



Decision Letter

Toronto Preservation Board

Meeting No.	22	Contact	Ellen Devlin, Committee Administrator
Meeting Date	Wednesday, March 24, 2021	Phone	416-392-7033
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Video Conference	Chair	Sandra Shaul

PB22.5	ACTION	Adopted		Ward: 3
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Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 96 Superior Avenue and 214 Queens Avenue

Board Decision

The Toronto Preservation Board recommends to the Etobicoke York Community Council that:

1. City Council state its intention to designate the property at 96 Superior Avenue under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 96 Superior Avenue (Reasons for Designation) attached as Attachment 3 to the report (March 1, 2021) from the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. City Council state its intention to designate the property at 214 Queens Avenue under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 214 Queens Avenue (Reasons for Designation) attached as Attachment 4 to the report (March 1, 2021) from the Senior Manager, Heritage Planning, Urban Design, City Planning.
3. If there are no objections to the designation(s) in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the necessary bill(s) 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(s) to the Conservation Review Board.
5. If the designation(s) 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.

Origin

(March 1, 2021) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

This report recommends that City Council state its intention to designate the two properties at 96 Superior Avenue and 214 Queens Avenue under Part IV, Section 29 of the Ontario Heritage

Act. City Council added the properties to the City of Toronto's Heritage Register in December 2020.

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 properties at 96 Superior Avenue and 214 Queens Avenue have design value as well-designed house-form buildings constructed in 1923-24 that incorporate elements of the British-inspired Cottage style with their symmetrically-arranged principal elevations and stone cladding. The properties represent the two surviving examples in a fine collection of originally three stone cottages (along with the demolished cottage at 98 Superior Avenue) that is unique in the Mimico area.

The adjacent property at 98 Superior Avenue was built together with the subject properties, however, the cottage was demolished in the hours preceding the November 30, 2020 meeting of the Toronto Preservation Board prior to considering staff recommendations for the intention to designate the property.

Upon subsequent direction from the local councillor and members of the Etobicoke York Community Council to further evaluate the surviving two properties at 96 Superior Avenue and 214 Queens Avenue, Heritage Planning staff have determined that both properties meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act.

While the loss of the third cottage at 98 Superior Avenue is unfortunate, staff do not believe that this negatively impacts the cultural heritage value of the two remaining original dwellings at 96 Superior Avenue and 214 Queens Avenue.

Background Information

(March 1, 2021) Report and Attachments 1-4 from the Senior Manager, Heritage Planning, Urban Design, City Planning - Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 96 Superior Avenue and 214 Queens Avenue

(<http://www.toronto.ca/legdocs/mmis/2021/pb/bgnd/backgroundfile-164721.pdf>)

(March 22, 2021) Staff Presentation - Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 96 Superior Avenue and 214 Queens Avenue