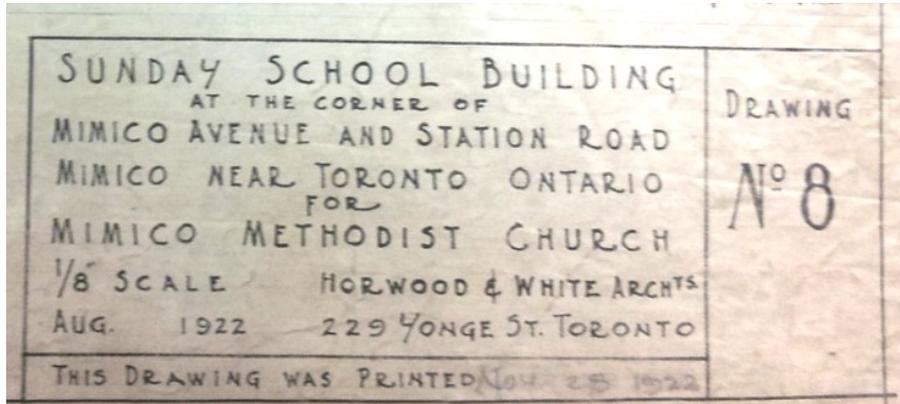
7. Illustration, Mimico Methodist Church, built 1863: showing the first church, which was located on present-day Royal York Road near Mimico Avenue (United Church of Canada Archives)



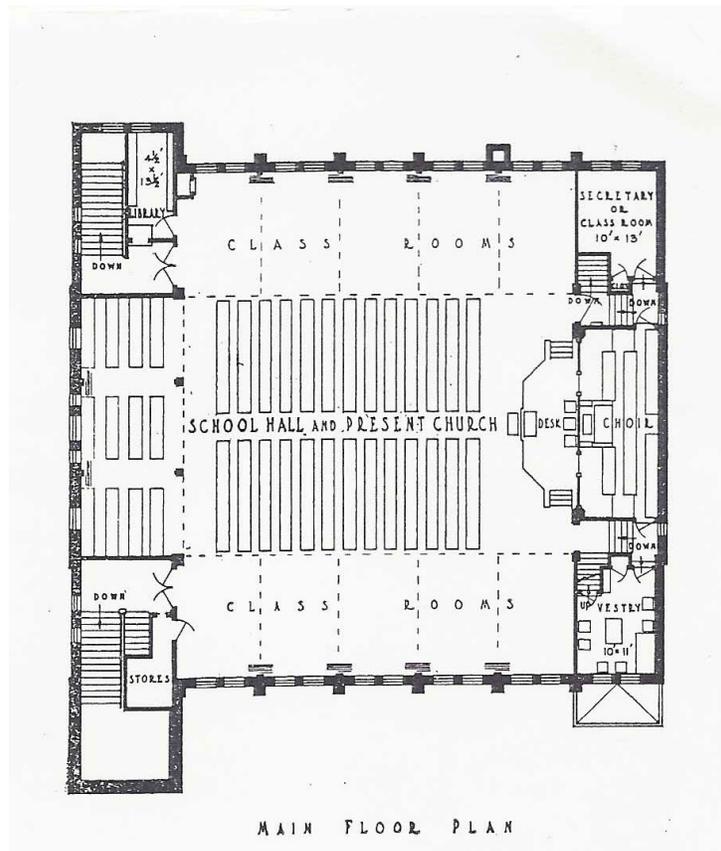
9. Archival Photograph, Mimico Methodist Church, undated: showing the 1863 church after it was relocated on the original property and converted for the Town of Mimico's municipal offices (Currell, 64)



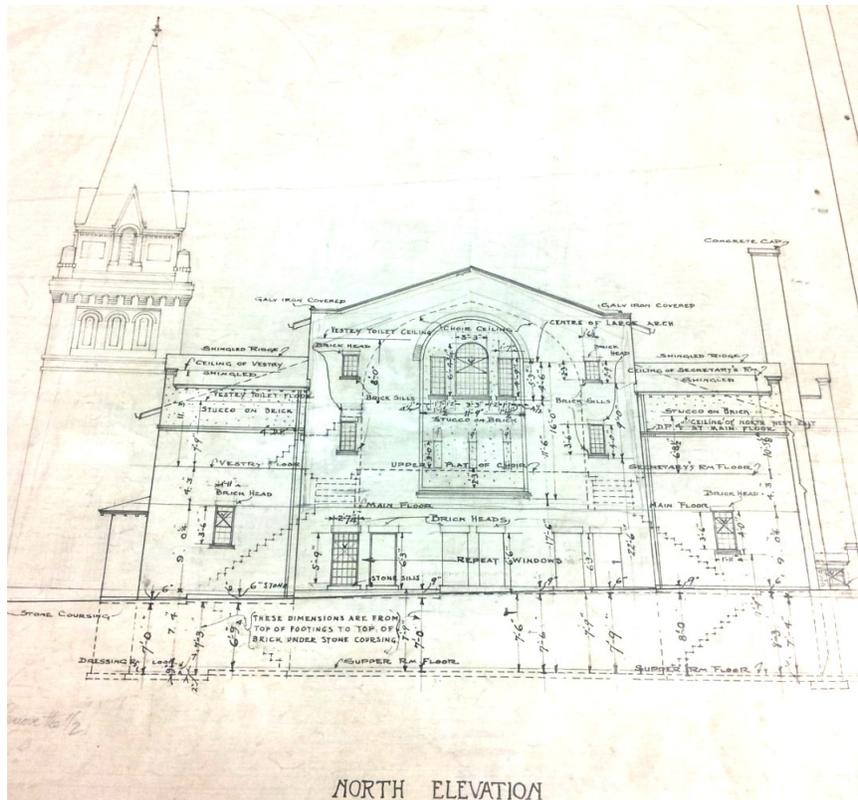
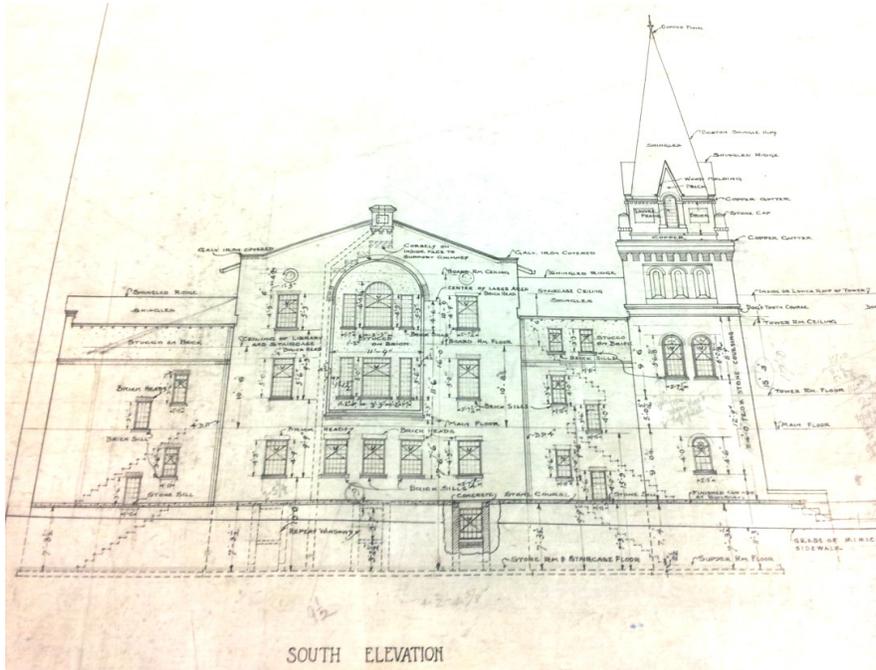
10. Site Plan, 2 Station Road, 1922: showing the plan for the "Methodist Church Building" on the corner of Mimico Avenue and Station Road, where it is placed toward the north end of the property (Archives of Ontario, C11-1216)



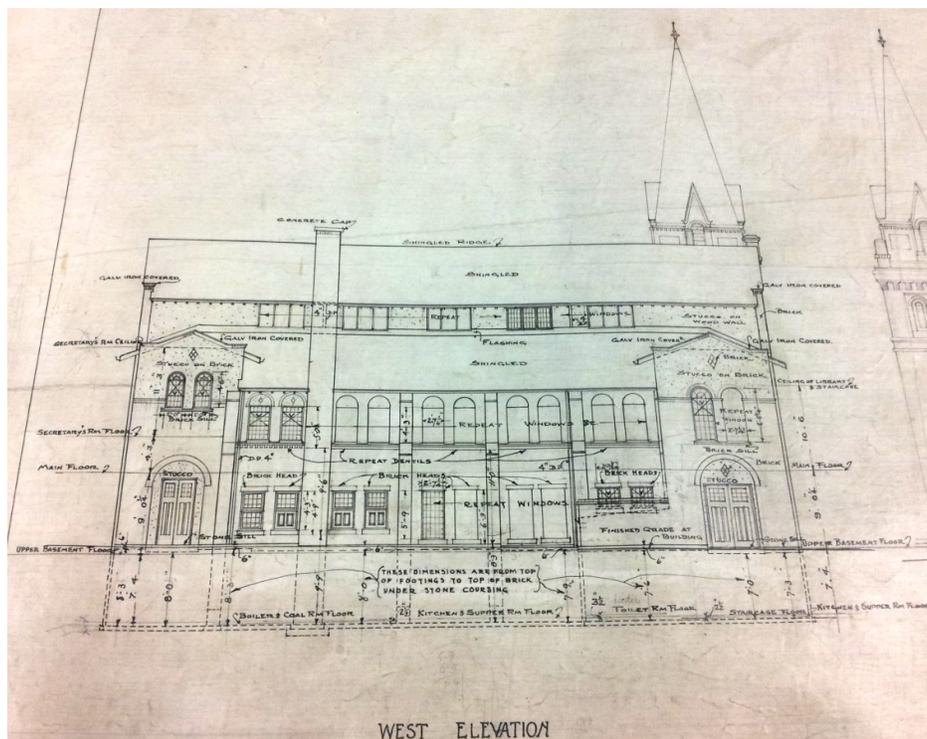
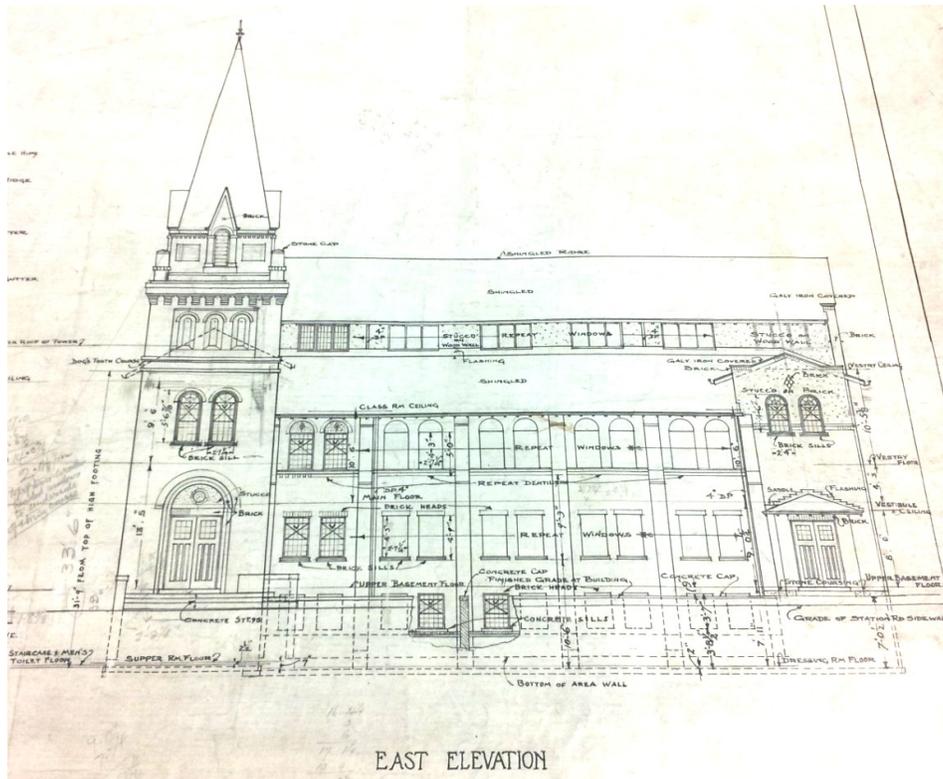
11. Drawing Label, 1922: the plans shown in Images 13 and 14 below are labeled "Sunday School Building" (Archives of Ontario, C11-1216)



12. Main Floor Plan, Wesley Methodist Church, 1923: showing the layout of the main floor with the "school hall and present church" flanked by classrooms (United Church of Canada Archives)



13. Archival Drawings, Mimico Methodist Church, 1922: showing the south (above) and north (below) elevations (Archives of Ontario, C11-1216)



14. Archival Drawings, Mimico Methodist Church, 1922: showing the east elevation on Station Road (above) and the west wall (below) (Archives of Ontario, C11-1216)

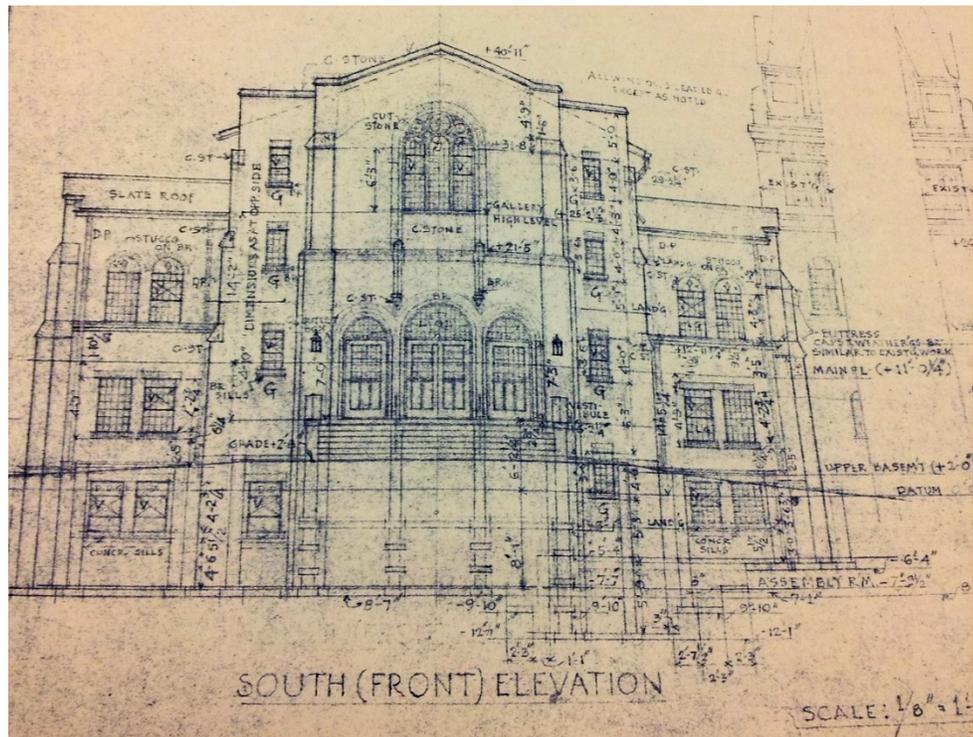


(Messrs. Horwood and White, Toronto, architects.)

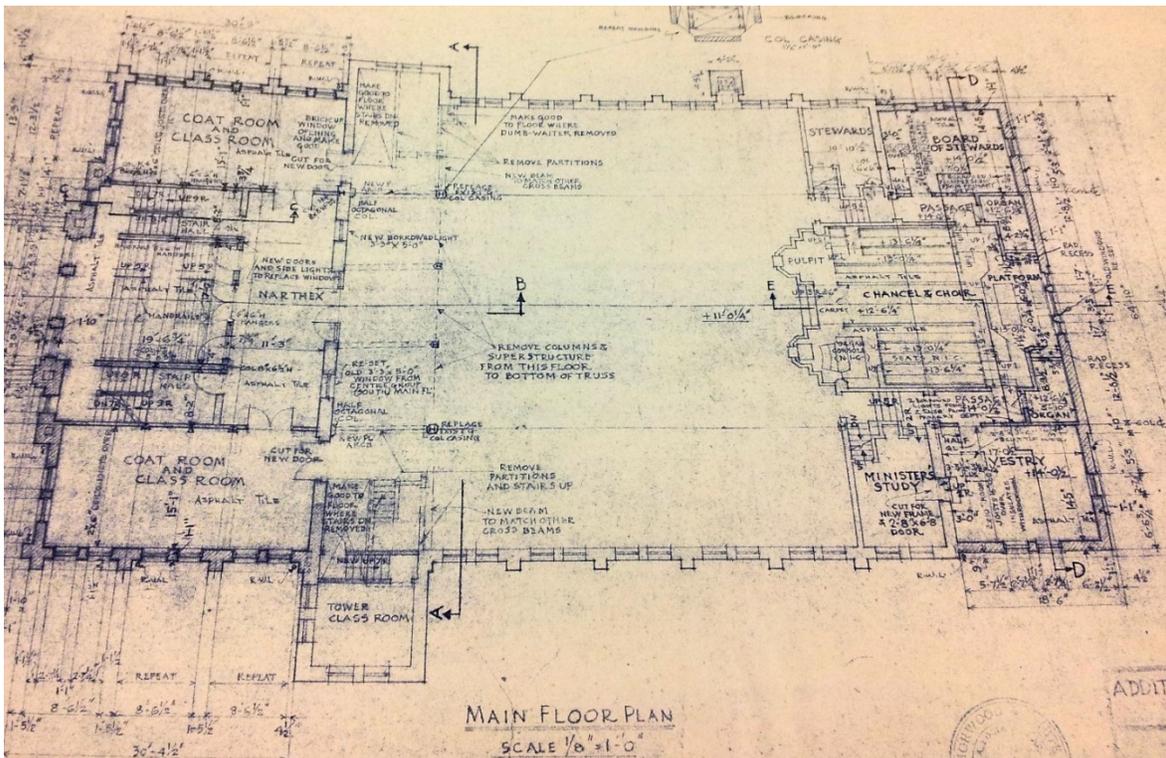
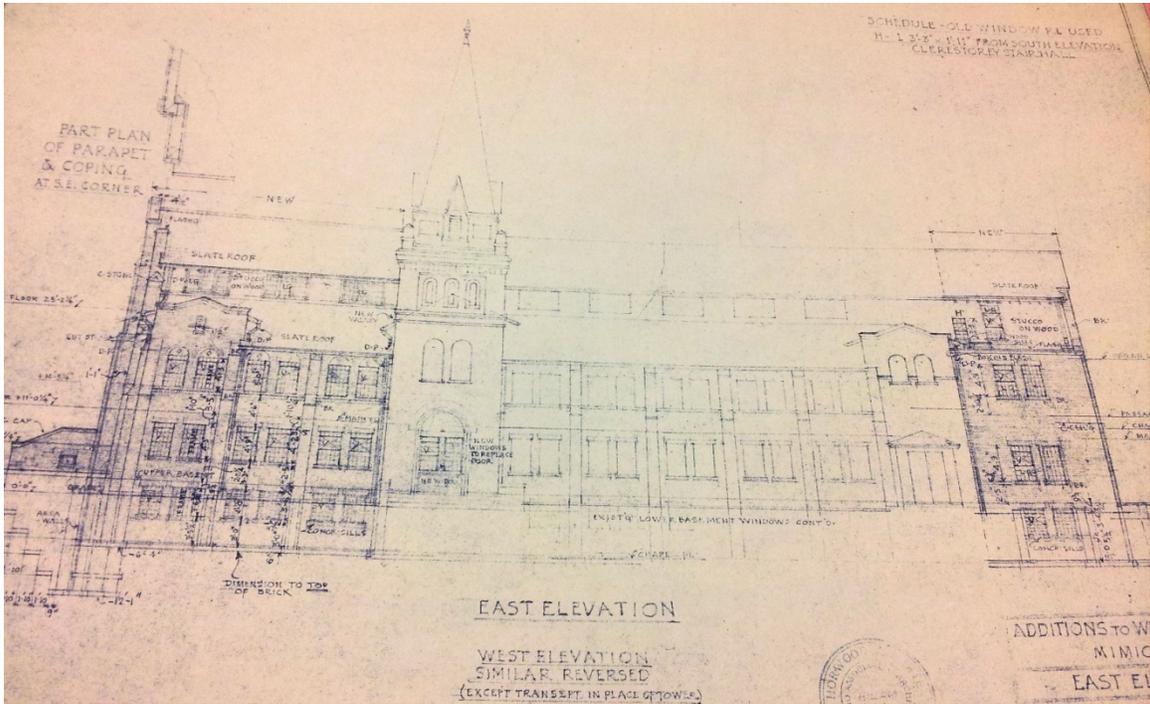
15. Archival Photograph, Wesley Methodist Church, post-1923: showing the church as it was built in 1923 with the main (east) entrance in the tower (United Church of Canada Archives)



16. Aerial Photograph, 1947: showing Wesley Mimico United Church on the northwest corner of Mimico Avenue and Station Road (Royal York Road is on the left), before the addition of the south section in 1953 (City of Toronto Archives)



17. Archival Drawings, Wesley United Church, 1952: showing the designs for the south section (above), with the new south façade (below) (Archives of Ontario, C11-1207)



18. Archival Drawings, Wesley Mimico United Church, 1952: showing the east elevation on Station Road (above) and the main floor plan (below) with the proposed alterations to the south and north ends of the original building (Archives of Ontario, C11-1207)



19. Christ Church Mimico, 1917: the church was demolished, but the adjoining cemetery at 329 Royal York Road is designated under Part IV, Section 29 of the Ontario Heritage Act (<http://chuckmanothercollection.blogspot.ca>)



20. Photograph, St. Leo's Roman Catholic Church (1953), 277 Royal York Road: the property was identified on the "Inventory of Heritage Properties for Etobicoke District" and listed on the City of Toronto Inventory of Heritage Properties following the amalgamation of the new city in 1998 (<http://openbuildings.com/buildings/st-leo-s-roman-catholic-church-mimico-profile-26345>)



21. Photograph, Mimico Baptist Church (1923), 80 Hillside Avenue: the church was catalogued for the Ontario Heritage Trust's Places of Worship Inventory (<http://www.heritagetrust.on.ca/Ontario-s-Places-of-Worship/Inventory/2815>)



22. Photograph, Mimico Presbyterian Church (1928), 199 Mimico Avenue: the property is recorded on the Ontario Heritage Trust's Places of Worship Inventory (<http://www.heritagetrust.on.ca/Ontario-s-Places-of-Worship/Inventory/2428>)



23. Current Photographs, 2 Station Road: showing the east elevation along Station Road, with the rear (north) wall (below right) (Heritage Preservation Services, February 2013)



24. Photograph, 2 Station Road: showing the principal (south) façade on Mimico Avenue, with the west elevation on the left (Heritage Preservation Services, February 2013)



25. Interior Photograph: looking north toward the pulpit and showing the interior plan and roof structure (<http://savewesley.com/>)