



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.

DEC 30 2014



RECEIVED

Ulli S. Watkiss
City Clerk

City Clerk's Office

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

Tel: 416-394-8101
Fax: 416-394-5600
Email: etcc@toronto.ca
Web: www.toronto.ca

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
2669-2673 LAKE SHORE BOULEVARD WEST
(GARDENER'S COTTAGE, FETHERSTONHAUGH ESTATE
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW

224575 Ontario Limited
2345 Yonge Street, Suite 800
Toronto ON M4P 2E5

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

Take Notice that the Council of the City of Toronto has passed By-law No. 99-2015 to designate the property at 2669-2673 Lake Shore Boulevard West (Gardener's Cottage, Fetherstonhaugh Estate) as being of cultural heritage value or interest.

Dated at Toronto, this 23rd day of December, 2014.

for

Ulli S. Watkiss,
City Clerk

Authority: Etobicoke York Community Council Item 9.13,
as adopted by City of Toronto Council on September 21 and 22, 2011

CITY OF TORONTO

BY-LAW No. 99-2015

To designate the property at 2669-2673 Lake Shore Boulevard West (Gardener's Cottage, Fetherstonhaugh Estate) 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 property at 2669-2673 Lake Shore Boulevard West (Gardener's Cottage, Fetherstonhaugh Estate) as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto caused to be served upon the owners of the land and premises known as 2669-2673 Lake Shore Boulevard West and upon the Ontario Heritage Trust, Notice of Intention to designate the property 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 property at 2669-2673 Lake Shore Boulevard West, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is 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 property 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 property at 2669-2673 Lake Shore Boulevard West 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 December 11, 2014.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE "A"
STATEMENT OF SIGNIFICANCE
REASONS FOR DESIGNATION

Description

The property at 2669-2673 Lake Shore Boulevard West is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual values. Located on the south side of Lake Shore Boulevard West, west of Royal York Road, the Gardener's Cottage associated with the Fetherstonhaugh Estate (1899) is a single-storey detached house form building.

Statement of Cultural Heritage Value

The Gardener's Cottage at the Fetherstonhaugh Estate has design value as a rare surviving auxiliary building associated with a lake front estate in Mimico. As a component of the estate, the Gardener's Cottage is associated with Frederick Barnard Fetherstonhaugh, who developed the waterfront properties as his permanent residence in 1899. An internationally known patent attorney, Fetherstonhaugh was also a motoring enthusiast who acquired the first electrically-powered automobile in Canada.

The Gardener's Cottage is also linked to the important Toronto architect, Henry Sproatt, who designed the structure to complement stylistically the main residence, Lynne Lodge (demolished). This commission is a rare example of Sproatt's solo career at the end of the 19th century, before he entered into a partnership with Ernest Rolph that produced the University of Toronto's Hart House and other local landmarks.

The Gardener's Cottage at the Fetherstonhaugh Estate contributes to an understanding of the historical development of Mimico, which originated as a model town for railway workers and developed to include a residential enclave along the shoreline of Lake Ontario where wealthy Torontonians, including F.B. Fetherstonhaugh, constructed waterfront estates.

Contextually, the Gardener's Cottage at the Fetherstonhaugh Estate is historically linked to its surroundings as a rare remnant of one of the earliest waterfront estates on Lake Shore Boulevard West that is indicative of the historical development of the residential community on Mimico's lake front beginning in the late 19th century.

Heritage Attributes

The heritage attributes of the property at 2669-2673 Lake Shore Boulevard West are:

- The single-storey detached house form building known as the Gardener's Cottage at the Fetherstonhaugh Estate
- The scale, form and massing on an L-shaped plan
- The materials, with wood siding and trim on a stone base
- The gable roof with flared eaves, twin ventilators, and segmental-arched gables on the west, south and north slopes, with window openings in the north and south gables

- On the principal (west) façade, the placement of the entry in the projecting north 'ell' where a flat-headed surround incorporates an entablature and narrow sidelights
- The fenestration that mixes different-sized flat-headed and round-arched openings, some of which are inset, and the buttresses organizing the openings on the west and east elevations
- The decorative detailing, with the columns on the oversized inset window on the south elevation and on the north wall
- The placement of the building on the sloped site overlooking the waterfront

SCHEDULE "B"
LEGAL DESCRIPTION

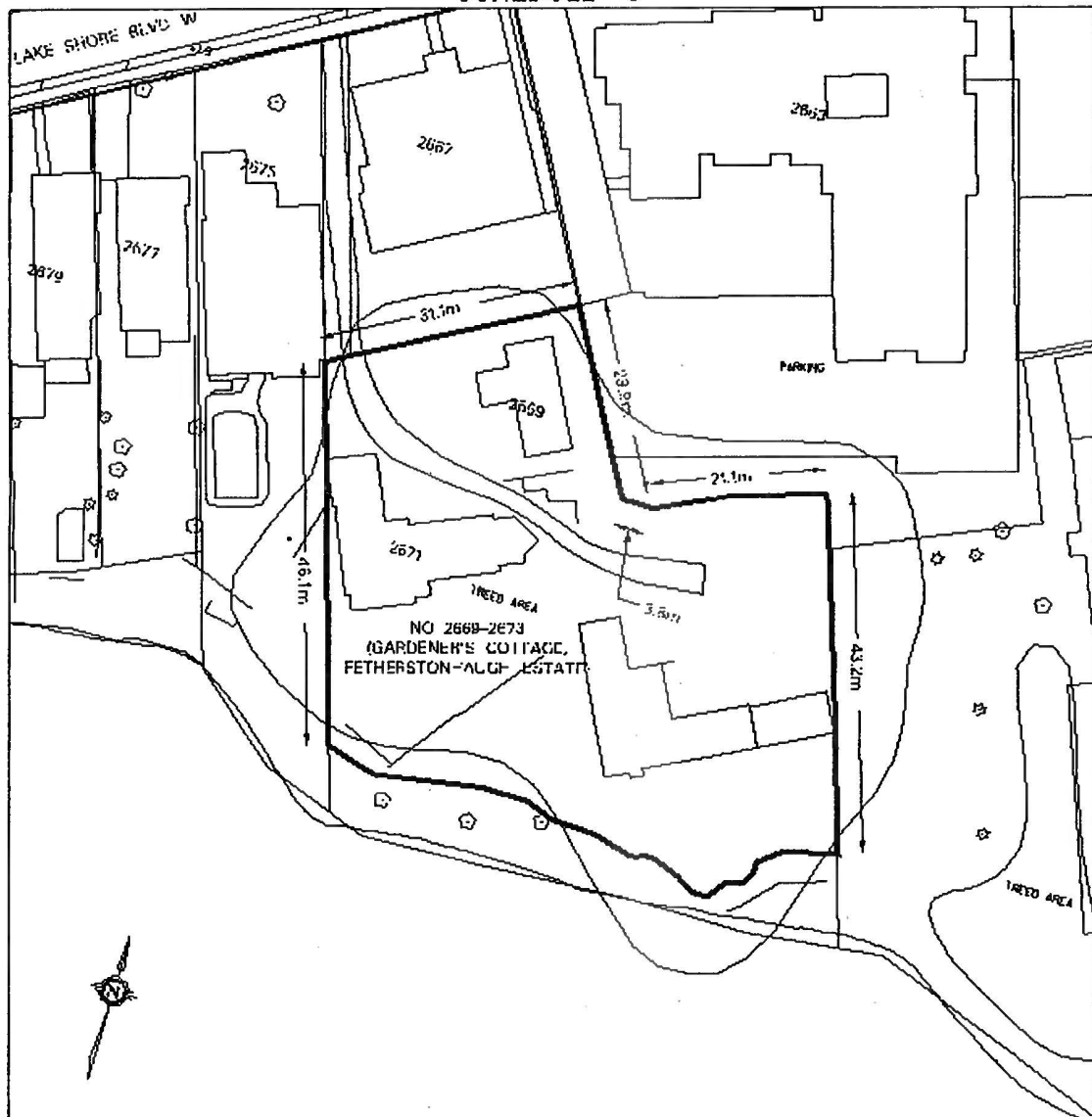
Part of PIN 07612-0124 (LT)

Parts of Lots 539, 540, 541 and 542 on Plan M-76 and part of Lot 1, Broken Front Concession and part of Water Lot in Lake Ontario designated as PART 2 on Plan 66R-25074

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-2014-124 dated November 13, 2014, as set out in Schedule "C".

SCHEDULE "C"


Toronto
CITY OF TORONTO
THE CITY OF TORONTO'S OFFICIAL RECORDING SYSTEM IS THE TORONTO CADASTRAL SYSTEM. THIS SKETCH IS NOT A CADASTRAL MAP.

NOTE:
THIS SKETCH IS NOT
A CADASTRAL MAP
AND HAS BEEN COMPILED
FROM VARIOUS SOURCES
AND OFFICE RECORDS. IT IS
NOT BE USED EXCEPT FOR
OFFICIAL PURPOSES
IN THE TITLE BLOCK

CHECKED BY: JOHN H. JOE

PREPARED BY: DWAYNE P. T.

WARD 6 ETOBICOKE LACS 1016

DATE: NOVEMBER 13, 2014

PROPERTY INFORMATION SHEET

NO. 2669-2673 LAKE SHORE BOULEVARD WEST
 (GARDENER'S COTTAGE, FETHERSTONHAUGH ESTATE)
 LAND DESIGNATED AS BEING OF
 CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

SKETCH No. PS-2014-124