

City Planning

City Hall
100 Queen Street West
12th Floor, East Tower
Toronto, Ontario M5H 2N2Tel: 416-392-8772
Gregg.Lintern@toronto.ca
www.toronto.ca/planning

November 29, 2020

The Honourable Lisa MacLeod
Minister of Heritage, Sport, Tourism and Culture Industries
Hearst Block
9th floor
M7A 2A1**Re: 98 Superior Avenue – Request for Stop Order Pursuant to Section 35.2 of the Heritage Act**

Dear Minister MacLeod:

Further to Councillor Grimes' letter of today and the request for a Stop Order, I am writing to provide further information with respect to the property located at 98 Superior Avenue to prevent the demolition or removal of the building for 60 days to allow the Province to determine if the property may be of provincial significance and the opportunity for Toronto City Council and the Toronto Preservation Board to consider a staff report recommending its designation under Part IV, Section 29 of the Ontario Heritage Act to conserve the property.

The property located at 98 Superior Avenue and the adjacent properties 96 Superior Avenue and 214 Queens Avenue now known as the Frederic J. A. Davidson Cottages contain 1.5-storey identical house-form buildings built together in 1922-1923 and representing a unique collection of stone cottages in the Mimico area. Davidson was the original owner of these properties. The Statement of Significance describes the property's cultural heritage value. (Attachment No. 1).

City Staff have completed their research and evaluation of the properties at 96-98 Superior Avenue and 214 Queens Avenue and determined that the properties meet Ontario Regulation 9/06, under all three categories of design, associative and contextual value. The research findings and application of the criteria are outlined in the Staff Report (Attachment No. 2).

The site has compelling historical value for its associations with the life of prominent scholar and University of Toronto professor, Frederic J. A. Davidson (1870-1946). Since 1948, Davidson's contribution to the study of languages has been commemorated by University College in the form of the annual Davidson Prizes Competition for the best essays in English and French literature. Prof. Davidson may be a *person of importance to the province* in accordance with the criteria set out in subsection (2) are prescribed for the purposes of clause 34.5 (1) (a) of the Act. O. Reg. 10/06, s. 1 (1).

Should your staff require additional information regarding this matter, please contact Tamara Anson-Cartwright, Program Manager, Heritage Planning at (416) 889-3301 or Tamara.Anson-Cartwright@toronto.ca

Thank you for your support.

Gregg Lintern, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

Cc: Assistant Deputy Minister Kevin Finnerty
Heritage, Sport, Tourism and Culture Industries
(kevin.finnerty@ontario.ca)

Attachment 1: Statement of Significance – 98 Superior Avenue

Attachment 2: REPORT FOR ACTION: Inclusion on the City of Toronto's Heritage Register
6-98 Superior Avenue and 214 Queens Avenue and Intention to Designate under art IV,
Section 29 of the Ontario Heritage Act - 98 Superior Avenue

STATEMENT OF SIGNIFICANCE
98 Superior Avenue
(REASONS FOR DESIGNATION)

ATTACHMENT 1

The property at 98 Superior Avenue is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

Located on the south-west corner of Superior Avenue and Cavell Avenue in Mimico, the property at 98 Superior Avenue is a 1.5-storey house-form building constructed in 1923. Built together with the adjacent properties at 96 Superior Avenue and 214 Queens Avenue directly to the south, this building represents one of only three early-20th century stone cottages located in this area.

Statement of Cultural Heritage Value

Physical and Design Value

The property at 98 Superior Avenue has design value as a well-designed house-form building constructed in 1923 that incorporates elements of the British-inspired Cottage style with its symmetrically-arranged principal elevation and stone cladding. The property represents one dwelling in a fine collection of three stone cottages (along with 96 Superior Avenue and 214 Queens Avenue) that is unique in the Mimico area.

The property at 98 Superior Avenue, along with the adjacent properties at 96 Superior Avenue and 214 Queens Avenue, is noteworthy for its fine stonework with the split-faced, grey sandstone ashlar likely having been locally-sourced from the Mimico Creek. The use of this stone on all four elevations represents a unique instance of employing this construction method and materiality for residential dwellings in the area.

Historical and Associative Value

The properties at 96-98 Superior Avenue and 214 Queens Avenue are valued for their association with the prominent scholar and University of Toronto professor, Frederic J. A. Davidson (1870-1946). Since 1948, Davidson's contribution to the study of languages has been commemorated by University College in the form of the annual Davidson Prizes Competition for the best essays in English and French literature.

In addition to the three stone cottages at 96-98 Superior Avenue and 214 Queens Avenue, Davidson built the large stone dwelling in the City's west end known as 'Brookwood'. The house on this property fronting on Royal York Road and backing onto Mimico Creek was demolished in 1961 but remembered as a local landmark.

Contextual Value

Contextually, the property at 98 Superior Avenue, along with the adjacent properties at 96 Superior Avenue and 214 Queens Avenue, has cultural heritage value for defining, maintaining and supporting the character of the Mimico neighbourhood. Their appearance reflects the early-twentieth century development of the area as a model railway town at the western edge of Toronto, where local rail workers and manufacturers settled in proximity to their workplaces or commuter lines.

The properties at 96-98 Superior Avenue and 214 Queens Avenue are valued for their visual and historical links to the history of Mimico, from its origins as a community linked to the railway, to its development and evolution as an independent municipality. This unique grouping of stone cottages dates to the area's earliest phase of residential development following its subdivision.

Heritage Attributes of 98 Superior Avenue are:

- The setback, placement and orientation of the building on its lot on the southwest corner of Superior and Cavell Avenues
- The scale, form and massing of the 1.5-storey plan
- The materials, with the grey sandstone ashlar cladding and the stone and wood detailing
- The gable roof with its chimney at the north end and punctuated by three evenly-spaced dormers. The outer two dormers are capped with gable roofs and the middle dormer centred above the main entrance has a barrel roof
- The principal (east) elevation of the building, which is organized into three bays
- On the principal (east) elevation, the symmetrical arrangement of the segmental-arched window openings to either side of the centred main entrance
- The sandstone lintels with their keystones above the rough-cut stone sills