



REPORT FOR ACTION

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter Into a Heritage Easement Agreement – 165 Stanley Avenue

Date: October 9, 2020

To: Toronto Preservation Board

Etobicoke York Community Council

From: Senior Manager, Heritage Planning, Urban Design, City Planning

Wards: Ward 3 – Etobicoke-Lakeshore

SUMMARY

This report recommends that City Council state its intention to designate the property at 165 Stanley Avenue under Part IV, Section 29 of the Ontario Heritage Act.

St Leo's Catholic School, originally called St Leo's Separate School, is a Collegiate Gothic style school that was constructed in 1926 on the south side of Stanley Avenue between Royal York Road and Elizabeth Street. It was opened by the Mimico Separate School Board with the assistance of the congregation of St Leo's Catholic Church, and it is the oldest Separate School in Etobicoke that is still open. The building is two-storeys and originally contained four classrooms and an auditorium. The architect is not known. Following an increase in the Catholic population in Etobicoke after WWII and a surge in enrollment at St Leo's Catholic School, several additions of interconnected buildings were made from 1956-76.

The property at 165 Stanley Avenue was listed on the City of Toronto's Heritage Register on September 27, 2006 and was originally listed on the former City of Etobicoke Inventory of Heritage Properties.

A Site Plan Approval application was submitted on January 3, 2019 for the property at 165 Stanley Avenue (Application No. 19 100745 WET 03 SA). A Memorandum was issued by Heritage Planning on August 29, 2019, which identified conditions of approval, including the request for an Interpretation Plan, the production of a detailed Conservation Plan and that the owner enter into a Heritage Easement Agreement, following consultation with the Toronto Preservation Board and if approved by Council. The Site Plan Approval application remains under review.

The applicant proposes to retain the original 1926 school building, connected to a new three-storey wing at the rear by a one-and-a-half storey glazed pedestrian

connection. Modifications to the heritage building include the introduction of window wells on the lower levels of the north, west and east elevations, a new sunken courtyard on the west elevation, and the enlargement of an existing opening in the rear (south) elevation to accommodate the new connection. The rear (south) wall is proposed to be over clad in stucco.

Following research and evaluation, it has been determined that the property meets Ontario Regulation 9/06, which sets out the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, for its design/physical, historical/associative and contextual value.

The Province and the City's policies seek the conservation of cultural heritage resources. Designation supports conservation as it enables City Council to review alterations to the site, enforce heritage property standards and maintenance, and refuse demolition.

RECOMMENDATIONS

The Senior Manager, Heritage Planning, Urban Design, City Planning recommends that:

1. City Council state its intention to designate the property at 165 Stanley Avenue under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 165 Stanley Avenue (Reasons for Designation) attached as Attachment 3 to the report, October 9, 2020, from the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. If there are no objections to the designation in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the necessary bill in Council.
3. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the proposed 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 to designate the property.
5. City Council authorize the entering into Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 165 Stanley Avenue in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.
6. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into Heritage Easement Agreement for the property at 165 Stanley Avenue.

FINANCIAL IMPACT

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

DECISION HISTORY

The property at 165 Stanley Avenue was listed on the City of Toronto's Heritage Register on September 27, 2006 and was originally listed on the former City of Etobicoke Inventory of Heritage Properties.

BACKGROUND

Heritage Planning Framework

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. Cultural heritage resources are considered irreplaceable and valuable assets that must be wisely protected and managed as part of planning for future growth under the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019). Heritage Conservation is enabled through the Ontario Heritage Act. The City of Toronto's Official Plan implements provincial policy regime, the Planning Act, the Ontario Heritage Act and provides policies to guide decision making within the city.

Good planning within the provincial and municipal policy framework has at its foundation an understanding and appreciation for places of historic significance, and ensures the conservation of these resources are to be balanced with other provincial interests. Heritage resources may include buildings, structures, monuments, and geographic areas that have cultural heritage value or interest to a community, including an Indigenous community.

The Planning Act establishes the foundation for land use planning in Ontario, describing how land can be controlled and by whom. Section 2 of the Planning Act identifies heritage conservation as a matter of provincial interest and directs that municipalities shall have regard to the conservation of features of significant architectural, historical, archaeological or scientific interest. Heritage conservation contributes to other matters of provincial interest, including the promotion of built form that is well-designed, and that encourages a sense of place.

The Planning Act requires that all decisions affecting land use planning matters shall conform to the Growth Plan and shall be consistent with the Provincial Policy Statement, both of which position heritage as a key component in supporting key provincial principles and interests.

<https://www.ontario.ca/laws/statute/90p13>

The Provincial Policy Statement provides policy direction on land use planning in Ontario and is to be used by municipalities in the development of their official plans and to guide and inform decisions on planning matters, which shall be consistent with the Provincial Policy Statement. The Provincial Policy Statement articulates how and why heritage conservation is a component of good planning, explicitly requiring the conservation of cultural heritage and archaeological resources, alongside the pursuit of other provincial interests. The Provincial Policy Statement does so by linking heritage conservation to key policy directives, including building strong healthy communities, the wise use and management of resources, and protecting health and safety.

Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development states that long-term economic prosperity is supported by, among other considerations, the promotion of well-designed built form and cultural planning, and the conservation of features that help define character. Section 2.6 Cultural Heritage and Archaeology subsequently directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved". Through the definition of conserved, built heritage resources, cultural heritage landscape and protected heritage property, the Provincial Policy Statement identifies the Ontario Heritage Act as the primary legislation through which heritage conservation will be implemented.

<https://www.ontario.ca/page/provincial-policy-statement-2020>

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) builds on the Provincial Policy Statement to establish a land use planning framework that supports complete communities, a thriving economy, a clean and healthy environment and social equity. Section 1.2.1 Guiding Principles states that policies in the plan seek to, among other principles, "conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Metis communities". Cultural heritage resources are understood as being irreplaceable, and are significant features that provide people with a sense of place. Section 4.2.7 Cultural Heritage Resources directs that cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas. Strategic growth areas include the downtown urban growth centre where this property is located.

<https://www.ontario.ca/document/place-grow-growth-plan-greater-golden-horseshoe>

The Ontario Heritage Act is the key provincial legislation for the conservation of cultural heritage resources in Ontario. It regulates, among other things, how municipal councils can identify and protect heritage resources, including archaeology, within municipal boundaries. This is largely achieved through listing on the City of Toronto's Heritage Register, designation of individual properties under Part IV of the Ontario Heritage Act, or designation of districts under Part V of the Ontario Heritage Act.

Section 27 of the Ontario Heritage Act gives municipalities the authority to maintain and add to a publicly accessible heritage register. The *City of Toronto's Heritage Register includes individual heritage properties that have been designated under Part IV, Section*

29, properties in a heritage conservation district designated under Part V, Section 41 of the Act as well as properties that have not been designated but City Council believes to be of "cultural heritage value or interest."

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value.

<https://www.ontario.ca/laws/statute/90o18>
<https://www.ontario.ca/laws/regulation/060009>

The City of Toronto's Official Plan contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. Indicating the integral role that heritage conservation plays in successful city-building, Section 3.1.5 of the Official Plan states that, "Cultural heritage is an important component of sustainable development and place making. The preservation of our cultural heritage is essential to the character of this urban and liveable City that can contribute to other social, cultural, economic and environmental goals of the City."

Policy 3.1.5.4 states that heritage resources on the City's Heritage Register "will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council." Policy 3.1.5.6 encourages the adaptive re-use of heritage properties while Policy 3.1.5.26 states that, when new construction on, or adjacent to, a property on the Heritage Register does occur, it will be designed to conserve the cultural heritage values, attributes and character of that property and will mitigate visual and physical impacts on it.

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

<https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

Heritage Impact Assessments (HIA) will be required for development applications that affect listed and designated properties. An HIA shall be considered when determining how a heritage property is to be conserved.

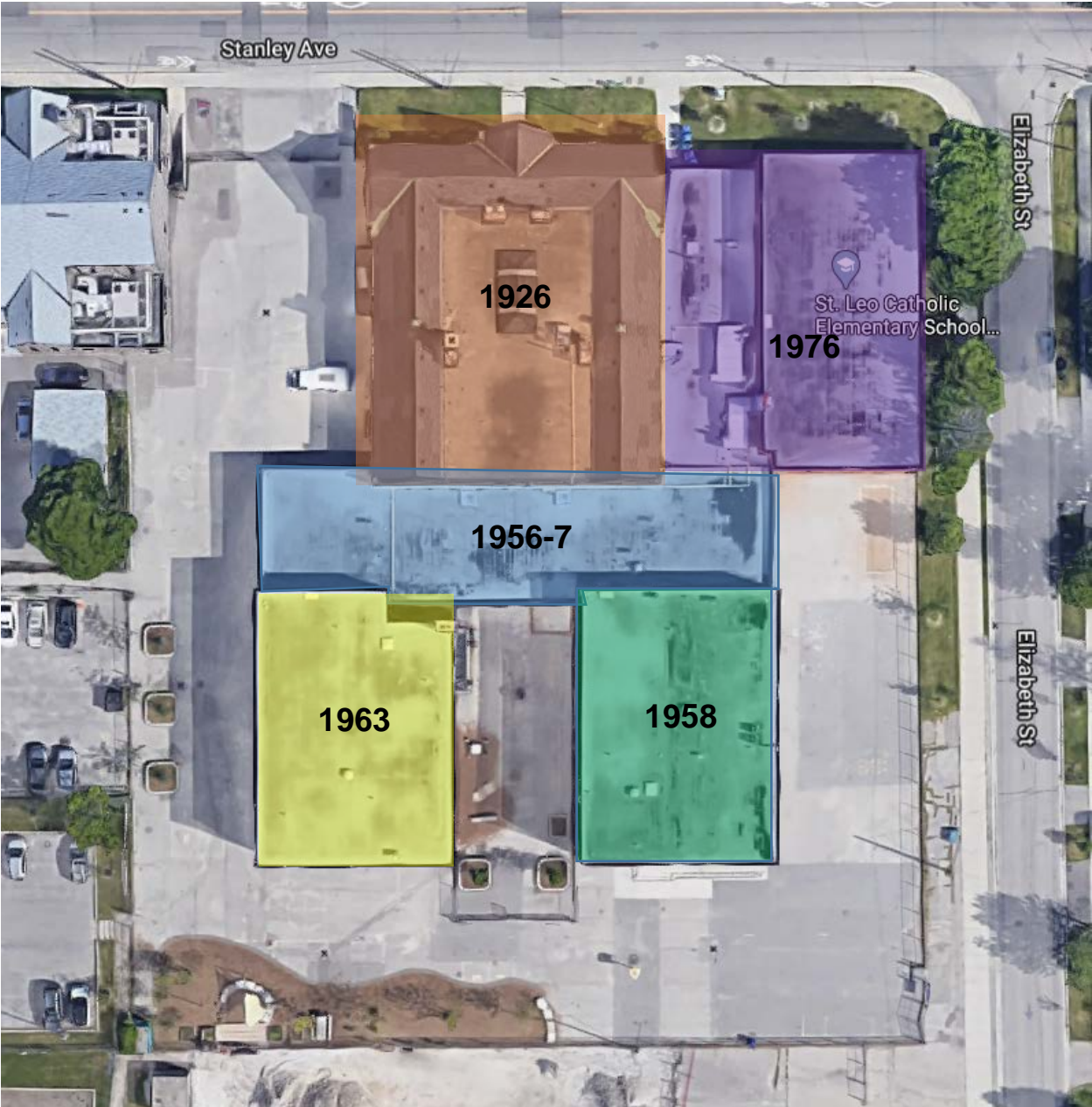
The Ontario Heritage Toolkit also provides guidance on designating properties of municipal significance. The Tool Kit provides direction on the purpose of designating heritage properties for identifying and protecting places in our communities that have cultural heritage value and is an important part of planning for the future, and of helping to guide change while keeping the buildings, structures and landscapes that give each of our communities its unique identity.

COMMENTS

The property was nominated for designation by a member of the community on 27 May 2019.

ST LEO'S CATHOLIC SCHOOL, 165 STANLEY AVENUE
Research and Evaluation according to Ontario Regulation 9/06

Photos of the five buildings comprising St Leo's Catholic School



Aerial photograph of St Leo's Catholic School, annotated to show the different phases of construction (Google Streetview, 2019)



Detail of the principal (north) elevation of St Leo's Catholic School, showing the original 1926 building (right) and the 1976 addition (left) (Heritage Planning Image, 2020)



Detail of the side (west) elevation of St Leo's Catholic School, showing the original 1926 building (Heritage Planning Image, 2020)



Detail of the side (west) elevation of St Leo's Catholic School, showing the 1956-7 addition (left) and 1963 addition (right) (Heritage Planning Image, 2020)



Detail of the rear (south) elevation of St Leo's Catholic School, showing the 1963 addition (left) and 1958 addition (right) (Heritage Planning Image, 2020)



Detail of the side (east) elevation, showing the 1963 addition (left) and the 1956-7 (right) (Heritage Planning Image, 2020)



Detail of the side (east) elevation, showing the 1976 addition (Heritage Planning Image, 2020)

1. DESCRIPTION

165 STANLEY AVENUE – ST LEO'S CATHOLIC SCHOOL	
ADDRESS	165 Stanley Avenue
WARD	Ward 3 – Etobicoke-Lakeshore
LEGAL DESCRIPTION	PLAN 513 PT LOTS C & D
NEIGHBOURHOOD/COMMUNITY	Humber Bay Shores - Mimico
HISTORICAL NAME	St Leo's Separate School
CONSTRUCTION DATE	1926-1976
ORIGINAL OWNER	Mimico Separate School Board
ORIGINAL USE	Institutional

	* This does not refer to permitted use(s) as defined by the Zoning By-law
CURRENT USE*	Educational
ARCHITECT/BUILDER/DESIGNER	See section ii
DESIGN/CONSTRUCTION/MATERIALS	Brick and Stone Cladding
ARCHITECTURAL STYLE	Collegiate Gothic & Modernist
ADDITIONS/ALTERATIONS	Additions: 1956-7, 1958, 1963, & 1976
CRITERIA	Design, Associative, Contextual
HERITAGE STATUS	Listed on the City of Toronto Heritage Register and adopted by City Council on September 27, 2006.
RECORDER	Heritage Planning: Loryssa Quattrociocchi
REPORT DATE	October 2020

2. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the property at 165 Stanley Avenue, and applies evaluation criteria as set out in Ontario Regulation 9/06, under the headings of historical/associative, design/physical and contextual value to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act. The application of the criteria is found in Section 3 (Evaluation Checklist). The conclusions of the research and evaluation are found in the Conclusion of the report. Maps and Photographs are located in Attachment 1. The archival and contemporary sources for the research are found in Attachment 2. The Statement of Significance is contained in Attachment 3.

i. HISTORICAL TIMELINE

Key Date	Historical Event
1852	The Hamilton and Toronto Railway Company was incorporated and construction began on a rail line connecting Mimico to the surrounding region.
1855	First Mimico Station was built east of Royal York Road with service beginning on 3 December 1855.
c.1886	Members of St Leo's Roman Catholic congregation began meeting at the home of Edward Stock or "Eden Court," which is located at 515 Royal York Road.
1890	The Toronto and Mimico Light and Electric Company began operating a radial railway along Lake Shore Road (present-day Lake Shore Boulevard West)
1893	The Toronto & Mimico Electric Railway and Light Company (1890-1906) had also announced a new streetcar line, which reached Mimico in 1893.
1903	On land donated by Stock in 1895, the first St Leo's Catholic Church opened.
1905	Mimico was incorporated as a police village.
1911	Mimico was incorporated as an independent village.
1919	Mimico was incorporated as a town.

1926	St Leo's Separate School was constructed. It is a two-storey building and originally contained four classrooms and an auditorium.
1953	The Town of Mimico was one of the 13 municipalities federated as the Municipality of Metropolitan Toronto. The new St Leo's Catholic Church was opened in the same year.
1956-7	A longitudinal section was added to the south of the original building. This building is associated with the architectural firm Horwood and White.
1958	Another addition was made to the southeast, which contained five more classrooms. This building is associated with the architectural firm Horwood and White.
1960-1	According to aerial photographs, the Old St Leo's Catholic Church was demolished.
1963	A similar-sized addition was made to the school to the west. This building is associated with the architectural firm Horwood and White.
1967	The Town of Mimico joined the Town of New Toronto, the Village of Long Branch and the remainder of Etobicoke Township as the Borough of Etobicoke.
1969	A permit application was submitted to complete interior alterations and masonry partitions for \$2,000.00 by A. G. A. Construction Limited and Stafford Haensli Architects.
1976	Plans for an addition adjoining the east wall of the original building were submitted by Stafford Haensli Architects.
1984	The City of Etobicoke was incorporated.
1991	A permit application was submitted to relocate one portable classroom.
1998	The City of Etobicoke was amalgamated with the current City of Toronto.

ii. HISTORICAL BACKGROUND

The following section outlines the history and facts related to the property which are the basis for determining 'Historical and Associative Value' according to O. Reg. 9/06 Criteria.

St Leo's Catholic School, originally called St Leo's Separate School, is a Collegiate Gothic style school that was constructed in 1926 on the south side of Stanley Avenue between Royal York Road and Elizabeth Street (Image 1). It was opened by the Mimico Separate School Board with the assistance of the congregation of St Leo's Catholic Church, and it is the oldest Separate School in Etobicoke that is still open. The building is two-storeys and originally contained four classrooms and an auditorium (Image 2).¹ The auditorium was used frequently by St Leo's Catholic Church for church and community events and functioned as a cultural and public gathering centre for the Catholic community in Mimico. As the Catholic population in Mimico grew after WWII, a

¹There are conflicting accounts of the amount of classrooms the original schools had. Although the TDSB website says the school originally had eight classrooms and an auditorium, according to Harvey Currell's *The Mimico Story* (1967), p.118, there were actually four classrooms.

new St Leo's Catholic Church was constructed in 1952 on the site of the original Mimico Post Office. With an increase in Catholic congregants came a rise in enrollment at St Leo's Catholic School. To accommodate the growth in students, an addition was made of a longitudinal section to the south of the original building in 1956-7 (Image 3). Shortly after in 1958, another addition was made to the southeast, which contained five more classrooms (Image 4). A similarly-sized addition was made to the west in 1963, subsequently forming an outdoor courtyard between the two buildings (Image 5). All three of these additions are associated with the architectural firm Horwood and White. Another addition was made in 1976 adjoining the east wall of the original building and it was designed by Stafford Haensli Architects (Image 6). The property currently consists of five interconnected buildings. It is acknowledged that the subject property sits on the traditional lands of the Huron Wendat, the Seneca, other Anishinaabeg peoples and the Mississaugas of the New Credit First Nations.

History of Mimico

The Township of Etobicoke was part of the Toronto Purchase, which was negotiated by the British with the Ojibwa Mississauga Nation in 1787 and formalized in 1806. The land extended along the lakeshore from the present west boundary of Scarborough Township to the centre of the Etobicoke River at its mouth. Loyalists began to arrive in 1793, and the survey of Etobicoke Township was carried out in 1795. After the capital of Upper Canada was moved from Newark/Niagara-on-the-Lake to York/Toronto by Governor Simcoe, early grants on the lake frontage of Etobicoke and York Townships were issued to retired officers and soldiers. The most desirable lots were those along the lake, closest to the settlement at York, in the area that is now Humber Bay and Mimico. Development of the area was slow, but gradually the veterans' large estates were divided and sold.

The portion of Etobicoke Township along the shoreline of Lake Ontario west of the 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 (Image 7, Image 8). 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 Toronto & Mimico Electric Railway and Light Company (1890-1906) had also announced a new streetcar line, which reached Mimico in 1893. The railway had already unlocked the potential for industry and business to locate in Mimico. With the addition of the streetcar line and the relatively reasonable property values, Mimico became attractive for workers.

Mimico was incorporated as a police village in 1905, meaning that it had a Board of Trustees with a limited range of authority on local matters, but remained part of the Township in all other aspects.² Mimico became 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. Mimico remained an independent municipality until 1967 when it joined the Town of New Toronto, the Village of Long Branch and the

²URS Canada, "Mimico 20/20 Revitalization Cultural Heritage Assessment Resource" (25 May 2012), p.7

remainder of Etobicoke Township as the Borough of Etobicoke.³ The City of Etobicoke was incorporated in 1984 and amalgamated with the current City of Toronto in 1998.

History of St Leo's Catholic Elementary School

The Township of Etobicoke was divided into eight schools sections in 1850 and Mimico was included in School Section No.1, which took in the area between the Humber River and Etobicoke Creek and almost as far north as Dundas Street. The earliest school constructed for this section was a log building located in Mimico, likely on the south side of Lakeshore Road at the foot of what is now Royal York Road.⁴ Several others were built throughout the late-nineteenth century and through to the early-twentieth century.

The history of St Leo's Catholic School is directly linked to that of the Roman Catholic church with the same name to the west of the school. The history of St Leo's Roman Catholic Church dates back to c.1886, when members of the congregation began meeting at the home of Edward Stock or "Eden Court," which is located at 515 Royal York Road (Image 9). The first permanent house of worship was opened in 1903 on the west side of Royal York Road at Stanley Avenue on land that had been donated by Stock in 1895 (Image 10, Image 11). The church was built to accommodate 150 persons and it was fashioned in the Early English variation of the Gothic Revival style. This style had been popularized in England during the mid-to-late nineteenth century and was in vogue for ecclesiastical structures in the province during the late-nineteenth and early-twentieth centuries. The present church at the corner of Stanley Avenue and Royal York Road, built in the Neo-Gothic style, was opened in 1953 (Image 12).

In 1926, the Mimico Separate School Board opened St Leo's Catholic School with the assistance of the congregation of St Leo's Catholic Church. The Community of St Joseph (Sisters) was responsible for providing teaching and administrative assistance.⁵ For some time, the church financially supported the school by providing one half of the revenue required for its continued operation, even through the years of the Great Depression. The Mimico Separate School Board was eventually absorbed into the Metropolitan Separate School Board System (now the Toronto Catholic District School Board) in 1969. The school contained four classrooms and an auditorium and had an enrollment of approximately 160 pupils, many who transferred from other public schools in the area. A 1950 aerial photograph illustrates the large expanse of vacant land to the south of the school (See Image 11). To accommodate the growth in students, an addition was made of a longitudinal section to the south of the original building in 1956-7, which contained four additional classrooms. A year later, an addition was made to the southeast, which contained five more classrooms. In 1961, enrolment had reached approximately seven hundred pupils. Two years later, a similarly sized addition was made to the southwest corner of the property. These three additions are associated with the architectural firm Horwood and White. A final addition was made in 1976 adjoining

³ 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

⁴Harvey Currell, *The Mimico Story* (Town of Mimico and Library Board, April 1967), p.117

⁵This information was taken from the nomination form that was submitted by a member of the community. They found this information in Robert T. Dixon's "We Remember, We Believe: A History of Toronto's Catholic Separate School Boards, 1841-1997."

the east wall of the original building. This building was designed by Stafford Haensli Architects.

Architects: Horwood and White

While the architect of the original 1926 portion of St Leo's Catholic School fronting Stanley Avenue is not known, the additions made from 1955-68 to the south of the original structure have been associated with the architectural firm Horwood and White.⁶ The well-known architectural firm was based in Toronto and existed from 1919 to 1969.

John Charles Batsone Horwood (1864-1938) was a native of Quidi Vidi, Newfoundland. He had been a student in the firm of Langley, Langley and Burke, and after spending some time in a New York architectural office, he entered into partnership with Burke. The firm's partnership endured until 1907, after which point they added another partner, Murray White, to form the firm Burke, Horwood and White. After Burke's death, the firm was renamed Horwood and White in 1919, and it continued operating until 1969.

Alexander Murray White (1870-1935) hailed from Woodstock, Ontario, was articled to Langley & Burke, and after spending time in Chicago working as a draftsman, returned to Toronto to join the firm of Burke, Horwood and White by his mentor, Edmund Burke.

Following the partners' deaths in the 1930s, the firm retained the name Horwood and White and continued under Horwood's son, Eric Compton Horwood (1900-1984), and S. Solomon Van Raalte (1882-1956). Under the direction of the new partners, several commissions were acquired in Mimico for additions to schools, including Mimico High School (1957-7) and David Hornell School (1964). It was also under their direction that the additions to St Leo's were carried out.

Architects: Stafford Haensli Architects Inc.

The 1976 northeastern addition fronting Stanley Avenue and adjoining the east wall of the original school was designed by Stafford Haensli Architects. The firm was established 1971 and is located in Mississauga. They are known for their institutional works, consisting of schools and community centres.⁷

iii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the property which will establish the basis for determining 'Design and Physical Value' according to O. Reg. 9/06 Criteria.

The original 1926 portion of St Leo's Catholic School fronting Stanley Avenue is clad in brown brick of varying hues and is a modest example of the Collegiate Gothic style,

⁶The Ontario Archives holds a collection of architectural drawings and textual records pertaining to St Leo's by Horwood and White, which date to 1955-68. Due to COVID-19 restrictions, these records could not be accessed. For more information on this archival holding, see http://ao.minisisinc.com/SCRIPTS/MWIMAIN.DLL/118017471/DESCRIPTION_WEB/REFD/C~2011-1394?JUMP

⁷ERA, "Heritage Image Assessment 165 Stanley Avenue" (December 18 2018), p.17.

which was popularized in Canada in the early-twentieth century during the interwar period and was frequently applied to institutional buildings throughout the city. The term arose from the frequent application of the Neo-Gothic style during the early-twentieth century to schools and universities. It borrowed several architectural elements from the nineteenth-century Gothic Revival style, including pointed arches, the use of numerous multi-pane windows, and elaborate stonework, however, it was adapted to suit modern buildings. Some well-known examples of institutional buildings in this style in Toronto are Jarvis Collegiate Institute (1924) (Image 13) and The Bishop Strachan School (1915) (Image 14).

At St Leo's, the Collegiate Gothic style is evident in the low-rise scale of the building, the horizontal form of the wing fronting Stanley Avenue, and the form and massing of the building, consisting of three-interconnected wings forming a U-shape and flanking a central rectangular massing. The Collegiate Gothic style is apparent in the projecting steeply-pitched gable entrance of the principal (north) elevation, which contains an imbedded stone plaque above the central doorway, and flanking flat-headed windows, all of which are ornamented with stone quoins. This detail can be partially seen in a historic photograph showing St Leo's second Confirmation class (Image 15). The same gable evident in the principal (north) elevation is repeated in the side (east and west) elevations at the northeast and northwest corners as well as in the rear (south) elevation. The style is further expressed in the stone lintels that sit atop the principal (north) elevation entrance and windows, the former being pierced by a pointed segmental arch and the latter by segmental arches, as well as in the stone sills. There are also stone drip moulds above the lintels of the doorway and flanking windows in the principal (north) elevation. Neighbouring the main gable entrance in the principal (north) elevation are flat-headed, multi-pane, windows on either side that appear in two groups of four. This window arrangement is repeated in the side (west) elevation to the left and right of a pair of flat-headed windows, all of which contain stone sills. An additional layer of ornamentation is visible in the side (east and west) walls below the gables, which consist of brick soldier course detailing with stone corners, creating decorative squares on the walls.

The 1956-63 additions to the rear (south) of the original building fronting Stanley Avenue are modest representations of the Modern aesthetic, which was frequently applied to schools throughout the city during the latter half of the twentieth century. They are one- and two-storey buildings with flat roofs, are clad in buff brick and they contain long, low, and rectilinear volumes. This "horizontal look"⁸ is reminiscent of the Miesian⁹ Modernist tradition, and allows for these rear (south) additions to be distinct from the original 1926 building. There are several surrounding institutions that are also indicative of the Modernist aesthetic and were built in the second half of the twentieth century, including the Mimico Adult Centre on the east side of Royal York Road (Image 16), the western portion which was built in c.1957, and at John English Junior School (1956) on the south side of Mimico Avenue (Image 17).

⁸Washington State's Department of Archaeology & Historic Preservation, "Miesian 1945-1990" <https://dahp.wa.gov/historic-preservation/historic-buildings/architectural-style-guide/miesian> (17 September 2020)

⁹The terms "Miesian" is applied to buildings relating to or characteristic of the German-born architect and designer Ludwig Mies van der Rohe.

iv. CONTEXT

The property at 165 Stanley Avenue is located on the south side of Stanley Avenue between Royal York Road and Elizabeth Street. It is situated in the historic core of Mimico, which is northeast of the intersection of Lake Shore and Royal York, and it is where many of Mimico's significant institutional buildings were built. To the west of St Leo's Catholic School is St Leo's Catholic Church. South of the subject property, the Mimico Adult Centre and John English Junior School are located, as are various houses of worship, including Wesley Mimico United Church (now St Paul Restitution Church of God) and Mimico Presbyterian Church. There is a small collection of buildings near St Leo's Catholic School that are included on the City of Toronto's Heritage Register, including Hornell Memorial Hall, Canadian Legion Branch No.217 (12 Drummond Street), St Leo's Catholic Church (277 Royal York Road), 126 Stanley Avenue, 159 Stanley Avenue, the original John English Public School (2 Elizabeth Street), and Wesley Mimico United Church (now St Paul Restitution Church of God at 2 Station Road).

The rest of the surrounding built form is comprised of low-rise residential properties on the north side of Stanley Avenue, to the east along Elizabeth Street, and to the south along Mimico Avenue.

3. EVALUATION AND APPLICATION OF O.REG 9/06 CRITERIA

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. The criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, and the City of Toronto also uses these criteria when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. There are three categories for a total of nine criteria under O. Reg 9/06. A property is only required to meet one criteria to warrant designation. As demonstrated below, the property at 100 College Street meets several criteria amongst the three categories.

The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or X if it is applicable to the property, with explanatory text below.

DESIGN OR PHYSICAL VALUE

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	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

Rare, unique, representative or early example of a style, type, expression, material or construction method

The original 1926 portion of St Leo's Catholic School has design value as a representative example of the Collegiate Gothic style, which was popularized in Canada in the early-twentieth century during the interwar period and was frequently applied to institutional buildings throughout the city. Expressions of this architectural style are

evident in the brown brick masonry in varying hues with stone detailing, including the imbedded stone plaque above the principal (north) doorway, the low-rise two-storey scale of the building, the horizontal form of the wing fronting Stanley Avenue, and the form and massing of the building, consisting of three-interconnected wings forming a U-shape and flanking a central rectangular massing. The Collegiate Gothic style is apparent in the projecting steeply-pitched gable entrance of the principal (north) elevation, which contains a central doorway and flanking flat-headed windows, all of which are ornamented with stone quoins. The same gables are repeated in the side (east and west) elevations at the northeast and northwest corners as well as in the rear (south) elevation. The style is further expressed in the stone lintels that sit atop the principal (north) elevation entrance and windows, the former being pierced by a pointed segmental arch and the latter by segmental arches, as well as in the stone sills. There also stone drip moulds above the lintels of the doorway and flanking windows in the principal (north) elevation. Neighbouring the main gable entrance in the principal (north) elevation are flat-headed, multi-pane, windows on either side that appear in two groups of four. This window arrangement is repeated in the side (west) elevation to the left and right of a pair of flat-headed windows, all of which contain stone sills. An additional layer of ornamentation is visible in the side (east and west) walls below the gables, which consist of brick soldier course detailing with stone corners, creating decorative squares on the walls.

HISTORICAL OR ASSOCIATIVE VALUE

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	N/A

Direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community

St Leo's Catholic School has historical and associative value through its association with the parish of St Leo's Catholic Church, which is significant to the community as it is the oldest Catholic church in Etobicoke and the only Catholic church in Mimico. The modest size of the original 1926 building is directly associated with the church having partially bore the cost of building and maintaining the school during the first half of the twentieth century.

CONTEXTUAL VALUE

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

Important in defining, maintaining or supporting the character of an area

St Leo's Catholic School has contextual value as being important in defining, maintaining and supporting the historic character of the area that was the institutional core of the community northeast of Lake Shore Boulevard and Royal York Road. In this location since the early-twentieth century, St Leo's Catholic school continues to support the Catholic community in Mimico as both a cultural and educational centre.

Physically, functionally, visually or historically linked to its surroundings

St Leo's Catholic School has value for its physical, visual, and historical relationship to its setting in Mimico. It 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.

CONCLUSION

Staff have completed the Research and Evaluation Report for the property at 165 Stanley Avenue and determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under all three categories of design and physical, historical and associative and contextual values.

The original 1926 portion of St Leo's Catholic School has design value as a representative example of the Collegiate Gothic style, which was popularized in Canada in the early-twentieth century during the interwar period and was frequently applied to institutional buildings throughout the city. The Collegiate Gothic style is evident in various features throughout the building, including the brown brick masonry in varying hues with stone detailing; the low-rise two-storey scale of the building; the horizontal form of the wing fronting Stanley Avenue; the form and massing of the building; the projecting steeply-pitched gables that appear throughout the building; the principal (north) elevation's central doorway and flanking windows with quoining, stone lintels, and drip moulds; the treatments of the flat-headed windows with stone sills in the principal (north) and side (west) elevations, and in the brick soldier course detailing with stone corners in the side (west) elevation.

St Leo's Catholic School has historical and associative value through its association with the parish of St Leo's Catholic Church, which is significant to the community as it is the oldest Catholic church in Etobicoke and the only Catholic church in Mimico. The modest size of the original 1926 building is directly associated with the church having partially bore the cost of building and maintaining the school during the first half of the twentieth century.

Contextually, St Leo's Catholic School has value as being important in defining, maintaining and supporting the historic character of the area that was the institutional core of the community northeast of Lake Shore Boulevard and Royal York Road. In this location since the early-twentieth century, St Leo's Catholic school continues to support the Catholic community in Mimico as both a cultural and educational centre. St Leo's Catholic School also has value for its physical, visual, and historical relationship to its

setting in Mimico. It 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.

If designated, City Council can review alterations to the site, enforce heritage property standards and maintenance, and refuse demolition.

The Statement of Significance (Attachment 3) for 165 Stanley Avenue (St Leo's Catholic School) comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

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SIGNATURE

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ATTACHMENTS

Attachment 1 – Maps and Photographs
Attachment 2 – List of Research Sources
Attachment 3 – Statement of Significance (Reasons for Designation) 165 Stanley Avenue



1. City of Toronto property index map, annotated to show the location of 165 Stanley Avenue

MAPS AND PHOTOGRAPHS: 165 STANLEY AVENUE

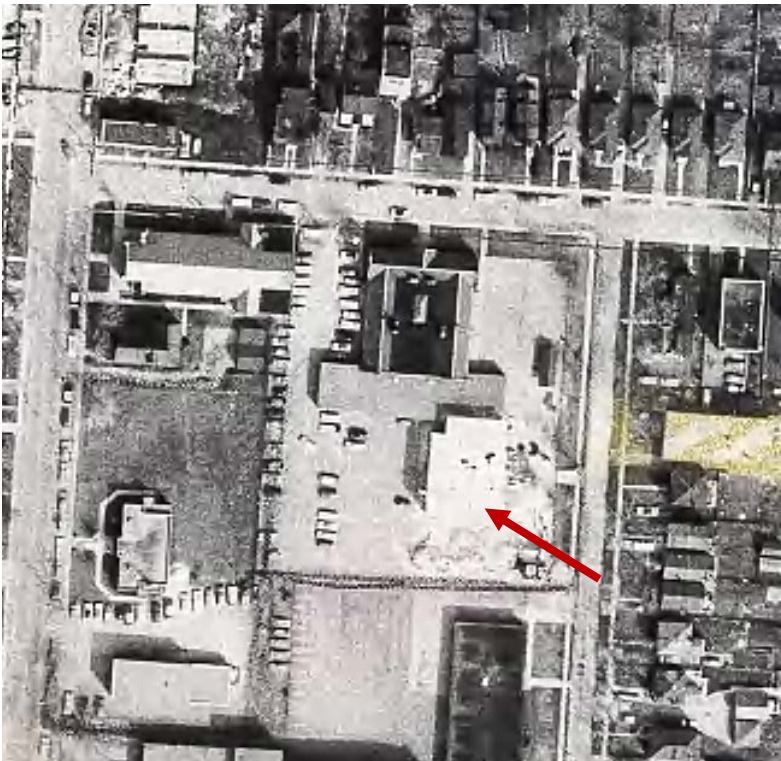


2. 1954 aerial photo showing the original 1926 building (City of Toronto iView 2)



3. 1957 aerial photo showing the 1956-7 addition

MAPS AND PHOTOGRAPHS: 165 STANLEY AVENUE

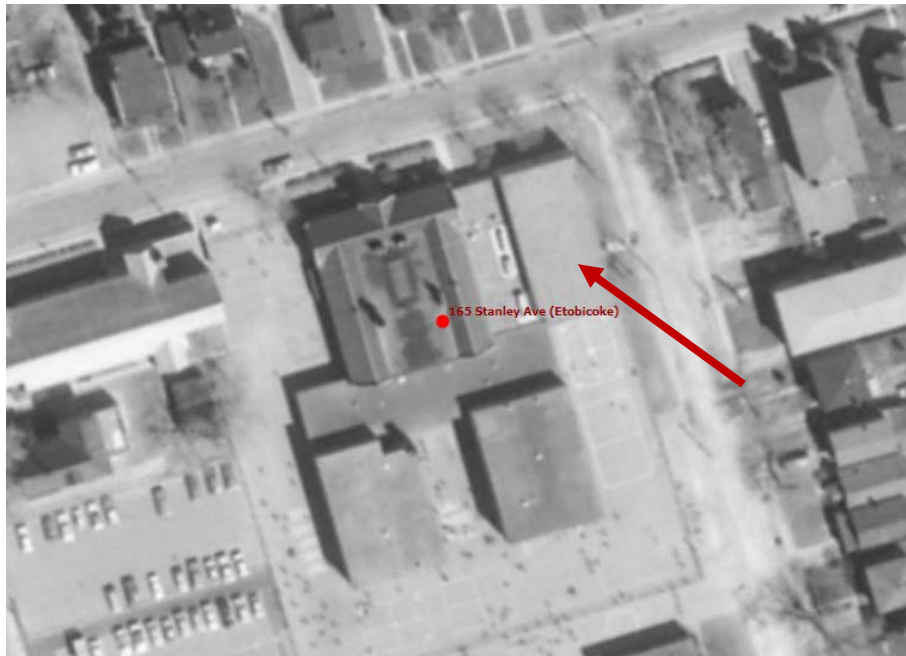


4. 1959 aerial photo showing the 1958 addition



5. 1965 aerial photo showing the 1963 addition

MAPS AND PHOTOGRAPHS: 165 STANLEY AVENUE



6. 1978 aerial photo showing the 1976 addition



7. Browne's Map of Mimico, 1856: showing the model town laid out by the Toronto and Hamilton Railway for its workers (URS Canada, "Mimico 20/20 Revitalization Cultural Heritage Assessment Resource" (25 May 2012), p.12)

MAPS AND PHOTOGRAPHS: 165 STANLEY AVENUE



8. York County Atlas, 1878: extract from Etobicoke Township showing Mimico where St Leo's Catholic School would be built



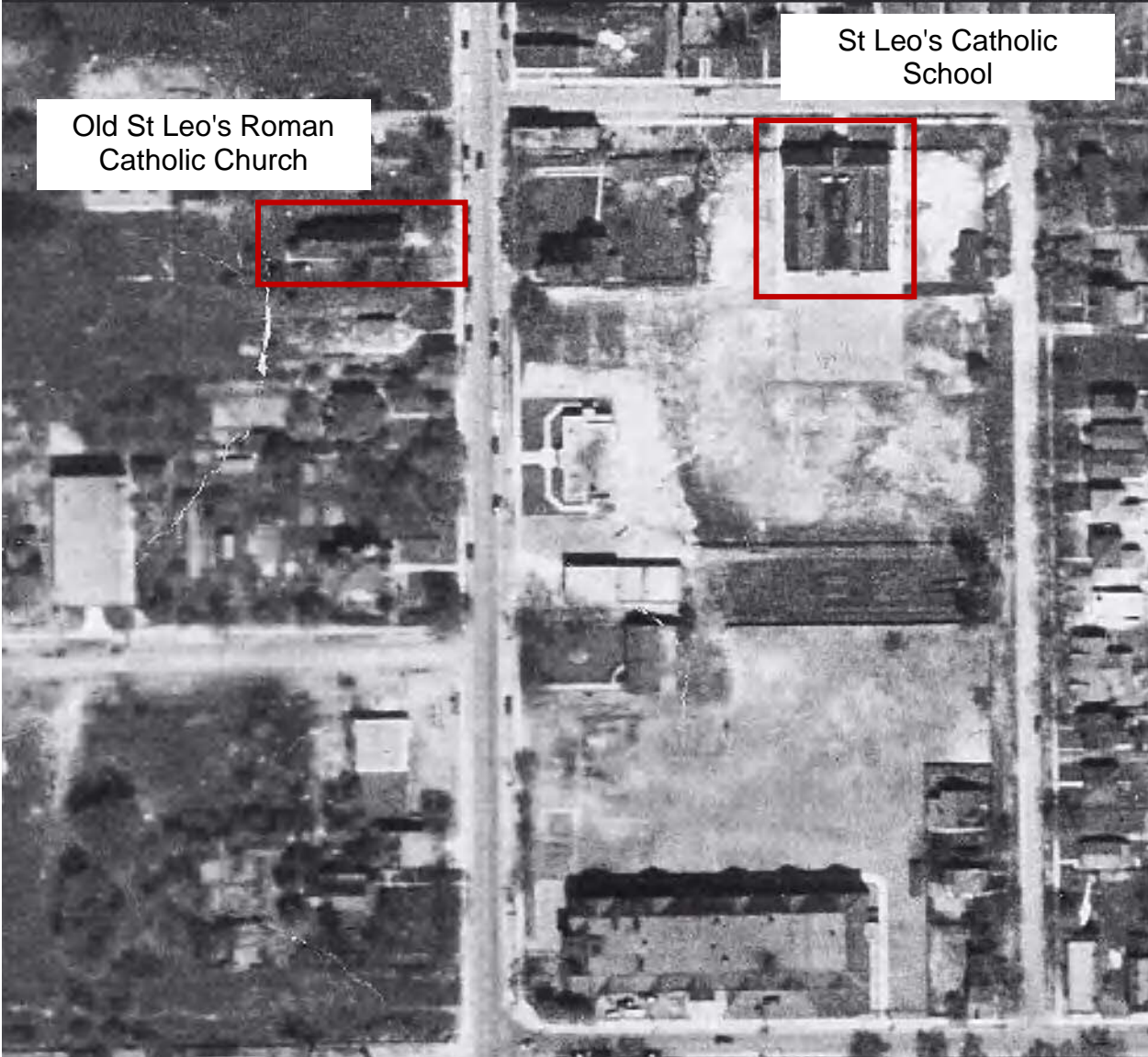
9. The home of Edward Stock or "Eden Court," which is presently located at 515 Royal York Road and has been partially retained ([https://upload.wikimedia.org/wikipedia/commons/b/b2/MimicoRoyalYorkQEWEdenCour t.jpg](https://upload.wikimedia.org/wikipedia/commons/b/b2/MimicoRoyalYorkQEWEdenCourt.jpg))

MAPS AND PHOTOGRAPHS: 165 STANLEY AVENUE



10. Old St Leo's Roman Catholic Church before additions were made in 1912. This church served the community until the new church was constructed in 1953 (<https://upload.wikimedia.org/wikipedia/commons/7/77/StLeosChurch%28Old%29Mimico.jpg>)

MAPS AND PHOTOGRAPHS: 165 STANLEY AVENUE



11. 1950 aerial photograph showing the location of Old St Leo's Roman Catholic Church and St Leo's Catholic School

MAPS AND PHOTOGRAPHS: 165 STANLEY AVENUE



12. St Leo's Roman Catholic Church (1956) (Google Streeview 2019)



13. Jarvis Collegiate Institute (1924)
(<https://www.cbc.ca/news/canada/toronto/osstf-strike-teachers-education-workers-1.5382445>)

MAPS AND PHOTOGRAPHS: 165 STANLEY AVENUE



14. The Bishop Strachan School (1915)

(<https://www.thestar.com/yourtoronto/once-upon-a-city-archives/2017/10/12/150-years-ago-a-toronto-reverend-wanted-to-educate-his-four-daughters-so-he-founded-bishop-strachan-all-girls-school.html>)



15. Historic photograph showing St Leo's second Confirmation class, with the school's main entrance in the principal (north) elevation as the backdrop (Harvey Currell's *The Mimico Story*)

MAPS AND PHOTOGRAPHS: 165 STANLEY AVENUE



16. Mimico Adult Centre on the east side of Royal York Road (Google Streetview, 2019)



17. John English School on the south side of Mimico Avenue (Google Streetview, 2019)

Archival Sources

- City of Toronto Building Records, Building Permits for 578 King Street West
- City of Toronto Directories
- Goad, Charles. Atlas of the City of Toronto and Suburbs, 1884-1924, <http://oldtorontomaps.blogspot.com/2013/01/1892Map-of-Toronto-Showing-BeltLine-Route.html>

Secondary Sources

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- Carr, Angela, "From William Hay to Burke, Horwood & White: A Case History in Canadian Architectural Draughting Style," *The Society for the Study of Architecture in Canada Bulletin*, Vol.15. No.2, https://dalspace.library.dal.ca/bitstream/handle/10222/71469/vol15_2_41_51.pdf?sequence=1&isAllowed=y (14 September 2020)
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- Hill, Robert, Biographical Dictionary of Architects in Canada 1800-1950, <http://www.dictionaryofarchitectsincanada.org/node/1678>
- Ontario Ministry of Government and Consumer Services, "Hordwood and White architectural records relating to St Leo's Separate School in Mimico, Ontario," *Ontario Archives*, http://ao.minisisinc.com/SCRIPTS/MWIMAIN.DLL/118017471/DESCRIPTION_WEB/REFD/C~2011-1394?JUMP (14 September 2020).
- Washington State's Department of Archaeology & Historic Preservation, "Miesian 1945-1990" <https://dahp.wa.gov/historic-preservation/historic-buildings/architectural-style-guide/miesian> (17 September 2020).
- URS Canada, "Mimico 20/20 Revitalization Cultural Heritage Assessment Resource" (25 May 2012)

The property at 165 Stanley 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 criteria of design and physical, historical and associative, and contextual values.

Description

The property at 165 Stanley Avenue is a Collegiate Gothic style building that is comprised of five one- and two-storey structures that are interconnected and were constructed from 1926-76 on the south side of Stanley Avenue between Royal York Road and Elizabeth Street. The original building, which was formerly called St Leo's Separate School, was built in 1926 by Mimico Separate School Board with the assistance of the congregation of St Leo's Catholic Church. Several additions were made during the latter half of the twentieth century, including a southern addition in 1956-7, a southeastern addition in 1958, and a southwestern addition in 1963. These three buildings are representative of the Modernist aesthetic and they are associated with the architectural firm Horwood and White. Another addition was made to the east of the original building adjoining the eastern wall in 1976, which was designed by Stafford Haensli Architects.

The property at 165 Stanley Avenue was listed on the City of Toronto's Heritage Register on September 27, 2006 and was originally listed on the former City of Etobicoke Inventory of Heritage Properties.

Statement of Cultural Heritage Value

Design and Physical Value

The original 1926 portion of St Leo's Catholic School has design value as a representative example of the Collegiate Gothic style, which was popularized in Canada in the early-twentieth century during the interwar period and was frequently applied to institutional buildings throughout the city. Expressions of this architectural style are evident in the brown brick masonry in varying hues with stone detailing, including the imbedded stone plaque above the principal (north) doorway, the low-rise two-storey scale of the building, the horizontal form of the wing fronting Stanley Avenue, and the form and massing of the building, consisting of three-interconnected wings forming a U-shape and flanking a central rectangular massing. The Collegiate Gothic style is apparent in the projecting steeply-pitched gable entrance of the principal (north) elevation, which contains a central doorway and flanking flat-headed windows, all of which are ornamented with stone quoins. The same gables are repeated in the side (east and west) elevations at the northeast and northwest corners as well as in the rear (south) elevation. The style is further expressed in the stone lintels that sit atop the principal (north) elevation entrance and windows, the former being pierced by a pointed segmental arch and the latter by segmental arches, as well as in the stone sills. There are also stone drip moulds above the lintels of the doorway and flanking windows in the principal (north) elevation. Neighbouring the main gable entrance in the principal (north)

elevation are flat-headed, multi-pane, windows on either side that appear in two groups of four. This window arrangement is repeated in the side (west) elevation to the left and right of a pair of flat-headed windows, all of which contain stone sills. An additional layer of ornamentation is visible in the side (east and west) walls below the gables, which consist of brick soldier course detailing with stone corners, creating decorative squares on the walls.

Historical and Associative Value

St Leo's Catholic School has historical and associative value through its association with the parish of St Leo's Catholic Church, which is significant to the community as it is the oldest Catholic church in Etobicoke and the only Catholic church in Mimico. The modest size of the original 1926 building is directly associated with the church having partially bore the cost of building and maintaining the school during the first half of the twentieth century.

Contextual Value

St Leo's Catholic School has contextual value as being important in defining, maintaining and supporting the historic character of the area that was the institutional core of the community northeast of Lake Shore Boulevard and Royal York Road. In this location since the early-twentieth century, St Leo's Catholic school continues to support the Catholic community in Mimico as both a cultural and educational centre. St Leo's Catholic School also has value for its physical, visual, and historical relationship to its setting in Mimico. It 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.

Heritage Attributes

Design and Physical Value

Attributes that contribute to the value of the original 1926 portion of the school at 165 Stanley Avenue as a representative example of the Collegiate Gothic style:

- The brown brick masonry in varying hues with stone detailing
- The low-rise two-storey scale of the building
- The form and massing of the building, consisting of three-interconnected wings forming a U-shape and flanking a central rectangular massing
- The steeply pitched gables, which appear singly in the principal (north) and side (east and west) elevations and in a pair in the rear (south) elevation

In the principal (north) elevation:

- The horizontal form of the wing fronting Stanley Avenue
- The imbedded stone plaque above the doorway
- The central projecting entrance containing a doorway and flanking flat-headed windows, all of which are ornamented with stone quoins
- The stone lintels that sit atop the entrance and windows, the former being pierced by a pointed segmental arch and the latter by segmental arches
- The stone sills in the windows
- The stone drip moulds above the lintels of the doorway and flanking windows
- Two groups of four, flat-headed, multi-pane, windows

In the side (west) elevation:

- The pair of flat-headed windows with stone sills
- Two groups of four, flat-headed, multi-pane, windows with stone sills

In the side (east and west) elevations:

- Below the gables, the brick soldier course detailing with stone corners, creating decorative squares on the walls.

Contextual Value

Attributes that contribute to the value of the property at 165 Stanley Avenue as being important in defining, maintaining or supporting the historic character of the area that was the institutional core of the community northeast of Lake Shore Boulevard and Royal York Road:

- The setback, placement, and orientation of the building on the south side of Stanley Avenue and east of Royal York Road.

Note: The 1956-76 additions are not being recommended for designation.