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City Clerk's Office

Ulli S. Watkiss
City Clerk

ONTARIO HERITAGE TRUST

DEC 09 2013

RECEIVED

Secretariat
Rosemary Mackenzie, Administrator
Etobicoke York Community Council
Etobicoke Civic Centre
Main Floor, South Block
399 The West Mall
Toronto, Ontario M5C 2Y2

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
2523, 2527, 2533-2535, 2539A AND B AND 2541-2541A LAKE SHORE BOULEVARD
WEST AND 5, 7 AND 9 DOUGLAS BOULEVARD (MIMICO ESTATES)
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW

Canadian Apartment Properties Real Estate
Investment Trust
11 Church Street, Suite 401
Toronto, Ontario
M5E 1W1

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J2

Longo Properties Holding Inc.
200 Ronson Drive, #102
Toronto, Ontario
M9W 5Z9

Take Notice that the Council of the City of Toronto has passed By-law No. 1484-2013 to designate 2523, 2527, 2533-2535, 2539A and B and 2541-2541A Lake Shore Boulevard West and 5, 7 and 9 Douglas Boulevard (Mimico Estates) (Etobicoke-Lakeshore, Ward 6) as being of cultural heritage value or interest.

Dated at Toronto, this 28th day of November, 2013.

Ulli S. Watkiss,
City Clerk

Authority: Etobicoke York Community Council Item 25.16,
as adopted by City of Toronto Council on July 16, 17, 18 and 19, 2013

CITY OF TORONTO

BY-LAW No. 1484-2013

To designate the properties at 2523, 2527, 2533-2535, 2539A and B and 2541-2541A Lake Shore Boulevard West and 5, 7 and 9 Douglas Boulevard (Mimico Estates) as being of cultural heritage value or interest.

Whereas the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the following properties as being of cultural heritage value or interest:

2523 Lake Shore Boulevard West ("Ormscliffe");
2527 Lake Shore Boulevard West ("Ormscliffe");
2533-2535 Lake Shore Boulevard West (Semi-Detached Houses);
2539A and B Lake Shore Boulevard West (Garage);
2541-2541A Lake Shore Boulevard West (Leonard Franceschini House);
5, 7 and 9 Douglas Boulevard (Power Plant and Row Houses); and

Whereas the Council of the City of Toronto caused to be served upon the owners of the lands and premises known as 2523 Lake Shore Boulevard West, 2527 Lake Shore Boulevard West, 2533-2535 Lake Shore Boulevard West, 2539A and B Lake Shore Boulevard West (Garage), 2541-2541A Lake Shore Boulevard West, and 5, 7 and 9 Douglas Boulevard and upon the Ontario Heritage Trust, Notice of Intention to designate the properties and caused the Notice of Intention to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the *Ontario Heritage Act*; and

Whereas no notice of objection was served upon the Clerk of the municipality; and

Whereas the reasons for designation are set out in Schedule "A" to this by-law;

The Council of the City of Toronto enacts:

1. The properties at 2523 Lake Shore Boulevard West, 2527 Lake Shore Boulevard West, 2533-2535 Lake Shore Boulevard West, 2539A and B Lake Shore Boulevard West (Garage), 2541-2541A Lake Shore Boulevard West, and 5, 7 and 9 Douglas Boulevard, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, are designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the properties described in Schedule "B" to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the properties at 2523 Lake Shore Boulevard West, 2527 Lake Shore Boulevard West,

2533-2535 Lake Shore Boulevard West, 2539A and B Lake Shore Boulevard West (Garage), 2541-2541A Lake Shore Boulevard West, and 5, 7 and 9 Douglas Boulevard and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, §162-4.1. Notice requirements under the *Ontario Heritage Act*.

Enacted and passed on November 15, 2013.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE "A"
REASONS FOR DESIGNATION
STATEMENT OF SIGNIFICANCE

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 gate 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 and 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

SCHEDULE "B"
LEGAL DESCRIPTION

PIN 07626-0002 (LT)

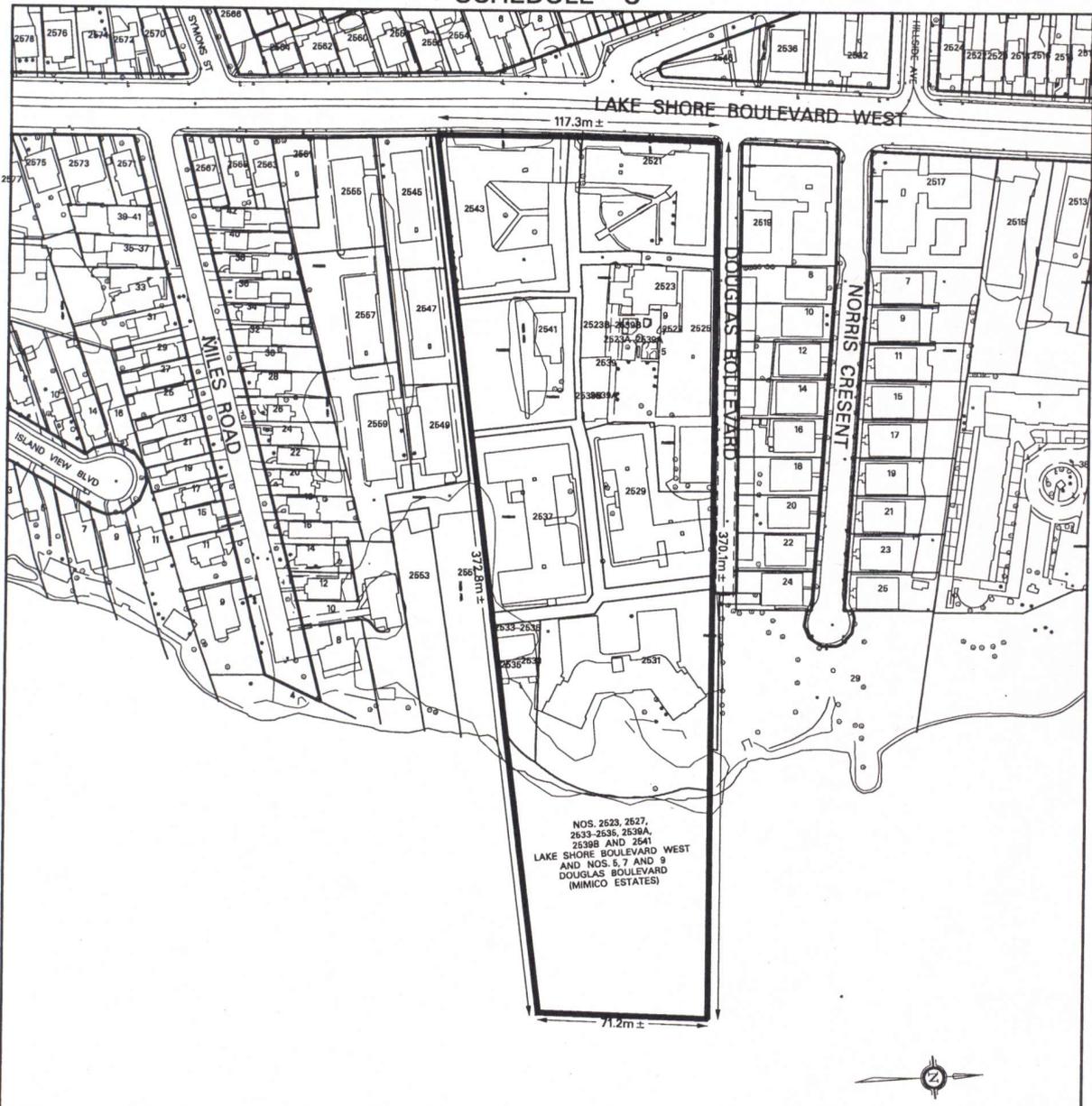
PCL 10-1 SEC B1217

LT 10 PL 1217 TORONTO; LT 11 PL 1217 TORONTO; LT 12 PL
1217 TORONTO; LT 13 PL 1217 TORONTO; LT 14 PL 1217
TORONTO

City of Toronto (former City of Etobicoke) and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2013-101
dated October 22, 2013, as set out in Schedule "C".

SCHEDULE "C"



NOS. 2523, 2527,
2533-2535, 2539A,
2539B AND 2541
LAKE SHORE BOULEVARD WEST
AND NOS. 5, 7 AND 9
DOUGLAS BOULEVARD
(MIMICO ESTATES)

TORONTO
ENGINEERING AND CONSTRUCTION SERVICES
ENGINEERING SERVICES
LAND AND PROPERTY SURVEYS

NOTE:
THIS SKETCH IS NOT
A PLAN OF SURVEY
AND HAS BEEN COMPILED
FROM SURVEY NOTES AND
OFFICE RECORDS, IT SHALL
NOT BE USED EXCEPT FOR
THE PURPOSE INDICATED
IN THE TITLE BLOCK

CHECKED BY: JOHN HOUSE
PREPARED BY: DWAYNE PITT

PROPERTY INFORMATION SHEET

NOS. 2523, 2527, 2533-2535, 2539A, 2539B AND 2541
LAKE SHORE BOULEVARD WEST AND
NOS. 5, 7 AND 9 DOUGLAS BOULEVARD (MIMICO ESTATES)
LAND DESIGNATED AS BEING OF
CULTURAL HERITAGE VALUE AND INTEREST

WARD 6 - ETOBICOKE-LAKESHORE
DATE: OCTOBER 22, 2013

SKETCH No. PS-2013-101