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**Mark Grimes**  
Toronto City Councillor  
Ward 3, Etobicoke-Lakeshore



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**Toronto City Hall**  
100 Queen Street West, Suite C48  
Toronto, Ontario M5H 2N2

November 29<sup>th</sup>, 2020

The Honourable Lisa MacLeod  
Minister of Heritage, Sport,  
Tourism and Culture Industries  
Hearst Block  
9th Floor  
Toronto, ON  
M7A 2A1

**Re: 98 Superior Avenue – Request for Stop Order, Pursuant to Section 35.2 of the Heritage Act**

Dear Minister MacLeod,

Thank you for taking the time on a Sunday to speak with me regarding the preservation of this historic home in Etobicoke-Lakeshore. I am respectfully requesting a Provincial review of 98 Superior Avenue as I believe that there is Provincial significance.

Further to our conference call this afternoon, please accept this as my formal request that you issue a Stop Order pursuant to Section 35.2 of the Heritage Act with respect to the property at 98 Superior Avenue in Etobicoke.

From my understanding, your office is the only one who can issue a Stop Order on the demolition permit. I would respectfully request that this Stop Order be issued urgently for this address. Demolition equipment is onsite, and we believe that the building will be taken down early Monday morning.

The details on the file are below:

1. The owner of the home purchased the site and then submitted an Application for 2 variances at The Committee of Adjustment, August 5th. For your convenience the application notice is attached.
2. A staff report from Anne Fisher, Program Manager, Urban Design/Heritage, City Planning Division was submitted on the file, attached also.
3. My letter is also on file with the Committee of Adjustment supporting the Heritage position for deferral to permit a review for Heritage Designation.
4. The Applicant requested deferral also and the application was deferred. The application at the Committee of Adjustment has not been, at this time, withdrawn.
5. It then came to our attention that a Demolition Permit was issued (Building permit TBD). Heritage staff were aware of this and my office was advised also. That is when everything

# City of Toronto

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started to happen over the last few days. The demolition permit was issued in strict accordance with what was filed for the permit which no longer included any variance requests.

6. I have reached out to city staff and spoken with Heritage planning, Buildings and have asked for further direction from city legal.

Please see the link below for the Staff Report to the Toronto Preservation Board recommending that the above property be designated under Part IV of the Ontario Heritage Act. That report is to be considered by the Toronto Preservation Report tomorrow, Monday, November 30.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PB19.4>

The report sets out the grounds for designation.

Although the property is to be considered by the Toronto Preservation Board for placement on the City's Heritage Registry on November 30<sup>th</sup>, this is only part of the process for heritage designation. Following consideration by the Toronto Preservation Board, City Council makes the decision on the final approval, and Council does not meet again until December 16<sup>th</sup>. This is the process as set out by law – there is no way around this. I ask you to issue a Stop Order to ensure the building is not demolished prior to City Council's consideration of the report on December 16<sup>th</sup>.

Once this comes before City Council, it is my intention to lead the charge to ensure that this property receives the proper designation. I strongly believe that a designation for this property would be passed unanimously by City Council.

As you know, members of my community have spent the last few days protesting against the demolition of this building. I sincerely appreciate the efforts of yourself, Premier Ford, Minister Clark, and MPP Hogarth in reaching a fast and effective resolution that preserves a piece of history in Etobicoke-Lakeshore.

Thank you for your consideration Minister, your time is truly appreciated. If you have any questions please do not hesitate to contact me at 416-397-9273 or [councillor\\_grimes@toronto.ca](mailto:councillor_grimes@toronto.ca)

Sincerely,

**Mark Grimes**  
Toronto City Councillor  
Ward 3, Etobicoke-Lakeshore

**Michael Mizzi**  
Director, Zoning and Secretary-Treasurer  
Committee of Adjustment  
City Planning Division

Committee of Adjustment  
Etobicoke York  
Etobicoke Civic Centre  
2 Civic Centre Court  
Toronto, Ontario M9C 5A3

416-394-8060  
coa.ey@toronto.ca

**Mailed on/before:** Friday, July 31, 2020

**PUBLIC HEARING NOTICE  
MINOR VARIANCE/PERMISSION  
(Section 45 of the Planning Act)**

**MEETING DATE AND TIME:** Thursday, August 13, 2020 at 9:30 a.m.

**LOCATION:** This will be a virtual hearing.

- For those who wish to participate, by telephone, computer, smartphone or tablet by Webex (see pre-registration requirements below); and
- For those who wish to observe, by YouTube (Toronto City Planning channel) <https://www.youtube.com/channel/UCudbgOL5gua8MaaUXUpEISQ>

Note: During the Declared Emergency in the City of Toronto, Committee of Adjustment Public Hearings continue to be conducted publicly and are being conducted by electronic means through Webex, an on-line digital platform, and streamed on the Toronto City Planning YouTube Channel. These measures are necessary to comply with physical distancing requirements and a Provincial Order that limits attendance at public gatherings

**File Number:** A0188/20EYK  
**Property Address:** 98 SUPERIOR AVE  
Legal Description: PLAN M77 PT LOT 153  
Agent: FRANK BANDIERA ARCHITECT INC.  
Owner(s): ALEXANDER BASSO  
Zoning: RM (ZR)  
Ward: Etobicoke-Lakeshore (03)  
Community:  
Heritage: Not Applicable

**PURPOSE OF THE APPLICATION:**

To convert the existing dwelling into a triplex.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**

1. **Section 10.5.50.10.(3)(A), By-law 569-2013**  
A minimum of 50% of the rear yard must be maintained as soft landscaping (54.39)

m<sup>2</sup>).

A total of 46% of the rear yard will be provided as soft landscaping (50.03 m<sup>2</sup>).

**2. Section 200.5.10.1(1), By-law 569-2013**

A total of three parking spaces are required for a triplex.

Two parking spaces will be provided.

**THE COMMITTEE OF ADJUSTMENT & MINOR VARIANCES**

The role of the Committee of Adjustment is to provide flexibility in dealing with minor adjustments to zoning by-law requirements. To approve such variances, the Committee must be satisfied that:

- the variance requested is minor;
- the proposal is desirable for the appropriate development or use of the land and/or building;
- the general intent and purpose of the City's Zoning Code and/or By-law are maintained; and
- the general intent and purpose of the Official Plan are maintained.

The Committee of Adjustment forms its opinion through its detailed review of all material filed with an application, letters received, deputations made at the public hearing and results of site inspections.

**MAKING YOUR VIEWS KNOWN**

This notice has been mailed to you, as required by the *Planning Act*, to ensure that, as an interested person, you may make your views known by:

- **Sending an e-mail with your comments.** Written submissions (in pdf format) to the Committee of Adjustment must be e-mailed to [coa.ey@toronto.ca](mailto:coa.ey@toronto.ca) no later than 4:30 pm on Thursday, August 6, 2020.
- **Participating in the Webex public virtual hearing by telephone or computer/smartphone/tablet.** To participate in the public Webex virtual hearing, you must register in advance no later than 4:30 pm on Tuesday, August 11, 2020. To register, either call 416-394-8060 and leave a voicemail or send an e-mail to [coa.ey@toronto.ca](mailto:coa.ey@toronto.ca). Provide your name, address, phone number, e-mail address and file number(s) you wish to speak to. When we receive your registration request, we will confirm your attendance and provide you with a confirmation message and instructions for participating in the public hearing.

Information you choose to disclose in your correspondence will be used to receive your views on the relevant issue(s) to enable the Committee to make its decision on this matter.

This information will become part of the public record and will be posted online through the Application Information Centre: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

If you do not participate in the public WebEx, or express your views in writing, the Committee may make a decision in your absence, and may recommend changes to the proposal.

## **TO VIEW THE MATERIALS IN THE APPLICATION FILE**

Application plans and other related materials are available to be viewed **online** by visiting the Application Information Centre at <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

If you are not able to view plans online, copies of application submissions can be obtained by contacting the Committee of Adjustment office by e-mail at [coa.ey@toronto.ca](mailto:coa.ey@toronto.ca). Service fees may apply.

## **RECEIVING A COPY OF THE COMMITTEE'S DECISION**

- The Committee will announce its decision on the application at the Public Hearing.
- To receive a copy of the Decision, contact the Committee of Adjustment office by e-mail at [coa.ey@toronto.ca](mailto:coa.ey@toronto.ca) and provide the following: your name; address; e-mail address; date of hearing; file number; and address of the subject property.
- If you wish to appeal a Decision of the Committee, you must file your written request for a decision with the Deputy Secretary-Treasurer.
- Be advised that the appeal body may dismiss an appeal of the minor variance Decision if the person or public body that filed the appeal did not make a submission to the Committee of Adjustment prior to the Decision having been made.

## **CONTACT**

Anjelica Tzortzos, Application Technician  
Tel. No.: (416) 394-8066  
E-mail: [Anjelica.Tzortzos@toronto.ca](mailto:Anjelica.Tzortzos@toronto.ca)



## STAFF REPORT

### 98 Superior Avenue, Committee of Adjustment Application No. A0188/20EYK, August 13, 2020

<b>Date:</b>	July 30, 2020
<b>To:</b>	<b>Chair and Committee Members, Toronto and East York District</b>
<b>From:</b>	Anne Fisher, Program Manager, Urban Design/Heritage, City Planning Division
<b>Wards:</b>	Ward 3 – Etobicoke-Lakeshore
<b>Reference:</b>	A0188/20EYK

#### RECOMMENDATION

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Should the Committee of Adjustment consider the requested variance application, Urban Design/Heritage Planning, City Planning Division respectfully requests that the application be deferred six months to allow staff the time to research and evaluate the property for possible inclusion on the City's Heritage Register.

#### APPLICATION

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The applicant has proposed to demolish the existing two-storey detached dwelling and construct a new two-storey triplex.

#### COMMENTS

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Heritage Planning has reviewed plans and drawings prepared by Frank Bandiera Architect Inc. and received by the Committee of Adjustment June 1<sup>st</sup>, 2020.

#### Site and Context

The property is not currently on the City's Heritage Register. It is situated on the northwest corner of Superior Ave and Cavell Avenue and contains a two-storey dwelling. This house was constructed circa 1924.

## **Policy Framework**

Heritage Planning respectfully requests that the Committee defer the application to allow staff the time to determine if the proposed development conforms to the City's Official Plan heritage policies. Staff will evaluate the proposal for conformity with section 2(d) of the Planning Act, the heritage policies in the Provincial Policy Statement and the heritage policies in the Growth Plan.

## **Analysis and Rationale**

Heritage Planning staff have conducted a preliminary assessment of the property at 98 Superior Avenue and have determined that further evaluation is needed in order to conclude whether or not the property merits designation under Part IV of the Ontario Heritage Act. Staff have determined that the property has the potential to meet Ontario Regulation 9/06 "Criteria for Determining Cultural Heritage Value or Interest" for contextual value and design value or physical value.

Heritage Planning would like the opportunity to evaluate this property before the Committee makes a decision on the requested variance application. Heritage Planning recommends that the Committee defer the item to allow staff time to undertake research and accurately assess its cultural heritage value and attributes. Following this assessment, staff will determine if the proposed development is consistent with, and conform to, the applicable heritage policy framework.

## **CONTACT**

Daniel de Moissac, Assistant Heritage Planner, Heritage Planning  
Tel: 416-338-1096  
Fax: 416-392-1973  
E-mail: [daniel.demoissac@toronto.ca](mailto:daniel.demoissac@toronto.ca)

## **SIGNATURE**

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Anne Fisher, Program Manager, Urban Design/Heritage, City Planning Division

E-mail copy to: Anjelica Tzortzos, Committee of Adjustment Case Manager  
E-mail copy to: Barbara Bartosik, Manager, Committee of Adjustment,  
Toronto and East-York District

## **Inclusion on the City of Toronto's Heritage Register, 96-98 Superior Avenue and 214 Queens Avenue and Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 98 Superior Avenue**

Date: November 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**

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This report recommends that the three properties at 96-98 Superior Avenue and 214 Queens Avenue be included on the City of Toronto's Heritage Register and that City Council state its intention to designate the property at 98 Superior Avenue under Part IV, Section 29 of the Ontario Heritage Act.

Located on the west side of Superior and Queens avenues at the convergence of the two streets, just south of Cavell Avenue and the CN railway, the three subject properties contain a fine, unique collection of early-20th century stone cottages in the Mimico area.

Staff have determined that all three properties have cultural heritage value and recommend that City Council include the properties at 96-98 Superior Avenue and 214 Queens Avenue on the City of Toronto's Heritage Register. 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 Province and the City's policies seek the conservation of cultural heritage resources. The property at 98 Superior Avenue is the subject of a Committee of Adjustment application, which was deferred at the August 2020 meeting at the request of both the local councillor and the Senior Manager, Heritage Planning, to allow time for staff to research and evaluate the property for cultural heritage value. Subsequently an application to demolish the existing building on the property at 98 Superior Avenue was



submitted to Toronto Building Department on November 2, 2020. Designation supports conservation of the property as it enables City Council to refuse demolition.

## **RECOMMENDATIONS**

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

1. City Council include the following properties on the City of Toronto's Heritage Register:

96 Superior Avenue  
98 Superior Avenue  
214 Queens Avenue

2. City Council state its intention to designate the property at 98 Superior Avenue under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 98 Superior Avenue (Reasons for Designation) attached as Attachment 3 to the report, November 9, 2020, from the Senior Manager, Heritage Planning, Urban Design, City Planning.

3. 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.

4. 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.

5. 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.

## **FINANCIAL IMPACT**

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

## **DECISION HISTORY**

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The property at 98 Superior Avenue is the subject of a Committee of Adjustment application, which was deferred at the August 2020 meeting at the request of both the local councillor and the Senior Manager, Heritage Planning, to allow time for staff to research and evaluate the property for cultural heritage value.

<http://app.toronto.ca/AIC/index.do?folderRsn=J%2Bbo9GpN2gv%2Fy54XC2OLDA%3D%3D>

## BACKGROUND

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### 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 (2020). 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 (2020) 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'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."

Non-designated listed properties do not have any protection under the Ontario Heritage Act, except insofar as an owner must give the City a 60-day notice of his or her intention to demolish the listed property. Listing does not trigger maintenance requirements over and above existing property standards, it does not allow the City to withhold a building permit for non-demolition related alterations and it does not preclude a property from undergoing renovation or development.

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**

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Staff have completed the Heritage Property Research and Evaluation Report for the three properties at 96-98 Superior Avenue and 214 Queens Avenue and determined that they meet Ontario Regulation 9/06, the criteria prescribed for municipal designation

under Part IV, Section 29 of the Ontario Heritage Act, which the City also applies when considering properties for its Heritage Register.

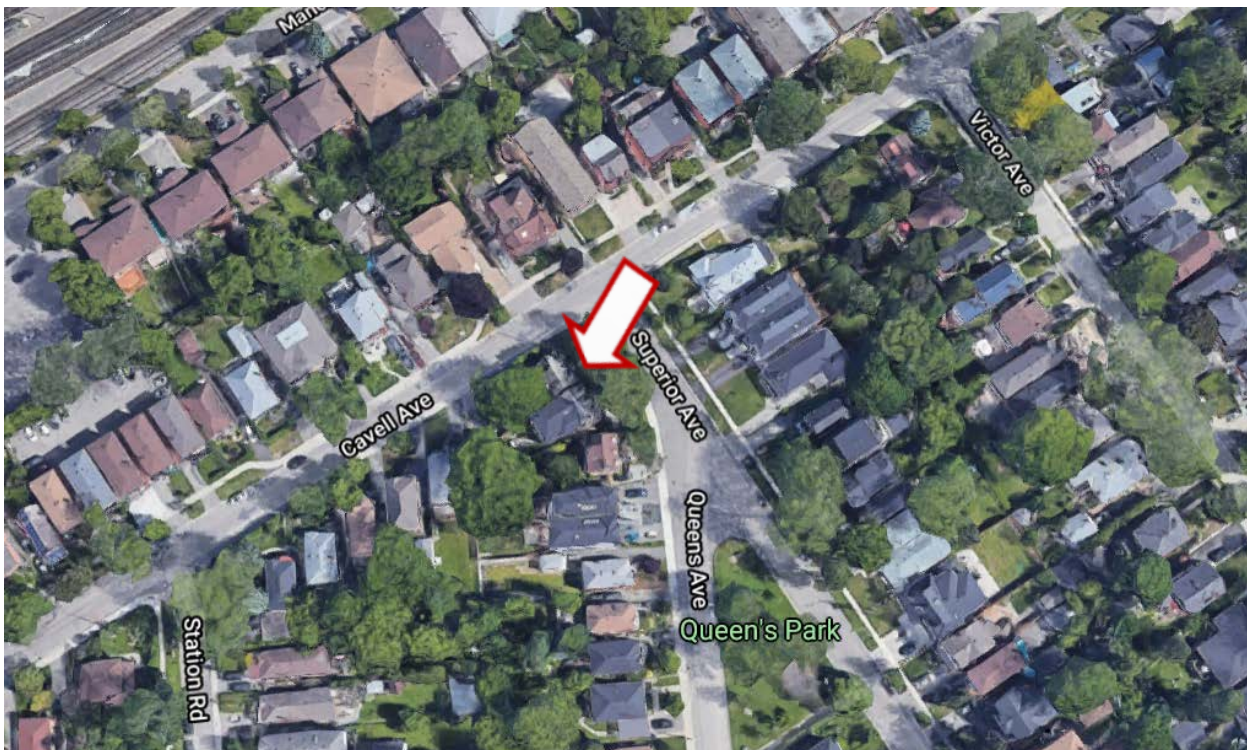
The Statement of Significance (Reasons for Designation) found in Attachment 3 is the Public Notice of Intention to Designate the property at 98 Superior Avenue and will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the property's owners and on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

## **96-98 SUPERIOR AVENUE AND 214 QUEENS AVENUE**

### **Research and Evaluation according to Ontario Regulation 9/06**



[Left to right]: Photos of the properties at 214 Queens Avenue, 96 and 98 Superior Avenue showing the principal (east) elevations (Heritage Planning [HP] 2020)



Aerial image of the three properties at 96-98 Superior Avenue and 214 Queens Avenue (Google, 2020)

## 1. DESCRIPTION

96-98 Superior Avenue and 214 Queens Avenue	
ADDRESS	96 Superior Avenue 98 Superior Avenue 214 Queens Avenue
WARD	Ward 3 – Etobicoke-Lakeshore
LEGAL DESCRIPTION	96 Superior Avenue: PLAN M77 Pt Lot 153 98 Superior Avenue: PLAN M77 Pt Lots 153 and 154 214 Queens Avenue: PLAN M77 Pt Lots 154 and 155
NEIGHBOURHOOD/COMMUNITY	Mimico
HISTORICAL NAME	Frederic J.A. Davidson Cottages
CONSTRUCTION DATE	1923
ORIGINAL OWNER	Frederic J.A. Davidson, PhD (1870-1946)
ORIGINAL USE	Residential (single-family dwellings)
CURRENT USE*	Residential (single-family dwellings)
ARCHITECT/BUILDER/DESIGNER	n/a
DESIGN/CONSTRUCTION/MATERIALS	Stone cladding with stone and wood detailing
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design, Contextual
HERITAGE STATUS	Cultural Heritage Evaluation
RECORDER	Heritage Planning: Liz McFarland
REPORT DATE	November 2020

## 2. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the properties at 96-98 Superior Avenue and 214 Queens 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 they merit 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 Statements of Significance are contained in Attachments 3-5.

## i. HISTORICAL TIMELINE

Key Date	Historical Event
1798	Following the first surveys of Etobicoke, Lake Shore Road (present-day Lake Shore Boulevard West) is opened along the shoreline west of the Humber River, providing access to and from York Township and York (Toronto)
1809	A bridge is built across the Humber River, linking Etobicoke and York Townships
1850	The Township of Etobicoke is incorporated
1854	James Lukin Robinson acquires the acreage described as Lot D, Range E on the Lake and Humber River in Etobicoke Township
1855	The Hamilton and Toronto Railway builds a line between the two cities, opening a station in Mimico on the north side of the tracks, east of Church Street (present-day Royal York Road)
1856 Jan	A "Plan of the Town of Mimico...and adjoining the railway station" is surveyed, inspired by the "model towns" designed for industrial workers in England with streets named for places including Manchester (Image 2)
1867	A "reconnaissance sketch" illustrates the settlement at Mimico to date (Image 3)
1878	Miles' Historical Atlas of York County shows the expansion of Mimico adjoining the railway tracks (Image 4)
1893	To the south, the opening of the Toronto and Mimico Railway's radial line along Lake Shore Road offers an additional transportation link between the communities
1905	With the increase in the local population, Mimico is incorporated as a Police Village
1921	The tax assessment rolls for this year indicate that eight adjacent building lots on Superior Avenue and Queens Avenue were owned by the scholar and University of Toronto professor, Frederic J. A. Davidson (1870-1946).
1923	Building records indicate that the three subject stone house-form buildings were constructed by this year; Historical maps indicate that the Superior properties were built first, followed by 214 Queens Avenue (Image 5)
1948	The Davidson Prizes Competition is instituted at UofT in memory of F.J.A. Davidson for the best essays in English and French literature.
1967	Mimico joins the Borough of Etobicoke
1984	The Borough of Etobicoke is incorporated as a City
1998	Etobicoke becomes part of the amalgamated City of Toronto
2020	A Committee of Adjustment application is submitted to the City to alter the existing property at 98 Superior Avenue from a 1.5-storey single family dwelling to a triplex.

## ii. HISTORICAL BACKGROUND

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

### Mimico

The properties at 96-98 Superior Avenue and 214 Queens Avenue are located in Mimico, the lakeshore community at the west end of Toronto. The area originated as part of Etobicoke Township, which was first surveyed in the late-18th century into farm lots that were granted to military and government officials associated with the provincial government. Despite the opening of Lake Shore Road (present-day Lake Shore Boulevard West) along the Lake Ontario shoreline (1798), followed by a bridge over the Humber River (1809), development was delayed until the mid-19th century when the Toronto and Hamilton Railway extended its line across the south end of Etobicoke and opened a station on the north side of the tracks, east of present-day Royal York Road.<sup>1</sup> With this event, "the impact of the railway was the determining factor in the emergence of a village and would continue to shape the growth of the community."<sup>2</sup> In 1856, the adjoining land was surveyed for the "Town of Mimico," a proposed "model town" for railway workers, which was based on English precedents. The subsequent growth of Mimico was spurred in the 1890s with the arrival of the Toronto and Mimico Radial Railway on Lake Shore Road, which eased the commuting distance between the two communities.<sup>3</sup>

### Owner: Frederic J. A. Davidson

The son of a wealthy timber merchant, Frederic J. A. Davidson, PhD (1870-1946) earned degrees in languages from the University of Toronto and Leipzig, Germany. Following teaching posts at Stanford University and the University of Cincinnati, Davidson returned to Toronto and took up a professorship at UofT's University College.

Davidson was also actively engaged in Toronto real estate speculation. By 1911, Davidson had purchased over 20 acres bounded by Royal York Road in the west and Mimico Creek in the east. On this sprawling lot and fronting Royal York Road, the dwelling known as 'Brookwood' was built: a 1.5-storey stone house with a cedar shingle roof punctuated by symmetrically-arranged eyebrow dormers (Image 6). The house was demolished in 1961 to make way for Kingsmill Secondary School, now Bishop Allen Academy.<sup>4</sup>

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1 The line was absorbed by the Great Western Railway, followed by the Grand Trunk Railway and, in the 1920s, Canadian National Railways (CNR). The Mimico Station as constructed for the GTR in 1917 was later moved to the south side of the tracks, west of Royal York Road, and again in the early 21st century to Coronation Park adjoining the northwest corner of Royal York Road and Judson Street

2 <http://www.cnr-in-ontario.com/Reports/index.html?http://www.cnr-in-ontario.com/Reports/RSR-142.html>

3 During this era, a hotel opened on Manchester Street, across the tracks from the train station on the property including present-day 1 Blue Goose Street, which is a heritage property designated under Part IV, Section 29 of the Ontario Heritage Act.

4 Harris



By 1921, Davidson had purchased eight building lots on Superior and Queens Avenues in Mimico, including Lots 153-155 upon which the stone cottages at 96-98 Superior Avenue and 214 Queens Avenue would be built in 1922-1923.<sup>5</sup>

### **iii. ARCHITECTURAL DESCRIPTION**

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

Current photographs of the Frederic J. A. Davidson Cottages are found on the cover and in Section 6 of this report. These 1.5-storey stone dwellings constructed together between 1922-1923 display features of cottages typically built in the nineteenth century. The Cottage style draws on architectural handbooks available in North America from England by the early 1800s that included a variety of residential plans and styles for home construction. The three house-form buildings at 96-98 Superior Avenue and Queens Avenue display the block plan, stone construction and symmetrical openings on the principal (east) elevation that are all characteristic features of the Cottage style.

Whereas the Victorian-era Ontario Cottage became known as such for its small gable and pointed or round-arched window (both centred over the main entrance), the Frederic J. A. Davidson Cottages instead incorporate Neo-Classical styling in the alternation of the three pointed and round dormer roofs symmetrically placed over the ground floor openings on the main gable roof. All three gable roofs include a centred shed dormer on the rear (west) elevation, though this element has been lost at 96 Superior Avenue by a recent 2-storey rear addition to the house. The gable roof at 96 and 98 Superior Avenue are clad with cedar shingles, which was likely the original cladding material.<sup>6</sup> The segmental arched openings on the ground floor of the cottages are framed by stone voussoirs and keystone detailing at the lintel and stone sills. The awning treatments and porticos around the main entrance at all three properties are later additions (Images 7-11).

### **iv. CONTEXT**

The following section provides contextual information and analysis related to the property which is the basis for determining 'Contextual Value' according to O. Reg. 9/06 Criteria.

The City of Toronto Property Data Map attached as Image 1 (Section 6 below) shows the site of the properties at 96-98 Superior Avenue and 214 Queens Avenue.

Located on the west side of Superior and Queens Avenues, where the two streets converge around Queens Avenue Parkette and just south of Cavell Avenue, this unique

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<sup>5</sup> All of these lots (153-161) are indicated in the tax assessment rolls as being located on Queens Road until 1922. After that year, they are referred to as being located on Superior Avenue and Queens Avenue, not Road.

<sup>6</sup> An archival photograph of Davidson's 'Brookwood' house on Royal York Rd (now demolished) shows it was also a stone cottage with a cedar shingle roof.

grouping of three stone dwellings now known as the Frederic J. A. Davidson Cottages share the block with several other properties already included on the City of Toronto's Heritage Register: 107 Superior Avenue, 50, 54, 58-62 Cavell Avenue and 60 Stanley Avenue. Also in the immediate vicinity stands the Blue Goose Tavern at 1 Blue Goose Street which is designated under Part IV, Section 29 of the Ontario Heritage Act. Together, these properties represent significant extant examples of the early residential and commercial history of Mimico as a model railway town at the western edge of Toronto.

### 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 of the criteria to warrant designation.

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.

All three subject properties are being evaluated together in the checklist below, as they were constructed together in 1923 as an adjacent set with identical form and features.

96 and 98 Superior Avenue & 214 Queens Avenue:

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

#### *Representative example of a style*

The three properties at 96-98 Superior Avenue and 214 Queens Avenue have design value as identical well-designed house-form buildings constructed together in 1923 that incorporate elements of the British-inspired Cottage style with their symmetrically-arranged principal elevations and stone cladding.

#### *Unique example of a material and construction method*

The subject properties are noteworthy for their fine stonework with the split-faced, grey sandstone ashlar likely having been locally-sourced from Mimico Creek. The use of this

stone on all four elevations of the three buildings represents a unique instance of employing this construction method and materiality for residential dwellings in the area.

## 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 person who is significant to a community*

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

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*

Contextually, the properties at 96-98 Superior Avenue and 214 Queens Avenue have 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.

### *Physically, functionally, visually or historically linked to its surroundings*

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 date to the area's earliest phase of residential development following its subdivision.

## **CONCLUSION**

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Staff have completed the Research and Evaluation Report for the properties at 96-98 Superior Avenue and 214 Queens Avenue and determined that the properties meet 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, associative and contextual value.

The properties now known as the Frederic J. A. Davidson Cottages at 96-98 Superior Avenue and 214 Queens Avenue 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, as well as an esteemed University of Toronto professor whose contribution to the study of languages has been commemorated since 1948 in the annual Davidson Prizes Competition for best essays in English and French literature.

All three of the subject properties have cultural heritage value as fine examples of the Cottage style incorporating stone construction on all four elevations with stone detailing and Neo-Classical dormer roofs. The stone was likely locally sourced from Mimico Creek. This set of three stone dwellings, together, represent a unique instance of this style and construction method in the Mimico neighbourhood.

Contextually, the Frederic J. A. Davidson Cottages are visually and historically linked to their setting on the west side of Superior and Queens Avenues at the convergence of the two streets just south of Cavell Avenue and the CN railway, along with several other significant residential and commercial properties nearby that are already included on the City of Toronto's Heritage Register, they recall the history of Mimico and its early-twentieth century development as a model railway town.

Staff have determined that all three properties have cultural heritage value and recommend that City Council include the properties at 96-98 Superior Avenue and 214 Queens Avenue on the City of Toronto's Heritage Register, but does not recommend that City Council state its intention to designate the individual properties at 96 Superior Avenue and 214 Queens Avenue under Part IV, Section 29 of the Ontario Heritage Act at this time since they are not threatened with demolition.

If designated, City Council can review alterations to the site at 98 Superior Avenue, enforce heritage property standards and maintenance, and refuse demolition.

The Statement of Significance (Attachment 3) for 98 Superior Avenue comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

## **CONTACT**

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## **SIGNATURE**

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Mary L. MacDonald, MA, CAHP  
Senior Manager, Heritage Planning  
Urban Design, City Planning

## **ATTACHMENTS**

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Attachment 1 – Maps and Photographs  
Attachment 2 – List of Research Sources  
Attachment 3 – Statement of Significance (Reasons for Designation) 98 Superior Avenue  
Attachment 4 – Statement of Significance (Reasons for Inclusion) 96 Superior Avenue  
Attachment 5 – Statement of Significance (Reasons for Inclusion) 214 Queens Avenue



1. This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the site of the properties at 96-98 Superior Avenue and 214 Queens Avenue (City of Toronto, I-View Map, 2020)

*Please note:* all maps are oriented with north at the top, unless otherwise indicated



2. Browne's Plan of Mimico, 1856.

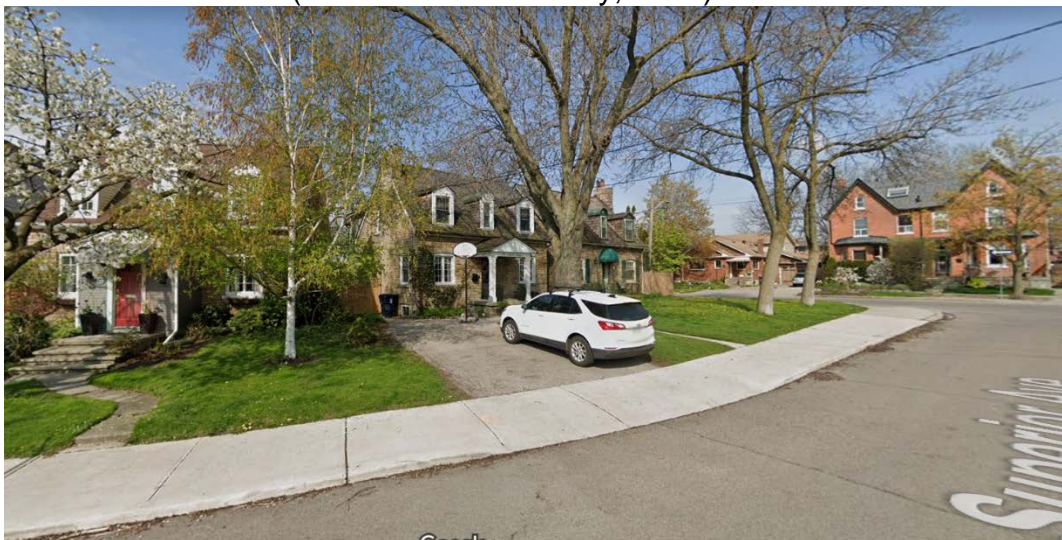


3. Sketch of Mimico, 1867.





6. Frederic J. A. Davidson's 'Brookwood' built after 1911 on the east side of Royal York Road and backing onto Mimico Creek. Like Davidson's later houses at 96-98 Superior Avenue and 214 Queens Avenue, 'Brookwood' displays a cedar shingle gable roof and 1.5-storey block plan dwelling constructed of stone that was also likely locally sourced from Mimico Creek. (Toronto Public Library, 1955).

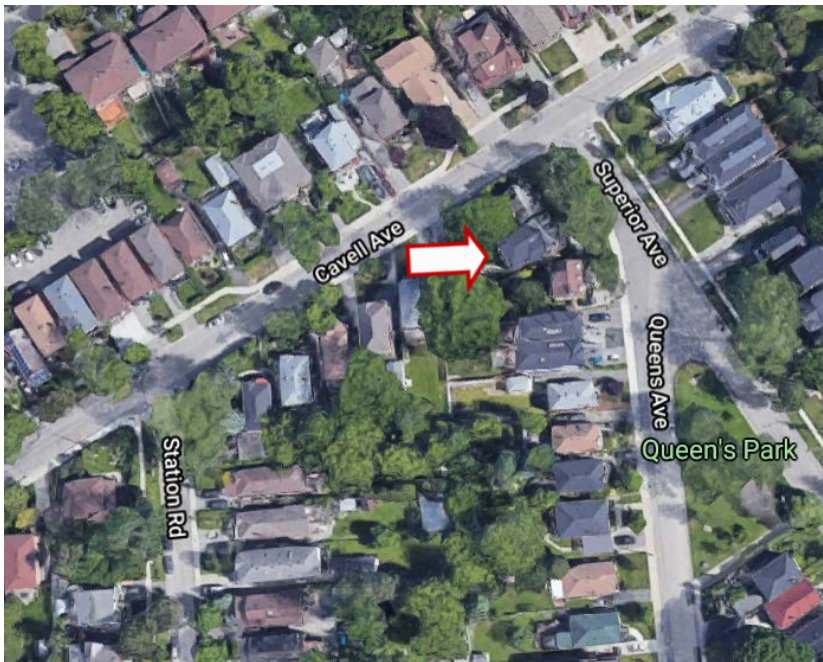


7. Panoramic image looking northwest and showing (from left to right) the principal elevation of the properties at 214 Queens Avenue and 96-98 Superior Avenue, a unique collection of identical stone cottages in the Mimico area. At far right are the heritage properties at 58 and 60 Cavell Avenue, which are included on the City of Toronto's Heritage Register (Google, 2020)





8. Current photograph of 98 Superior Avenue showing the neo-classically inspired dormer window roofs. Note: at the time of writing this report, the property has been boarded up. (Heritage Planning, 2020)



9. Birdseye view showing the three subject properties. The arrow indicates an addition to the rear of 96 Superior Avenue (Google, 2020)



10 and 11. Current photographs detailing the fine craftsmanship of the stonework on all three cottages with the stone (allegedly locally sourced from Mimico Creek) being used on all four elevations and decorative detailing employed for the lintels of all openings in the form of stone voussoirs and keystones. (Heritage Planning, 2020)

## Archival Sources

- Abstract Indices of Deeds, Subdivision 1, Plan M77, Lots 153-155
- City Directories, 1921-1930 (City of Toronto Archives [CTA])
- Cotterrell, Illustrated Atlas of the County of York, 1878
- Davidson, Frederick J.A., "Brookwood", Royal York Road, east side, north of Oakfield Drive, 1955 (Toronto Public Library)
- Goads Atlases, 1884-1924 (CTA)
- Gehle, Fawkes and Hassard, Toronto District Sketch Sheets of a Reconnaissance of the Country between the Rivers Humber and Etobicoke from the Shore of Lake Ontario to Dundas Street, 1867
- Miles, Historical Atlas of the County of York, 1878
- Tremaine, Map of the City of Toronto and County of York, 1868

## Secondary Sources

- Currell, Harvey, *The Mimico Story*, 1967
- Given, Robert, *Etobicoke Remembered*, 2008
- Given, Robert, *The Story of Etobicoke*, 1950
- City of Toronto, *T.O. IView Map*.  
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- Harris, Denise. Etobicoke History Corner: 'Brookwood' used as clandestine gambling house during wartime. *Etobicoke Guardian* (Sept 5, 2014)  
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- Heyes, Esther, *Etobicoke: From Furrow to Borough*, 1974
- "Mimico," <http://www.etobicokehistorical.com/mimico.html>
- "Mimico 20/20: Cultural Heritage Evaluation", 2012  
[http://www1.toronto.ca/city\\_of\\_toronto/city\\_planning/community\\_planning/files/pdf/final\\_cultural\\_heritage\\_resource\\_assessment.pdf](http://www1.toronto.ca/city_of_toronto/city_planning/community_planning/files/pdf/final_cultural_heritage_resource_assessment.pdf)
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<http://www.geologyontario.mndmf.gov.on.ca/mndmfiles/pub/data/imaging/IMR014/IMR014.pdf>

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

The property at 96 Superior Avenue is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

### **Description**

Located on the west side of Superior Avenue south of Cavell Avenue in Mimico, the property at 96 Superior Avenue is a 1.5-storey house-form building constructed in 1923. Built together with the adjacent properties at 98 Superior Avenue and 214 Queens Avenue, 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 96 Superior Avenue has design value as a well-designed house-form building constructed in 1923 that incorporates elements of the British-inspired Cottage style with its symmetrically-arranged principal elevation and stone cladding. The property represents one dwelling in a fine collection of three stone cottages (along with 98 Superior Avenue and 214 Queens Avenue) that is unique in the Mimico area.

The property at 96 Superior Avenue, along with the adjacent properties at 98 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 96 Superior Avenue, along with the adjacent properties at 98 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 96 Superior Avenue are:**

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

The property at 214 Queens Avenue is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

### **Description**

Located on the west side of Queens Avenue at the convergence with Superior Avenue in Mimico, the property at 214 Queens Avenue is a 1.5-storey house-form building completed by 1924. Built together with the adjacent properties at 96 and 98 Superior Avenue directly to the north, 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 214 Queens 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 and 98 Superior Avenue) that is unique in the Mimico area.

The property at 214 Queens Avenue, along with the adjacent properties at 96-98 Superior 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 214 Queens Avenue, along with the adjacent properties at 96-98 Superior 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 214 Queens Avenue are:**

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