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TORONTO

City Clerk's Office

Ulli S. Watkiss
City Clerk

Secretariat
Rosemary MacKenzie, Administrator
Etobicoke York Community Council
Etobicoke Civic Centre
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July 23, 2013

INTERESTED PERSONS:

Item EY25.16 - Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - Lake Shore Boulevard West and Douglas Boulevard (Mimico Estates)
Adopted by City Council on July 16, 17, 18 and 19, 2013

City Council on July 16, 17, 18 and 19, 2013, adopted the following:

1. City Council state its intention to designate the following properties under Part IV, Section 29 of the Ontario Heritage Act:

   a. 2523 Lake Shore Boulevard West ("Ormscliffe")
   b. 2527 Lake Shore Boulevard West ("Ormscliffe")
   c. 2533-2535 Lake Shore Boulevard West (Semi-Detached Houses)
   d. 2539A&B Lake Shore Boulevard West (Garage)
   e. 2541-2541A Lake Shore Boulevard West (Leonard Franceschini House)
   f. 5, 7 and 9 Douglas Boulevard (Power Plant and Row Houses).

2. If there are no objections to the designations in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bills in Council designating the properties under Part IV, Section 29 of the Ontario Heritage Act.

3. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designations to the Conservation Review Board.

4. If the designations are 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 on the designation of the properties.

You can view this item and any background information in the City Council Decision Document posted on the City's website at:

http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.EY25.16

for City Clerk

Copy to: Mary L. MacDonald, Acting Manager, Heritage Preservation Services
Jasmine Stein, Municipal Law Unit, Legal Division
Deputy Chief Building Official and Director, Building Division-
Etobicoke York District

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July 24, 2013

INTERESTED PERSONS:

EY25.15 - Final Report - Mimico-by-the-Lake Secondary Plan
Adopted by City Council on July 16, 17, 18 and 19, 2013

City Council on July 16, 17, 18 and 19, 2013, adopted the following:

1. City Council amend the Official Plan substantially in accordance with the proposed Official Plan Amendment attached as Attachment 3 to the report (March 20, 2013) from the Director, Community Planning, Etobicoke York District, with Schedule II, headed "Mimico-by-the-Lake Secondary Plan" replaced with the version appended to the report (June 17, 2013) from the Director, Community Planning, Etobicoke York District.

2. City Council delete the block bounded by Louisa Street, Victoria Street, Fleeceline Road and Lakeshore Boulevard West from inclusion in the Mimico-By-The-Lake Secondary Plan.

3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment as may be required.

4. City Council adopt the Mimico 20/20 Urban Design Guidelines as provided under separate cover and available at the following links:

   http://www.toronto.ca/planning/pdf/mimico2020udgls_feb_2013_part1_of_4.pdf
   http://www.toronto.ca/planning/pdf/mimico2020udgls_feb_2013_part2_of_4.pdf
   http://www.toronto.ca/planning/pdf/mimico2020udgls_feb_2013_part3_of_4.pdf
   http://www.toronto.ca/planning/pdf/mimico2020udgls_feb_2013_part4_of_4.pdf

5. City Council direct the Deputy City Manager of Cluster B, in conjunction with the Deputy City Manager of Cluster A and the Deputy City Manager and Chief Financial Officer, to explore options and actions the City could undertake to support the implementation of this new planning framework, and report back within eight months to the appropriate Standing Committee.

You can view this item and any background information on the City's website at:

http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.EY25.15

R Mackenzie

for City Clerk

Public Notice - Heritage Lands

In the Matter of the Ontario Heritage Act
R.S.O. 1990 Chapter 0.18
City of Toronto, Province of Ontario

Notice of Intention to Designate
Lake Shore Boulevard West and Douglas Boulevard: Mimico Estates
Take notice that Toronto City Council intends to designate under Part IV, Section 29 of the Ontario Heritage Act the main residence and auxiliary buildings associated with the early 20th century Mimico Estates, the lands and buildings known municipally as:

2523 & 2527 Lake Shore Boulevard West: Ormscliffe (estate house)
2533-2535 Lake Shore Boulevard West: Semi-Detached Houses
2539A&B Lake Shore Boulevard West: Garage
2541 (2541A) Lake Shore Boulevard West: Leonard Franceschini House
5, 7 & 9 Douglas Boulevard: Power Plant and Row Houses (west side of street)

Reasons for Designation

Description
The properties on the southwest corner of Lake Shore Boulevard West and Douglas Boulevard containing the Mimico Estates of A. B. Ormsby and James Franceschini are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual values. Developed between 1903 and 1940, the estates contain the main residence, five auxiliary buildings consisting of the Leonard Franceschini House, semi-detached houses, row houses, a garage, and a power plant, as well as landscape features.

Statement of Cultural Heritage Value
The Mimico Estates are a rare surviving example of a residential compound on the Lake Ontario shoreline in Etobicoke where "Ormscliffe", the main residence, is adjoined by a group of auxiliary structures, as well as remnants of the original landscaping.

The properties are associated with two important Toronto industrialists, Albert Benjamin Ormsby and James Franceschini. A producer of architectural metal products, Ormsby developed the first phase of the estate in the early 1900s, with the completion of the main residence (1910) and the landscape plan (pre-1923). An entrepreneur who founded a film company and a fruit distribution enterprise in California where he retired, Ormsby occupied the Mimico site with his wife, a leader in the feminist movement in the early 20th century. Founder of the Dufferin Construction Company, Franceschini acquired the property in 1925, renaming the estate "Myrtle Villa", altering the main residence and adding buildings to the grounds where he established an equestrian centre (which no longer survives).

The Mimico Estates are integral to the understanding of the historical development of Mimico, which was founded as a model town for railway workers and evolved to include a residential enclave along the Lake Ontario shoreline where wealthy Torontonians constructed waterfront estates.

The properties are also associated with the career of Toronto architect F. H. Herbert, whose high-end residential commissions included Ormsby's Mimico estate house, "Ormscliffe." The designs for the residence influenced the materials and detailing on several of the auxiliary buildings that survive on the estate. The landscape plan was devised by the important Canadian landscape architects Dunington-Grubb, whose innumerable projects of note include the Oakes Theatre Garden in Niagara Falls and Toronto's University Avenue median.

Contextually, Ormsby and Franceschini's estates define, support and maintain the historical character of Mimico, where the area between Lake Shore Boulevard West and Lake Ontario was developed in the late 19th and early 20th century as the setting of lakefront estates. The Mimico Estates are historically linked to the site's surroundings, where a number of early 20th century residences remain along Lake Shore Boulevard West, including the first house occupied by distiller Lawrence J. McGuiness, Sr., at #2619, which is recognized on the City's heritage inventory.

Heritage Attributes

The heritage attributes of the Mimico Estates are found on the surviving estate house, "Ormscliffe," the five surviving auxiliary buildings, and the remaining landscape features.

2523 and 2527 Lake Shore Boulevard West: "Ormscliffe"

- The detached house form building
- The scale, form and massing of the 2½-storey plan
- The materials, with stone, stucco and wood
- The steeply-pitched gable roof with extended eaves, dormers and, on the east and west ends, mock timbering
- The principal (north) façade, with the French doors, the mixture of flat-headed and segmental-arched window openings, the bay windows, and the window detailing with multi-paned sash windows and fanlights
- Protecting the north entry, the portico with fluted piers beneath an enclosed second-storey sun porch with gables and a balustrade
- The south elevation with a two-storey enclosed sun porch that overlooks the garden
- The fenestration on the side elevations (east and west), with quarter-round openings in the attic level
- The single-storey wing on the west end
- Attached to the southeast end of the main house, the garden wall with columns and round-arched openings with fanlights
- Directly south of the house, the garden that is enclosed by stone walls, with pillars and metal gates at the south end
- Along the south side of Lake Shore Boulevard West, the stone walls and gates with name plates initialled "MV" (for "Myrtle Villa")

2533-2535 Lake Shore Boulevard West: Semi-Detached Houses

- The pair of semi-detached house form buildings
- The scale, form and massing of the two-storey rectangular plan
- The materials, with brick and wood
- The truncated hip roof with a brick chimney
- On the principal (north) three-bay facades, the pair of centrally-placed door openings under an open porch with treillage and, in the projecting outer bays, the single segmental-arched openings that extend above the eaves
- The remaining fenestration on the north façade and other elevations

2539A&B Lake Shore Boulevard : Garage

- The detached garage
- The scale, form and massing of the 1½ storey rectangular plan
- The materials, with stucco, stone and wood
- The truncated hip roof with segmental-arched dormers on all slopes
- The fenestration and door openings, the classical detailing, and the arched motifs on the north façade

2541-2541A Lake Shore Boulevard West: Leonard Franceschini House

- The single detached house form building
- The scale, form and massing of the two-storey plan with a south wing
- The materials, with brick, stone and wood
- The gable roof with returned eaves, a brick chimney on the west end, and an extended shed-roof dormer with mock timbering on the north slope
- The principal (north) façade, which is organized into three bays with a central entrance
- The north entry, which is set in a round-arched surround with stone voussoirs and contains a panelled wood door, a fanlight, and three-quarter-length sidelights
- The fenestration, with segmental-arched and flat-headed openings, and bay windows on the north, east and west elevations
- The rear (south) wing, with a two-storey enclosed sun porch on the south wall

5 Douglas Boulevard: Power Plant

- The power plant, which is attached to the south end of the row houses at 7 and 9 Douglas Boulevard
- The scale, form and massing of the 1½-storey rectangular plan
- The materials, with stucco cladding
- The gable roof, with a gabled dormer on the east slope
- The principal (east) façade, which extends three bays with a central entrance between flat-headed window openings
- At the southwest corner, the tall brick chimney (smokestack)

7 and 9 Douglas Boulevard: Row Houses

- The three row houses, which are attached to the north end of the power plant
- The scale, form and massing of the 2½-storey rectangular plan
- The materials, with stucco cladding
- The gable roof with returned eaves
- The flat-headed door and window openings on the principal (east) façade and the rear (west) wall

Notice of an objection to the proposed designations may be served on the City Clerk, Attention: Rosemary MacKenzie, Administrator, Etobicoke York Community Council, Etobicoke Civic Centre, Main Floor, 399 The West Mall, Toronto, ON M9C 2Y2 within thirty days of July 23, 2013, which is August 22, 2013. The notice must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 23rd day of July, 2013

Ulli S. Watkiss
City Clerk