

78, 80 and 86 Mimico Avenue - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: January 9, 2024

To: Toronto Preservation Board

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 properties located at 78, 80 and 86 Mimico Avenue under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value.

Located on the north side of Mimico Avenue at Station Road in Mimico, the properties at 78, 80 and 86 Mimico Avenue were constructed between 1920 and 1929 as main street commercial structures with residential/office uses above. Although constructed separately, these three buildings display a remarkable level of visual cohesion, sharing architectural elements including two storey profile, cornices, parapets, storefronts, and second storey apartments/offices.

These three properties are representative examples of the main street commercial building typology from Mimico's streetcar period (1918-1939) following the First World War, when Mimico experienced significant growth primarily along the north side of Mimico Avenue and where commercial structures were grouped together at the intersections of Lakeshore Boulevard West, Queens Avenue, and Station Road.

The property at 80 Mimico Avenue was constructed in 1920 by John and Percy MacKenzie for their business, John MacKenzie and Son Dairy. The MacKenzie family sold the property at 80 Mimico Avenue in 1928 and in 1929, John, Percy, and Clarence MacKenzie constructed the building at 78 Mimico Avenue to accommodate their expanded dairy which operated as the Hillside Dairy from 1932-1943, and Silverwoods Dairy from 1944-1955. As such, a dairy operated for 35 years on the main street of Mimico. The property at 80 Mimico Avenue was purchased by Anthony Joseph in 1928, whose family would operate a grocery store there from 1929 until 1969.

Constructed between 1923 and 1924 for the Union Bank of Canada, 86 Mimico Avenue served as the branch of the Royal Bank of Canada from 1925-1935 prior to being

purchased and occupied by Florence Weber in 1953, who would reside there for the next five decades.

As a group, the subject properties anchor the northeast corner of Mimico Avenue and Station Road and are important in defining, maintaining, and supporting the predominantly early-twentieth century main street character of Mimico Avenue, which includes a mix of early-twentieth century residential and commercial structures.

The properties located at 78, 80 and 86 Mimico Avenue were identified as having potential cultural heritage value in the *Mimico 20/20 Revitalization Cultural Heritage Resource Assessment (CHRA)* prepared in 2012 by URS Canada as a key component of the Mimico 20/20 Action Plan. The CHRA identified the properties, along with the north side of Mimico Avenue between Queens Avenue and Station Road, as worthy of further investigation as either a potential Cultural Heritage Landscape or Heritage Conservation District "due to their cohesive character and level of integrity."¹

Staff have completed the Research and Evaluation Report for the properties at 78, 80 and 86 Mimico 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 Design/Physical and Contextual Value. As such, the properties are significant built heritage resources.

On May 15, 2023, Demolition Permit Application # 23 145944 DEM 00 DM was submitted for the property at 78 Mimico Avenue and Demolition Permit Application # 23 145960 DEM 00 DM was submitted for the property at 80 Mimico Avenue. The applications are currently under review.

Designation enables City Council to review proposed alterations or demolitions to the properties and enforce heritage property standards and maintenance. The Bill 108 Amendments to the Ontario Heritage Act included a shift in Part IV designations related to Planning Act applications that would trigger a Prescribed Event. Section 29(1.2) of the Ontario Heritage Act now restricts City Council's ability to give notice of its intention to designate a property under the Act to within 90 days after the City Clerk gives notice of a complete application.

A "Prescribed Event" is a point of time when the application for an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application has been deemed complete and the City Clerk provides notice of that complete application to the public in accordance with the Planning Act.

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

¹ URS, 2012, p59.

RECOMMENDATIONS

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

1. City Council state its intention to designate the property at 78 Mimico Avenue under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 78 Mimico Avenue (Reasons for Designation) attached as Attachment 3, to the report, January 9, 2024 from the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. City Council state its intention to designate the property at 80 Mimico Avenue under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 80 Mimico Avenue (Entrance Address at 84 Mimico Avenue) (Reasons for Designation) attached as Attachment 4, to the report, January 9, 2024, from the Senior Manager, Heritage Planning, Urban Design, City Planning.
3. City Council state its intention to designate the property at 86 Mimico Avenue under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 86 Mimico Avenue (Reasons for Designation) attached as Attachment 5, to the report, January 9, 2024, from the Senior Manager, Heritage Planning, Urban Design, City Planning.
4. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

FINANCIAL IMPACT

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

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

City Council on July 16, 17, 18 and 19, 2013 adopted EY25.15 - Final Report - Mimico-by-the-Lake Secondary Plan. The report presents the conclusions of the Mimico 20/20 Revitalization Study, recommends approval of the Mimico-by-the-Lake Secondary Plan and related amendments to the City's Official Plan, and recommends adoption of Urban Design Guidelines for the Secondary Plan area.

<https://secure.toronto.ca/council/agenda-item.do?item=2013.EY25.15>

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 (2020). Heritage Conservation is enabled through the Ontario Heritage Act. The City of Toronto's Official Plan implements the 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.

<https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>

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."

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

On November 28, 2022, the More Homes Built Faster Act, 2022 (Bill 23) received Royal Assent. Schedule 6 of the More Homes Built Faster Act amended various sections of the Ontario Heritage Act. A majority of the key changes to the Act came into effect on January 1, 2023.

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. A property may be designated under Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

<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 3.1.6 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 3.1.6.4 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 3.1.6.6 encourages the adaptive re-use of heritage properties while Policy 3.1.6.26 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>

COMMENTS

On May 15, 2023, Demolition Permit Application # 23 145944 DEM 00 DM was submitted for the property at 78 Mimico Avenue and Demolition Permit Application # 23 145960 DEM 00 DM was submitted for the property at 80 Mimico Avenue. The applications are currently under review. It is anticipated that a Zoning By-law Amendment Application for the properties at 78 and 80 Mimico Avenue will be submitted.

78, 80 and 86 Mimico Avenue

Research and Evaluation according to Ontario Regulation 9/06

While the research and evaluation of the properties referenced above is, in staff's determination, sufficient to support the designation of the properties at 78, 80 and 86 Mimico Avenue, it should be noted that new and additional relevant information on the subject properties further expanding on their cultural heritage value following community input and additional access to archival records may be incorporated in the final version of a Part IV designation by-law.

1. DESCRIPTION



Figure 1 78-86 Mimico Avenue (right to left) (Heritage Planning, 2023).

78 Mimico Avenue

78 Mimico Avenue - Hillside Dairy	
ADDRESS	78 Mimico Avenue
WARD	Ward 3 - Etobicoke-Lakeshore
NEIGHBOURHOOD/COMMUNITY	Mimico-Queensway
HISTORICAL NAME	Hillside Dairy
CONSTRUCTION DATE	1929
ORIGINAL OWNER	John, Percy, and Clarence MacKenzie
ORIGINAL USE	Commercial with residential above
CURRENT USE*	Vacant
ARCHITECT/BUILDER/DESIGNER	Unknown
DESIGN/CONSTRUCTION/MATERIALS	See Section 2
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Contextual
HERITAGE STATUS	Not Listed
RECORDER	Patrick Brown
REPORT DATE	January 2024



Figure 2 80 Mimico Avenue (Heritage Planning, 2023).

80 Mimico Avenue

80 Mimico Avenue - MacKenzie and Son Dairy/Joseph's Grocery	
ADDRESS	80 Mimico Avenue (including entrance address at 84 Mimico Avenue)
WARD	Ward 3 - Etobicoke-Lakeshore
NEIGHBOURHOOD/COMMUNITY	Mimico-Queensway
HISTORICAL NAME	MacKenzie and Son Dairy (1920-1929) Joseph's Grocery (1929-1969)
CONSTRUCTION DATE	c.1920
ORIGINAL OWNER	John and Percy MacKenzie
ORIGINAL USE	Commercial with residential above
CURRENT USE*	Vacant
ARCHITECT/BUILDER/DESIGNER	Unknown
DESIGN/CONSTRUCTION/MATERIALS	See Section 2
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Contextual
HERITAGE STATUS	Not Listed
RECORDER	Patrick Brown
REPORT DATE	January 2024



Figure 3 86 Mimico Avenue (Heritage Planning, 2023).

86 Mimico Avenue

86 Mimico Avenue - Union Bank Building	
ADDRESS	86 Mimico Avenue
WARD	Ward 3 - Etobicoke-Lakeshore
NEIGHBOURHOOD/COMMUNITY	Mimico-Queensway
HISTORICAL NAME	Union Bank Building
CONSTRUCTION DATE	1923-24
ORIGINAL OWNER	Stephen and Beddway S. Francis
ORIGINAL USE	Commercial Bank
CURRENT USE*	Vacant
ARCHITECT/BUILDER/DESIGNER	Unknown
DESIGN/CONSTRUCTION/MATERIALS	See Section 2
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Contextual
HERITAGE STATUS	Not Listed
RECORDER	Patrick Brown
REPORT DATE	January 2024

2. BACKGROUND

This research and evaluation section of the report describes the history, architecture, and context of the properties at 78, 80, and 86 Mimico Avenue, and applies evaluation

criteria as set out in Ontario Regulation 9/06 to determine whether they merit designation under Part IV, Section 29 of the Act. A property may be designated under Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest. 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
	The area now known as the City of Toronto is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit (1805), and the Williams Treaties (1923) signed with multiple Mississaugas and Chippewa bands.
1798	Lake Shore Road (present-day Lake Shore Boulevard West) is opened along the shoreline west of the Humber River
1809	First bridge across the Humber River is constructed, linking Etobicoke and York Townships
1850	The Township of Etobicoke is incorporated
1855	The Hamilton and Toronto Railway completed with station at Mimico
1888	Property on the east and west sides of Station Road Registered as Plan 852
1893	Toronto and Mimico Railway radial line along Lake Shore Road is completed to Mimico
1905	Mimico incorporated as a Police Village
1906	Grand Trunk Railway opens Mimico Rail Yards
1911	Mimico incorporated as a village
1917	Mimico incorporated as a town
1920	80 Mimico Avenue constructed for John and Percy MacKenzie
1923-24	86 Mimico Avenue constructed for Union Bank of Canada
1925	86 Mimico becomes Royal Bank of Canada
1928	Anthony Joseph purchases 80 Mimico Avenue
1929	78 Mimico Avenue constructed for John, Percy, and Clarence MacKenzie as MacKenzie and Sons Dairy
1932	78 Mimico purchased by Hillside Dairy from MacKenzie and Sons Dairy for \$1
1935	Royal Bank ceases operations at 86 Mimico Avenue
1944	78 Mimico purchased by Silverwoods Dairy from Hillside Dairy for \$1
1947-1950	Rear one-storey wing and Warehouse and one-storey connecting wing constructed at rear of 78 Mimico Avenue
1953	86 Mimico Avenue purchased by Florence Weber
1955	Silverwoods Dairy ceases operations at 78 Mimico Avenue
1956	78 Mimico purchased by Glencoe H. Hogle

1967	Mimico joins the Borough of Etobicoke
1973-1975	Warehouse to rear of 78 Mimico Avenue demolished
1980	Anthony Joseph's family sell 80 Mimico Avenue
1984	The Borough of Etobicoke is incorporated as a City
1998	Etobicoke becomes part of the amalgamated City of Toronto

ii. HISTORICAL BACKGROUND

The following section outlines the history and facts related to the properties which are the basis for determining historical or associative value of Criteria 4, 5 or 6 according to O. Reg. 9/06 Criteria.

Mimico

The properties at 78, 80, and 86 Mimico Avenue are located in Mimico, the lakeshore community in 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.² In 1856, the adjoining lands were surveyed by John O. Browne. Brown's *Plan for the Town of Mimico* sought to create a "model town" for railway workers, based on English precedents. While the Plan was never realized, a small number of residences were constructed in the vicinity of Mimico Station in the following decades.

Streetcar Period 1890-1939

In 1893, the Toronto and Mimico Radial Railway was completed. Running along Lake Shore Road, it provided direct streetcar service between Mimico and Toronto. While the railway had opened the area for potential industry and business, the addition of the streetcar line, and relatively inexpensive property values, made Mimico attractive for workers as well.³

By 1905, Mimico had become a Police Village. In 1906, the Grand Trunk Railway established the Mimico Yards, which accelerated the development of industry on the west and south sides of Mimico. During the First World War, Mimico experienced a period of rapid growth as industries critical to the war effort moved into the area due to its proximity to the rail yards. The village grew to such a degree that it was incorporated as a town in 1917.⁴

² The line was absorbed by the Great Western Railway, followed by the Grand Trunk Railway and, in the 1920s, Canadian National Railways (CNR).

³ URS, 1912, p7.

⁴ Ibid.

In the decade following the end of the First World War in 1918, improvements to municipal infrastructure supported the continued growth of Mimico which, like many streetcar suburbs surrounding Toronto, experienced significant growth in the interwar (1918-1939) period. During this period, commercial development occurred primarily along the north side of Mimico Avenue where commercial structures were grouped together at the intersections of Lakeshore Boulevard West, Queens Avenue, and Station Road.

80 Mimico Avenue

On February 28, 1920, John and Percy MacKenzie purchased Lot 7 of Plan 852 for \$825. The property is first identified in the City of Toronto Directory as John MacKenzie & Son Dairy in 1920, providing a date of construction of 1920. On November 16, 1928, they sold the west 20 feet of Lot 7 (80 Mimico Avenue) to Anthony Joseph and his wife for \$1600.⁵ John MacKenzie & Son Dairy would continue to operate on the property until 1929, when their new building was completed at 78 Mimico Avenue.

Born around 1870, Anthony Joseph first opened a confectionary shop at 118 Mimico Avenue in 1926.⁶ In 1945, he sold the north 50 feet of the property to Silverwoods Dairies Limited located next door at 78 Mimico Avenue. Following his death in 1947, the property would remain in the Joseph family until 1980 when it was sold to Exclusive Candy and Novelty Distributing Limited.⁷

78 Mimico Avenue

On February 27, 1925, John, Percy, and Clarence MacKenzie purchased Lot 8 of Plan 852 for \$1190.⁸ After selling the westerly 20 feet of Lot 7 (80 Mimico Avenue) on November 16, 1928, they took out a \$6000 mortgage on December 28, 1928.⁹ The property is first identified in the 1930 City of Toronto Directory, which along with the mortgage, provides a date of construction of 1929.

In October 1930, Mackenzie sold the property to Samuel Oldham, Leonard Oldham and A.R. Munro for \$1, who then sold to Hillside Dairy on June 23, 1932, for \$1.¹⁰ In Edwin Eland's 1935 book, *The Story of Mimico*, it is noted that the Hillside Dairy was regarded as "one of the most up-to-date and best equipped dairies in Ontario."¹¹ The property was subsequently sold to Silverwoods Dairy Ltd in 1944 for \$1.¹² Based on Aerial Photographs, between 1947 and 1950, Silverwoods Dairy constructed a large warehouse structure to the rear. The property would continue to operate as a dairy until 1955 before being sold to Glencoe H. Hogle, whose funeral business was located on the opposite side of Mimico Avenue, in 1956.¹³ After 1956, the ground floor would

5 Ontario Land Registry, Book 1825 p9.

6 Ibid.

7 Ontario Land Registry, Book 1825 pp10-12.

8 Ontario Land Registry, Book 1825 p14.

9 Ibid.

10 Ibid, pp14-15.

11 Harrison, 2011.

12 Ibid, p15.

13 Ibid.

house various commercial businesses until 1980, while the upper floor housed apartments until the mid-1990s.¹⁴ Based on aerial photographs, the rear structure was removed between 1973 and 1975.

86 Mimico Avenue

On December 20, 1922, Stephen Francis and Beddway S. Francis purchased Lot 6 of Plan 852 for \$1700 dollars, selling the property to the Union Bank of Canada for \$3125 on December 17, 1923.¹⁵ While there are no building records for this period in Etobicoke, the property is first identified in the 1925 City of Toronto Directory, providing a date of construction between 1923 and 1924. In 1925, the property was transferred to the Royal Bank of Canada following its merger with the Union Bank of Canada, which would operate a branch at the property until 1935.¹⁶ In 1939, the property was sold to Charles S. Grozzi, who would sell the northerly 50 feet of Lot 6 to Silverwoods Dairy Ltd on January 10, 1945.¹⁷ Following his death, his estate sold the south 140 feet, including the property at 86 Mimico Avenue, to Florence M. Weber in 1953.¹⁸ According to available City of Toronto Directories, Florence Weber still resided at 86 Mimico Avenue (known as 3 Station Road) in the year 2000.

iii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the property which will establish the basis for determining design or physical value of Criteria 1, 2 or 3 according to O. Reg. 9/06 Criteria.

78 Mimico Avenue

The property at 78 Mimico Avenue, constructed in 1929, is a representative example of the main street commercial building typology that emerged during Mimico's Streetcar Period. This typology is defined by two-storey massing, brick cladding and cornice, stone or cast concrete details, and ground floor commercial with residential or office uses above.¹⁹

The property is comprised of two sections, the main two-storey 1929 structure, and a one storey rear wing constructed between 1947 and 1950 that connected the 1929 structure to the 1947-1950 warehouse constructed by Silverwoods Dairy. The 1947-1950 one-storey rear wing is not considered an attribute.

The property is a two-storey, flat-roofed, rectangular structure with a principal (south) elevation facing Mimico Avenue. Clad in red rug brick the principal elevation of the structure features brick quoining, cornice, and parapet. The first storey fenestration features stone sills and lintels, with the eastern three quarters comprising a commercial storefront with central entrance flanked on either side by single display windows. The

¹⁴ City of Toronto Directories 1956-2000.

¹⁵ Ontario Land Registry, Book 1825 p7.

¹⁶ Ibid.

¹⁷ Ibid, p8.

¹⁸ Ibid.

¹⁹ URS, 2011, p27.

western quarter features a second entrance, of equal size to the commercial entrance, that provides access to the second storey residential apartments. The second storey features three symmetrically placed windows with stone sills.

The north, east, and west elevations feature smooth textured red brick that has been painted white, with functional fenestration comprised of square punched openings with stone or cast concrete sills. The east and west elevations feature parapet walls divided into three sections that step down towards the rear of the structure. Due to alterations and painted brick, it is difficult to determine the level of alterations to these openings, however the basement windows on the east elevation have been bricked in and a number of windows at the first storey have been partially filled in.

80 Mimico Avenue

The property at 80 Mimico Avenue, constructed in 1920, is a representative example of a main street commercial retail building from Mimico's Streetcar Period. This typology is defined by two-storey massing, brick cladding and cornice, stone or cast concrete details, ground floor commercial with residential or office uses above, and storefront featuring large display windows with recessed entrance.²⁰

The property is a two-storey, flat-roofed, rectangular structure with a principal (south) elevation facing Mimico Avenue. Clad in red rug brick the principal elevation of the structure features a brick parapet above a band of decorative brickwork laid in a basketweave pattern. The first storey features a full width storefront with central recessed entrance flanked by large display windows featuring transoms and low bulkheads. The second storey features two symmetrically placed windows with paired double sash windows, stone sills, and brick voussoirs.

The east and west elevations feature functional fenestration including variously sized window openings, the larger being square with brick sills and no voussoirs, and the smaller being square with brick sills and segmentally arched brick voussoirs. The north elevation features a full height chimney and three window openings containing double sash windows, two at the second storey and one at the first storey.

86 Mimico Avenue

The property at 86 Mimico Avenue, constructed between 1923 and 1924, is a representative example of a commercial financial building from Mimico's Streetcar Period. This typology is defined by two-storey massing, brick cladding with stone or cast concrete details, ground floor commercial with residential or office uses above, and stately entrance.²¹

The property is a two-storey, flat-roofed, rectangular structure with a principal (south) elevation facing Mimico Avenue and a side (west) elevation facing Station Road. Clad in buff brick, the structure features brick quoining on the street facing elevations along with a single stringcourse, decorative cornice and parapet that extend along the street facing

²⁰ URS, 2011, p27.

²¹ URS, 2011, p27.

elevations and the southern half of the east elevation. Aside from the first story of the principal elevation, all the building's fenestration features stone sills and perpendicular brick voussoirs.

The first storey of the principal (south) elevation features a wide tripartite window and transom with stone still and lintel on the west half and a double entrance on the east half. The entrance features a pair of solid wood panelled doors set within a wooden door surround comprised of a false transom below a cornice supported on either side by a scrolled corbel atop a square pilaster. The second storey fenestration features three symmetrically organized windows with six-over-one double sash windows covered by four-paned storm windows.

The second storey of the secondary (west) elevation features four windows with six-over-one double sash windows with the southerly three covered by four-paned storm windows. The first storey features three windows with matching height and transom as the tripartite window on the south elevation, followed by a side entrance towards the northerly (rear) corner. Ghosting around the side entrance suggests it originally had a door surround in the same style as the existing one on the south elevation.

The east half of the rear (north) elevation features a second storey covered porch with entrance above a small window below. The west half features a window with transom matching the scale of those on the first storey. Its location close to the floor of the second storey suggests it is placed at the landing of a stairway. The east elevation features a chimney, three small windows at the second storey, and two windows on the first storey. While the southerly window has maintained its transom and height that match the windows on the south and east elevations, the northerly window has been partially infilled.

iv. CONTEXT

The following section provides contextual information and analysis related to the property which is the basis for determining contextual value of Criteria 7, 8 or 9 according to O. Reg. 9/06 Criteria.

The properties at 78, 80 and 86 Mimico Avenue form a group of three commercial buildings constructed in the 1920s that anchor the northeast corner of Mimico Avenue and Station Road. Although constructed individually, as examples of the main street commercial typology from the streetcar period identified in the Mimico 20/20 Cultural Heritage Resource Assessment, they display a remarkable level of cohesion, sharing architectural elements including two storey profile, cornices, parapets, storefronts, and second storey apartments/offices.

The properties are bordered to the north and east by a surface parking lot; to the south, across Mimico Avenue, by a funeral home, surface parking lot, Wheatfield Road, and a c.1950s duplex; and to the west, across Station Road, by the former Wesley Mimico United Church. Constructed in 1922 and designed by Horwood and White architects, the church was designated under the Part IV of the Ontario Heritage Act in August 2014.

Mimico Avenue is a four block long street that runs between Lake Shore Boulevard West in the east, to Royal York Road in the west. The street is comprised primarily of a mix of residential and commercial structures dating from between 1910 and 1930, with the western end anchored by the c.1957 Mimico Adult Centre and the c.1965 John English School. Along with a couple individual commercial structures, there are three groupings of commercial structures constructed in the 1920 and 1930s along Mimico Avenue. These are located at Lake Shore Boulevard West, the northwest and northeast corners at Queens Avenue, and the northeast corner at Station Road.

The areas to the north, along Station Road, and south, along Wheatfield Road are comprised of a mix of single-family residences constructed between the early 1900s to 1970s interspersed with two and three storey duplexes and apartments constructed in the 1950s.

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

The following evaluation applies Ontario Regulation 9/06 made under the Act: Criteria for Determining Cultural Heritage Value or Interest. The criteria are prescribed for municipal designation under Part IV, Section 29 of the Act, and the City of Toronto is also required to use these criteria when assessing properties for inclusion on the City of Toronto's Heritage Register. There are a total of nine criteria under O. Reg 9/06. A property may be designated under Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

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

78 Mimico Avenue

DESIGN OR PHYSICAL VALUE

The property has design value or physical value because it	
1. is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2. displays high degree of craftsmanship or artistic merit	N/A
3. demonstrates high degree of scientific or technical achievement	N/A

Representative example of a type

The subject property at 78 Mimico Avenue is a representative example of a main street commercial building typology from Mimico's streetcar period. Constructed in 1929, the subject property's two-storey massing, brick cladding and large storefront windows at the first storey, and smaller windows at the second storey, reflect the property's original use as a commercial structure with residential uses above.

HISTORICAL OR ASSOCIATIVE VALUE

The property has historical value or associative value because it	
4. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N/A

5. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N/A
6. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

CONTEXTUAL VALUE

The property has contextual value because it is	
7. important in defining, maintaining or supporting the character of an area.	✓
8. physically, functionally, visually or historically linked to its surroundings.	✓
9. a landmark.	N/A

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

The subject property at 78 Mimico Avenue is important in defining, maintaining, and supporting the predominantly early-twentieth century small-scale mixed-use character of Mimico Avenue, which includes a mix of early-twentieth century residential and commercial structures which continue to define the streetscape today.

Physically, functionally, visually or historically linked to its surroundings

The subject property at 78 Mimico Avenue is physically, visually, and historically linked to its surroundings. Along with the adjacent properties at 80 and 86 Mimico Avenue to the west, the subject property forms a group of commercial buildings constructed in the 1920s that anchor the northeast corner of Mimico Avenue and Station Road. Although constructed individually, as examples of the main street commercial building typology from the Mimico's streetcar period, they display a remarkable level of cohesion, sharing architectural elements including two storey profile, cornices, parapets, storefronts, and second storey apartments/offices.

80 Mimico Avenue

DESIGN OR PHYSICAL VALUE

The property has design value or physical value because it	
1. is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2. displays high degree of craftsmanship or artistic merit	N/A
3. demonstrates high degree of scientific or technical achievement	N/A

Representative example of a type

The subject property at 80 Mimico Avenue is a representative example of the main street commercial building typology from Mimico's streetcar period. Constructed in 1920, the subject property's two-storey massing, brick cladding, and storefront with central recessed entrance flanked by large display windows at the first story and smaller paired windows at the second storey, reflect the property's original use as a commercial structure with residential above.

HISTORICAL OR ASSOCIATIVE VALUE

The property has historical value or associative value because it	
4. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N/A
5. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N/A
6. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

CONTEXTUAL VALUE

The property has contextual value because it is	
7. important in defining, maintaining or supporting the character of an area.	✓
8. physically, functionally, visually or historically linked to its surroundings.	✓
9. a landmark.	N/A

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

The subject property at 80 Mimico Avenue is important in defining, maintaining, and supporting the predominantly early-twentieth century small-scale mixed-use character of Mimico Avenue, which includes a mix of early twentieth century residential and commercial structures which continue to define the streetscape today.

Physically, functionally, visually or historically linked to its surroundings

The subject property at 80 Mimico Avenue is physically, visually, and historically linked to its surroundings. Along with the adjacent properties at 78 Mimico Avenue to the east and 86 Mimico Avenue to the west, the subject property forms a group of commercial buildings constructed in the 1920s that anchor the northeast corner of Mimico Avenue and Station Road. Although constructed individually, as examples of the main street commercial building typology from the Mimico's streetcar period, they display a remarkable level of cohesion, sharing architectural elements including two storey profile, cornices, parapets, storefronts, and second storey apartments/offices.

86 Mimico Avenue

DESIGN OR PHYSICAL VALUE

The property has design value or physical value because it	
1. is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2. displays high degree of craftsmanship or artistic merit	N/A
3. demonstrates high degree of scientific or technical achievement	N/A

Representative example of a type

The subject property at 86 Mimico Avenue is a representative example of a commercial financial building from Mimico's streetcar period. Constructed between 1923 and 1924,

the subject property's two-storey massing with masonry cladding, cornice, quoining and voussoirs, large first storey windows, and stately entrance reflect the property's original use as a bank.

HISTORICAL OR ASSOCIATIVE VALUE

The property has historical value or associative value because it	
4. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N/A
5. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N/A
6. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

CONTEXTUAL VALUE

The property has contextual value because it is	
7. important in defining, maintaining or supporting the character of an area.	✓
8. physically, functionally, visually or historically linked to its surroundings.	✓
9. a landmark.	N/A

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

The subject property at 86 Mimico Avenue is important in defining, maintaining, and supporting the predominantly early-twentieth century small-scale mixed-use character of Mimico Avenue, which includes a mix of early twentieth century residential and commercial structures which continue to define the streetscape today.

Physically, functionally, visually or historically linked to its surroundings

The subject property at 86 Mimico Avenue is physically, visually, and historically linked to its surroundings. Along with the adjacent properties at 78 and 80 Mimico Avenue to the east, the subject property forms a group of commercial buildings constructed in the 1920s that anchor the northeast corner of Mimico Avenue and Station Road. Although constructed individually, as examples of the commercial typology from the Mimico's streetcar period, they display a remarkable level of cohesion, sharing architectural elements including two storey profile, cornices, parapets, storefronts, and second storey apartments/offices.

CONCLUSION

Staff have completed the Research and Evaluation Report for the properties at 78, 80 and 86 Mimico Avenue and determined that the properties meet 3 out of 9 criteria in Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Act. As such, the properties should be designated.

The Statements of Significance (Attachment 3-5) for 78, 80 and 86 Mimico Avenue, comprise 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: 78 Mimico Avenue (Reasons for Designation)
Attachment 4 – Statement of Significance: 80 Mimico Avenue (Entrance Address at 84 Mimico Avenue) (Reasons for Designation)
Attachment 5 – Statement of Significance: 86 Mimico Avenue (Reasons for Designation)



Figure 4 iView map showing the properties at 78-86 Mimico Avenue outlined in red (City of Toronto).

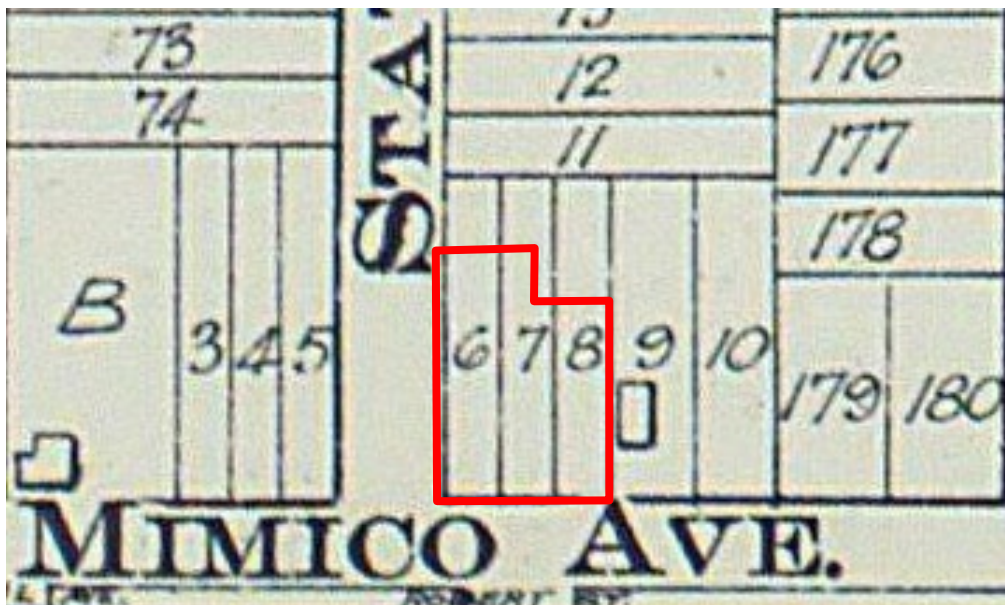


Figure 5 Goad's 1910 Atlas of the City of Toronto with 78-86 Mimico Avenue outlined in red (University of Toronto).



Figure 6 Goad's 1924 Atlas of the City of Toronto with 78-86 Mimico Avenue outlined in red (City of Toronto Archives).



Figure 7 1931 aerial photograph with 78-86 Mimico Avenue outlined in red (City of Toronto Archives).



Figure 8 1950 aerial photograph with 78-86 Mimico Avenue outlined in red, note the 1947-50 warehouse to the rear of 78 Mimico Avenue (City of Toronto Archives).

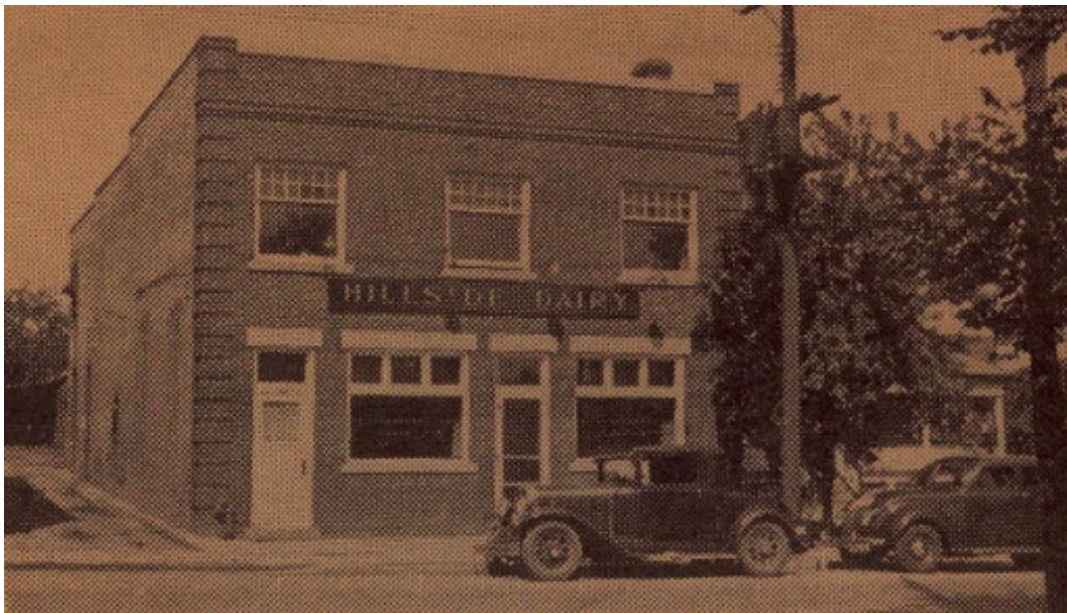


Figure 9 1930s photograph of 78 Mimico Avenue (Harrison, 2011).



Figure 10 1933 photograph of 86 Mimico Avenue (Toronto Public Library).



Figure 11 C.1940 photograph looking north along Wheatfield Road toward Mimico Avenue with 78 Mimico Avenue in the centre and the east half of 80 Mimico Avenue to the right (Flanagan, 2023).



Figure 12 1975 aerial photograph with 78-86 Mimico Avenue outlined in red, note the 1947-50 warehouse to the rear of 78 Mimico Avenue has been demolished (City of Toronto Archives).



Figure 13 South elevations of (right to left) 78, 80 and 86 Mimico Avenue (Heritage Planning, 2023).



Figure 14 South and east elevations of 86 Mimico Avenue (Heritage Planning, 2023).



Figure 15 West elevation of 86 Mimico Avenue (Heritage Planning, 2023).



Figure 16 North elevation of 86 Mimico Avenue (Heritage Planning, 2023).



Figure 17 West and south elevations of 80 Mimico Avenue (Heritage Planning, 2023).



Figure 18 East elevation of 80 Mimico Avenue (Heritage Planning, 2023).



Figure 19 North elevation of 80 Mimico Avenue (Heritage Planning, 2023).



Figure 20 South elevation of 78 Mimico Avenue (Heritage Planning, 2023).



Figure 21 West elevation of 78 Mimico Avenue (Heritage Planning, 2023).



Figure 22 Rear of west elevation of 78 Mimico Avenue (Heritage Planning, 2023).



Figure 23 North elevation of 78 Mimico Avenue (Heritage Planning, 2023).



Figure 24 East elevation of 78 Mimico Avenue (Heritage Planning, 2023).



Figure 25 View looking north from 78-86 Mimico Avenue (Heritage Planning, 2023).



Figure 26 View looking west from 86 Mimico Avenue towards the former Wesley Mimico United Church (Heritage Planning, 2023).



Figure 27 Wide view looking northwest towards the intersection of Mimico Avenue and Station Road (Google, April 2019).



Figure 28 View looking northeast towards the properties at 78-86 Mimico Avenue (Google, May 2021).



Figure 29 View looking northeast along Mimico Avenue towards Queens Avenue (Heritage Planning, 2023).



Figure 30 Wide view showing the properties at 78-86 Mimico Avenue to the left and commercial properties at Mimico Avenue and Queens Avenue to the right (Google, October 2021).



Figure 31 View looking northwest towards the commercial properties on the north side of Mimico Avenue at Queens Avenue (Google, April 2019).

RESEARCH SOURCES

ATTACHMENT 2

ARCHIVAL SOURCES

- City of Toronto Archives Photographs
- Goad's Atlas of the City of Toronto, 1884, 1890, 1903, 1910, 1924.
- Might's Greater Toronto City Directories, 1919-2001.
- Ontario Land Registry, Office 80, Book 1825 (Plan 852).

SECONDARY SOURCES

- City of Toronto. (2013). *Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 2 Station Road*.
- City of Toronto. (2021). *Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 96 Superior Avenue and 214 Queens Avenue*.
- Harrison, Michael. (2021). 'History of the Town of Mimico', History of the Town of Mimico, 1 March. Available at: <https://mimicohistory.blogspot.com/>.
- URS Canada. (2012). *Mimico 20/20 Revitalization Cultural Heritage Resource Assessment*.

**STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)**

The property at 78 Mimico 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 the categories of design/physical and contextual value.

Description

Located on the north side of Mimico Avenue between Queens Avenue and Station Road, the property at 78 Mimico Avenue was constructed for John, Percy, and Clarence MacKenzie as the John MacKenzie and Sons Dairy in 1929. The property would operate as the Hillside Dairy from 1932-1943, which was regarded as "one of the most up-to-date and best equipped dairies in Ontario." Silverwood's Dairy acquired and occupied the property in 1944-1955, after which it housed various businesses at the first storey with residential apartments above. The two-storey, flat-roofed, rectangular, brick clad structure features a principal (south) elevation facing Mimico Avenue with brick quoining, cornice, and parapet with a first-storey commercial storefront below three symmetrically placed second storey windows.

The property was identified as a potential heritage resource in the Mimico 20/20 Revitalization Cultural Heritage Resource Assessment prepared in 2012 by URS Canada for the City of Toronto.

Statement of Cultural Heritage Value**Design or Physical Value**

The property at 78 Mimico Avenue is a representative example of a main street commercial building from Mimico's streetcar period. Constructed in 1929, the subject property's two-storey massing, brick cladding and large storefront windows at the first storey, and smaller windows at the second storey, reflect the property's original use as a commercial structure with residential uses above.

Contextual Value

The property at 78 Mimico Avenue, together with the adjacent properties at 80 and 86 Mimico Avenue, is important in defining, maintaining, and supporting the predominantly early-twentieth century small-scale mixed-use character of Mimico Avenue, which includes a mix of early twentieth century residential and commercial structures which continue to define the historical local main street character of the streetscape today.

The subject property at 78 Mimico Avenue is physically, visually, and historically linked to its surroundings. Displaying a high level of architectural cohesion with the adjacent properties at 80 and 86 Mimico Avenue to the west, the properties form a collection of commercial buildings constructed in the 1920s that anchor the northeast corner of

Mimico Avenue and Station Road and signal the early urban development of this historical local main street.

Heritage Attributes

Design or Physical Value

The following heritage attributes contribute to the cultural heritage value of the property at 78 Mimico Avenue as a representative example of a commercial building from Mimico's streetcar period:

- The two-storey scale, form, and massing of the 1929 structure on a rectangular plan
- On the principal (south), east and west elevations, the material palette including red rug brick and stone
- On the principal (south) elevation, the organization of the first-storey openings with their stone lintels and sills, which alternate (from west to east) as door, window, door, window
- On the principal (south) elevation, the organization of the second-storey fenestration comprised of three symmetrically placed windows with stone sills
- On the principal (south) elevation, the decorative detailing including the brick quoining, cornice, and parapet

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the property at 78 Mimico Avenue in defining, maintaining, and supporting the predominantly early 20th century small-scale mixed-use character of Mimico Avenue:

- The scale, form, and massing of the 1929 structure
- The placement and orientation of the 1929 structure on its lot fronting onto Mimico Avenue
- Material palette including red rug brick and stone
- On the principal (south) elevation, the commercial storefront at street level

(ENTRANCE ADDRESS AT 84 MIMICO AVENUE)**STATEMENT OF SIGNIFICANCE****(REASONS FOR DESIGNATION)**

The property at 80 Mimico 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 the categories of design/physical and contextual value.

Description

Located on the north side of Mimico Avenue between Queens Avenue and Station Road, the property at 80 Mimico Avenue was constructed in 1920 for John and Percy MacKenzie as the John MacKenzie and Son Dairy. Following its sale in 1928 to Anthony Joseph, it would remain in the ownership of the Joseph family until 1980.

The two-storey, flat-roofed, rectangular, brick clad structure features a principal (south) elevation facing Mimico Avenue with brick parapet above a band of decorative brickwork laid in a basketweave pattern. The first storey features a full width storefront with central recessed entrance flanked by large display windows featuring transoms and low bulkheads. The second storey features two symmetrically placed windows with paired double sash windows, stone sills, and brick voussoirs.

The property was identified as a potential heritage resource in the Mimico 20/20 Revitalization Cultural Heritage Resource Assessment prepared in 2012 by URS Canada for the City of Toronto.

Statement of Cultural Heritage Value**Design or Physical Value**

The property at 80 Mimico Avenue is a representative example of a main street commercial building from Mimico's streetcar period. Constructed in 1920, the subject property's two-storey massing, brick cladding, and storefront with central recessed entrance flanked by large display windows at the first story and smaller paired windows at the second storey, reflect the property's original use as a commercial structure with residential above.

Contextual Value

The property at 80 Mimico Avenue, together with the adjacent properties at 78 and 86 Mimico Avenue, is important in defining, maintaining, and supporting the predominantly early twentieth century small-scale mixed-use character of Mimico Avenue, which includes a mix of early-twentieth century residential and commercial structures which continue to define the historical local main street character of the streetscape today.

The subject property at 80 Mimico Avenue is physically, visually, and historically linked to its surroundings. Displaying a high level of architectural cohesion with the adjacent properties at 78 Mimico Avenue to the east and 86 Mimico Avenue to the west, the properties form a collection of commercial buildings constructed in the 1920s that anchor the northeast corner of Mimico Avenue and Station Road and signal the early urban development of this historical local main street.

Heritage Attributes

Design or Physical Value

The following heritage attributes contribute to the cultural heritage value of the property at 80 Mimico Avenue as a representative example of a main street commercial building from Mimico's streetcar period:

- The two-storey scale, form, and massing of the 1920 structure on a rectangular plan
- On the principal (south), east and west elevations, the material palette including red rug brick and stone
- On the principal (south), east and west elevations, the material palette including red rug brick and stone
- On the principal (south) elevation, the organization of the openings on the first-storey commercial storefront with its central recessed entrance flanked by large, faceted plate glass display windows featuring transoms and low bulkheads
- On the principal (south) elevation, the organization of the openings on the second storey with the two symmetrically placed, paired windows with stone stills and brick voussoirs
- On the principal (south) elevation, parapet with its decorative basket weave panel detailing

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the property at 80 Mimico Avenue in defining, maintaining, and supporting the predominantly early 20th century small-scale mixed-use character of Mimico Avenue:

- The two-storey scale, form, and massing of the 1920 structure
- The placement and orientation of the 1929 structure on its lot fronting onto Mimico Avenue
- The material palette including red rug brick and stone
- On the principal (south) elevation, the commercial storefront at street level

**STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)**

The property at 86 Mimico 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 the categories of design/physical and contextual value.

Description

Located on the northeast corner of Mimico Avenue and Station Road, the property at 86 Mimico Avenue was constructed between 1923 and 1924 for the Union Bank of Canada before becoming the Royal Bank of Canada in 1925 which would operate at the property until closing in 1935. In 1953 the property was purchased by Florence Weber who would reside there until the early 2000s.

The two-storey, flat-roofed, rectangular structure has a principal (south) elevation facing Mimico Avenue and a secondary (west) elevation facing Station Road. Clad in buff brick, the structure features brick quoining on the street facing elevations and decorative cornice and parapet that extend along the street facing elevations and the southern half of the east elevation. The principal elevation features a wide tripartite window and double entrance with decorative door surround at the first storey with three symmetrically organized double sash windows at the second storey. The secondary elevation features three windows followed by a side entrance towards the northerly (rear) corner at the first storey and four double sash windows at the second storey.

The property was identified as a potential heritage resource in the Mimico 20/20 Revitalization Cultural Heritage Resource Assessment prepared in 2012 by URS Canada for the City of Toronto.

Statement of Cultural Heritage Value**Design or Physical Value**

The property at 86 Mimico Avenue is a representative example of a commercial financial building from Mimico's streetcar period. Constructed between 1923 and 1924, the subject property's two-storey massing with masonry cladding, cornice, quoining and voussoirs, large first storey windows, and stately entrance reflect the property's original use as a bank.

Contextual Value

The subject property at 86 Mimico Avenue, along with the adjacent properties at 78 and 80 Mimico Avenue, is important in defining, maintaining, and supporting the predominantly early twentieth century small-scale mixed-use character of Mimico Avenue, which includes a mix of early-twentieth century residential and commercial

structures which continue to define the historical local main street character of the streetscape today.

The subject property at 86 Mimico Avenue is physically, visually, and historically linked to its surroundings. Displaying a high level of architectural cohesion with the adjacent properties at 78 and 80 Mimico Avenue to the east, the properties form a collection of commercial buildings constructed in the 1920s that anchor the northeast corner of Mimico Avenue and Station Road and signal the early urban development of this historical local main street.

Heritage Attributes

Design or Physical Value

The following heritage attributes contribute to the cultural heritage value of the property at 86 Mimico Avenue as a representative example of a commercial financial building from Mimico's streetcar period:

- The two-storey scale, form, and massing of the 1923-1924 structure on a rectangular plan
- On the principal (south), east and west elevations, the material palette including buff brick and stone
- The decorative cornice and parapet that extend along the (south and west) street facing elevations and the southern half of the east elevation
- On the principal (south) elevation, the organization of the first-storey openings with the double entrance with solid wood panelled doors set within a wooden door, and tripartite window with transom, stone lintel, and sill
- On the principal (south) elevation, the three symmetrically-organized windows at the second storey level with stone sills and vertical brick voussoirs containing six-over-one double sash windows with four paned storm windows.
- On the principal (south) elevation, the brick quoining at the east and west corners
- On the secondary (west) elevation, the three windows of matching height with transoms and side entrance at the first storey with their stone sills and vertical voussoirs
- On the secondary (west) elevation, four windows with six-over-one double sash windows, the southerly three with four paned storm windows, at the second storey
- On the secondary (west) elevation, the detailing with the brick quoining at the north and south corners

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the property at 86 Mimico Avenue in defining, maintaining, and supporting the predominantly early 20th century small-scale mixed-use character of Mimico Avenue:

- The two-storey scale, form, and massing of the 1923-1924 structure
- The material palette including buff brick and stone
- The existing arrangement of window and door openings on the principal (south) and secondary (west) elevations