



## Toronto Preservation Board

<b>Meeting No.</b>	13	<b>Contact</b>	Matthew Green, Committee Administrator
<b>Meeting Date</b>	Thursday, January 18, 2024	<b>Phone</b>	416-392-4666
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	hertpb@toronto.ca
<b>Location</b>	Video Conference		

PB13.1	ACTION	Adopted		Ward: 3
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### 78, 80 and 86 Mimico Avenue - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

#### Board Decision

The Toronto Preservation Board 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.

## **Decision Advice and Other Information**

Patrick Brown, Planner, Urban Design, Heritage Planning, City Planning gave a presentation on 78, 80 and 86 Mimico Avenue - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act.

## **Origin**

(January 9, 2024) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

## **Summary**

At its meeting on January 18, 2024 the Toronto Preservation Board considered Item [PB13.1](#) and made recommendations to City Council.

Summary from the report (January 9, 2024) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

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 Cultural Heritage Resource Assessment 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 Number 23 145944 DEM 00 DM was submitted for the property at 78 Mimico Avenue and Demolition Permit Application Number 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.

### **Background Information**

(January 9, 2024) Report and Attachments 1 - 5 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 78, 80 and 86 Mimico Avenue - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act (<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-242000.pdf>)  
Staff Presentation on 78, 80 and 86 Mimico Avenue - Notice of Intention to Designate a

Property under Part IV, Section 29 of the Ontario Heritage Act  
(<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-242256.pdf>)

### **Communications**

(January 15, 2024) E-mail from Michael Harrison (PB.Supp)

(January 17, 2024) Letter from Lee English (PB.Supp)

(<https://www.toronto.ca/legdocs/mmis/2024/pb/comm/communicationfile-175905.pdf>)

### **Speakers**

Lee English, Borden Ladner Gervais LLP

### **Motions**

*Motion to Adopt Item moved by Paul Cordingley (Carried)*