

WESTON CONSULTING

planning + urban design

Scarborough Community Council
City of Toronto
150 Borough Drive
Toronto, Ontario M1P 4N7

June 4, 2018
File 8870

Attn: Terry Wertepny
Committee Administrator

Dear Chair Councillor Michelle Holland and Members of Scarborough Community Council

RE: Intention to Designate Under Part IV, Section 29 of the Ontario Heritage Act
George L'Amoreaux Farm House - 3315 Midland Avenue
Agenda Item SC31.5

Weston Consulting is the planning consultant for the owner of 3315 Midland Avenue, located in the City of Toronto's Ward 41. The property is located on the north-east corner of Midland Avenue and South Shields Avenue and is currently occupied by the Tamarac Daycare Centre, which is located on the south-west corner of the property, and a one and-a-half storey farm house in behind the daycare, which is listed under the City of Toronto's Heritage Register.



In 2006, City Council listed the property at 3315 Midland Avenue, containing a house historically known as the George L'Amoreaux farm house (c.1875), on the City of Toronto's Inventory of Heritage Properties (now known as the Heritage Register).

In August 2017, the previous owner submitted a Demolition Permit, which was subsequently deemed incomplete. The previous owner had removed a veranda from the house prior to the purchase of the property by our clients.

Following the submission of the Demolition Permit, a Report for Action on the Intention to Designate the property under Part IV, Section 29 of the *Ontario Heritage Act* was prepared by Heritage Preservation Services. The Report was considered by the City of Toronto Preservation Board on November 30, 2017 and was adopted without amendment.

On January 3rd, 2018 a meeting between the new (current) land owner and Heritage Preservation Services took place to discuss the future development of the land. At this meeting, Staff indicated they would be receptive to working with the land owner and their consultant team in finding urban design solutions that could be implemented to help preserve and celebrate the heritage structure. Please see attached correspondence.

The Intention to Designate the property under Part IV, Section 29 of the *Ontario Heritage Act* was considered by Scarborough Community Council on January 16, 2018. The Scarborough Community Council postponed consideration of this item to the April 4, 2018 Community Council meeting. Weston Consulting submitted written comments to Community Council at this meeting. The item was further deferred to the June 6th, 2018 Community Council meeting to allow for additional study to take place on the heritage structure.

Since the last Community Council meeting on April 4th, 2018, our Client has retained Paul Dilse, a qualified Heritage Planner and Historian to assess the property and review the November 15, 2017 Staff Report supporting the Intention to Designate the property under Part IV of the *Ontario Heritage Act* and the Statement of Significance prepared by Heritage Preservation Services. Mr Dilse's Preliminary Assessment Report (attached) also discusses three potential redevelopment schemes that consider the future development of the property in the context of the existing heritage structure. The Report also outlines conservation principles for the farmhouse's preservation.

We request that a decision on the designation of the property under Part IV, Section 29 of the *Ontario Heritage Act* be deferred to allow further dialogue with Heritage Preservation Services and Planning Staff on how best to preserve the farmhouse and to ensure there will be no negative impact on our client's ability to appropriately conserve and showcase this historic home.

The purpose of this letter is to reiterate to Community Council that the current owner of the property has no desire to demolish the house and wants to work with City Staff and the community to determine an appropriate means of conserving the L'Amoreaux Farm House in a manner that will contribute to the neighbourhood in a productive way.

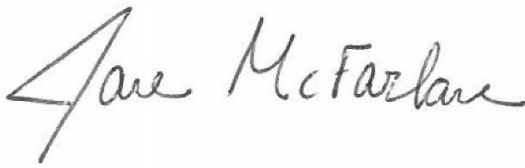
We intend to work with the current and future Ward Councillor to engage the community in discussion about how we can conserve and celebrate this important part of Scarborough's heritage. We feel that more time is needed to properly evaluate the structure and to undertake meaningful, working discussions with Staff.

Should you have any questions or require additional information please contact myself (x 225) or Courtney Heron-Monk (x 401).

Yours truly,

Weston Consulting

Per:

A handwritten signature in black ink that reads "Jane McFarlane". The signature is written in a cursive, flowing style.

Jane McFarlane. BA (Hons), MES (PI), MCIP, RPP
Associate

- c. Siva Sivakumaran, Owner
Councillor Chin Lee, Ward 41
Councillor Jim Karygiannis, Ward 39

Courtney Heron-Monk

Subject: FW: Meeting Follow Up - 3315 Midland Ave

----- Forwarded message -----

From: **Steven Bell** <Steven.Bell7@toronto.ca>

Date: Thu, Jan 4, 2018 at 10:05 AM

Subject: RE: Meeting Follow Up - 3315 Midland Ave

To: Ealex Tang <ealex.backup.2018@gmail.com>

Cc: Alfred Yang <alfredyangtoronto@gmail.com>, Tamara Anson-Cartwright <Tamara.Anon-Cartwright@toronto.ca>, Marybeth McTeague <Marybeth.McTeague@toronto.ca>

Ealex, our pleasure to meet with you and Alfred and provide an overview of the heritage designation that is going forward.

The community planner in the Scarborough/East District is Colin Ramdial, he can be reached at email: Colin.Ramdial@toronto.ca or contacted at 416-396-7033.

Also, for your general interest, here is a link to the Ontario Heritage Tool Kit, which will better explain municipal heritage designation of properties in more detail.

http://www.mtc.gov.on.ca/en/heritage/heritage_toolkit.shtml

http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_DHP_Eng.pdf

Steven Bell B Arch Sc MUDS MCIP CAHP

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Steven.Bell7@toronto.ca

From: Ealex Tang [mailto:ealex.backup.2018@gmail.com]

Sent: January-04-18 9:57 AM

To: Tamara Anson-Cartwright <Tamara.Anon-Cartwright@toronto.ca>; Steven Bell <Steven.Bell7@toronto.ca>; Marybeth McTeague <Marybeth.McTeague@toronto.ca>

Cc: Alfred Yang <alfredyangtoronto@gmail.com>

Subject: Meeting Follow Up - [3315 Midland Ave](#)

Hi Tamara, Steven & Marybeth,

It was my pleasure meeting you all yesterday and thank you again for guiding us understanding more about our current situation. It would be great if you can kindly forward us the community planner contact that we mentioned yesterday and we can start from there. After meeting the planner and have a better picture of what's our option, I will get back to you for another meeting and discuss the possibilities.

Thank you and have a wonderful day!

Best Regards,

Ealex Tang

P.S. for the Owner contact address, please use following address:

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Preliminary Assessment Report on the
Integration of the Former Farmhouse at
3315 Midland Avenue, Toronto (Scarborough) in New Development

by Paul Dilse, Heritage Planning Consultant
with As-found Photography by Paul Till

for 3315 Midland Inc.

on May 29, 2018



Corner view of former farmhouse taken behind a three-storey commercial building (Tamarack Day Care), showing the farmhouse's west elevation (front facade) and south elevation

Preliminary Assessment Report on the Integration of the Former Farmhouse at 3315 Midland Avenue, Toronto (Scarborough) in New Development

Background

On November 15, 2017, staff of the Heritage Preservation Services unit in the City Planning Division recommended in a report to Toronto Preservation Board and to Scarborough Community Council that the property at 3315 Midland Avenue be designated under Part IV of the *Ontario Heritage Act*. The former property owner, 772505 Ontario Inc., had notified the City in writing of their intention to demolish the former farmhouse on the property. The current owner, 3315 Midland Inc., purchased the property on November 27, 2017.

On January 3, 2018, the current property owner's representatives met with Heritage Preservation Services staff. Staff expressed a willingness to co-operate with the property owner in arriving at an "urban design solution" that would ensure the farmhouse's preservation in new development. On January 16, 2018, Scarborough Community Council granted the property owner a deferral of its recommendation to City Council on the heritage designation until a proposal for the site's development could be evaluated for its impact on the farmhouse. Scarborough Community Council extended the deferral when it met on April 4.

Paul Dilse, a heritage planner and historian based in Toronto, was subsequently engaged by the property owner to advise the land use planners who were also retained by the property owner – Weston Consulting of Toronto – on formulating alternative conceptual development schemes that would preserve the farmhouse. Postponement of a pre-consultation meeting involving the City's land use planners, Heritage Preservation Services staff, the property owner's representatives, Weston Consulting and Paul Dilse has meant that the report which follows is preliminary in its scope.

On May 1, 2018 before trees had leafed out, Paul Dilse and the photographer Paul Till recorded the as-found appearance of the farmhouse, its setting and surroundings in photographs. The photographs presented in the preliminary report date from the May 1 site visit.

Original historical research was not conducted for the report. A review of the November 2017 staff report was, however, undertaken, with a view to understanding the research methodology staff followed and conclusions staff made about the farmhouse's cultural heritage value.

Three alternatives for new development were considered – two with the farmhouse relocated nearer the corner of Midland and South Shields Avenues and one with the farmhouse left in situ. The townhouse form of development which characterizes all three alternatives was given as the form of development which meets the official plan's height limit.

Farmhouse's Location

The farmhouse is located near the northeast corner of Midland Avenue and South Shields Avenue in Scarborough (see Fig. 1 in Appendix A). South Shields Avenue on the east side of Midland Avenue continues as Silver Star Boulevard on the west side.

Farmhouse's Surroundings

The remnant from a farmstead, the farmhouse survives amid mid-twentieth century and later development. Opposite the site, at the northwest corner of Midland Avenue and Silver Star Boulevard, a long two-storey commercial building stretches along Midland Avenue (Fig. 2). A two-storey commercial building also occupies the southwest corner of Midland Avenue and Silver Star Boulevard (Fig. 3). At the southeast corner of Midland and South Shields Avenues as well as on lands north and east of the site stands two-storey residential development in the Rosewood neighbourhood (Fig. 4).

Farmhouse's Setting

The farmhouse's front facade (the west elevation) is virtually hidden from public view on Midland Avenue by the three-storey commercial building in front of it (Fig. 5). On the other hand, the farmhouse's south elevation is clearly in view from South Shields Avenue (Fig. 6).

Walking south on Midland Avenue, the only public vantage for seeing the farmhouse is at the northwest property line (Fig. 7). A pedestrian would have to peer into the site, looking in a southeasterly direction.

The front facade comes into view along the paved driveway to the day care's car parking area (Fig. 8). The lawn in front of the farmhouse is shallow, and much of the space between the back of the three-storey commercial building and the farmhouse's front facade is paved with parking stalls (Fig. 9).

The farmhouse's north side yard contains the end of the driveway, which brushes up against the fenced north lot line, and lawn between the driveway and farmhouse (Fig. 10). The lawn is planted with mature cedar trees. Built close to the north line are two long frame sheds (Fig. 11 and 12).

The backyard lawn is expansive (Fig. 13 to 15). A mature sugar maple grows behind the farmhouse. The unobstructed south side yard affords a view of the farmhouse's south elevation from South Shields Avenue (Fig. 16 and 17). The backyard and south side yard are enclosed by a chain-link fence.

Farmhouse's As-found Appearance

The farmhouse's west-facing front spans about 33 feet across three bays (Fig. 18 and 19). The symmetrical front facade is centred on the front door. To either side of the door is a double-sash window. The farmhouse rests on a rubble stone foundation bound together by raised mortar joints (Fig. 20). Evidence of a front verandah recently removed is the earth in front of the foundation wall and the termination of battens in the wall's wood siding. In addition to terminating where the verandah floor would have been, the battens in the board-and-batten siding stop at the front facade's window heads and do not ascend upward to the cornice. The replacement front door is flanked by enclosed space once glazed for sidelights and surmounted by space once glazed for a transom light (Fig. 21). Traces of the pedimented door surround also persist. The window to either side of the door is double sash with a division of six lights in the top sash over six lights in the bottom (Fig. 22). A plain surround frames the window. A simple treatment also characterizes the eaves (Fig. 23). A low-pitched gable roof covered in asphalt shingle completes the front facade.

Board-and-batten siding on the front facade continues around to the north elevation (Fig. 24). The north elevation consists of the front part of the farmhouse – its north gable end – and a back wing set back from the front part (Fig. 25). The front part's north gable end measures about 21 feet across, and the back wing extends another 28 feet. Two windows placed in the rubble stone foundation bring light into the cellar (Fig. 26). In the same bays as the cellar windows are the taller ground-floor windows and the shorter upper-floor windows: the symmetry found on the front facade is repeated in the north gable end. Each of the ground-floor windows is like the windows on the front facade – six-over-six double sash; in the north gable end, each ground-floor window also carries a two-over-two double-sash wood storm window (Fig. 27). The upper-floor windows in the north gable end are similarly six-over-six double sash, but a one-over-one double-sash wood storm window covers each (Fig. 28). The back wing whose low-pitched gable roof runs perpendicularly to the front part's gable roof is set back from the front part, creating a "T"-shaped plan (Fig. 29). Filling the setback between the front part and back wing is a porch – partially enclosed (Fig. 30). A wood deck addition extends the porch outward. There are two upper-floor windows in the back wing's north elevation – each a two-over-two double-sash window (Fig. 31). Making a subtle distinction through the wall covering, the back wing's north elevation upper floor is clad in narrow vertical board siding while the north gable end has board-and-batten siding.

The vertical board siding on the north elevation gives way to channelled wood siding on the east or rear elevation (Fig. 32). Including the porch ends each of which measures about five feet across, the east elevation spans about 31 feet at ground (Fig. 33). Painted plywood hides the foundation, but at the southeast corner of the back wing poured concrete is revealed (Fig. 34). The back door, which is no longer used, a one-over-one double-sash window on the ground floor and a one-over-one double-sash window on the upper floor are placed asymmetrically in the east elevation (Fig. 35 to 37).

Patterns present on the north elevation are found on the south elevation, but one is not the mirror image of the other (Fig. 38 and 39). The symmetry of the north gable end relaxes on the south gable end (Fig. 40). The rubble stone foundation under the south gable end shows the same raised mortar joints, some of which have washed out (Fig. 41 and 42). One window in the foundation brings light into the cellar (Fig. 43). Also unlike the north gable end, only one ground-floor window pierces the board-and-batten-clad ground floor on the south (Fig. 44). The ground-floor window with its six-over-six double sash matches the windows on the front facade and north elevation. Two upper-floor windows have six lights in the top sash but only a single light in the bottom (Fig. 45). One of the upper-floor windows rests beside a red brick chimney stack that runs up the wall of the south gable end; the chimney is not original to the house. As on the north elevation, battens reach the plain wood cornice and simple eaves treatment (Fig. 46). The back wing's south elevation is similar to the north elevation in that the entire ground floor is set back behind a porch, enclosed on one side of it (Fig. 47). Inside the enclosed porch, a replacement door, a double-sash window and the cellar entrance can be seen (Fig. 48 to 51). Another double-sash window abutting the enclosed porch is visible from the part of the porch which is open (Fig. 52). On the upper floor of the back wing's south elevation are three openings – a door in the middle and a window to either side of it (Fig. 53 to 55). The door, currently inoperable because it would swing open to the porch's sloping roof, is authentic to the farmhouse's early history; but the upper-floor windows are replacements. On the back wing's south elevation, both board-and-batten and vertical board siding are found.

The farmhouse's exterior retains much of its mid-nineteenth century character. However, the interior on the ground and upper floors is almost wholly altered. The ground floor in the farmhouse's front part is an open-concept plan with only traces of the original centre-hall plan remaining (Fig. 56). One surviving feature on the front part's ground floor is the woodwork surrounding the windows (Fig. 57). From the front part to the back wing, there is a drop of a few feet. The ground floor in the farmhouse's back wing is also an open-concept plan (Fig. 58). The staircase to the upper floor is located in the back wing (Fig. 59). At the top of the stairs, there is a north-facing window with its wood surrounds intact (Fig. 60). The altered upstairs hall connects two bedrooms in the

front part and a bedroom and bathroom in the back wing (Fig. 61 to 66). The sloping ceilings of the two bedrooms on the upper floor in the front part correspond to the half storey they fit into.

Typical of nineteenth-century farmhouses, the cellar is enclosed by walls made of rubble stone (Fig. 67 and 68). In addition, a brick partition wall running east to west divides the cellar into two rooms.

Farmhouse's Apparent Physical Condition

The dwelling is occupied by a residential tenant. The inhabited house has electric light, running water and heat in winter. The rubble stone foundation under the front part of the house is missing a number of mortar joints – the probable cause, or a contributing factor in, the cellar's flooding. In addition to the foot of water seen pooling on the cellar floor during the May 1 site visit, the tenant has witnessed cellar flooding throughout the year. A couple of tarpaulins are placed to cover deterioration in the roof covering. No signs of water damage on the ground and upper floors were observed.

Farmhouse's Cultural Heritage Value

In 2018, the dwelling at 3315 Midland Avenue still presents as a mid-nineteenth century farmhouse. The farmhouse's plan consisting of a front part and a back wing is typical of farmhouses from the mid-nineteenth century in Southern Ontario. A back wing set back from the front part's footprint or a series of progressively smaller wings usually trailed behind the front part; sometimes, wings were placed to the side. The front part often provided a ground-floor room for receiving guests – a formal parlour with the finest baseboard, door casing and window surrounds – another ground-floor room for dining and bedrooms for the family upstairs. The back wing or wings contained a kitchen, a pantry, a woodshed, other utility space for carrying out domestic chores and for wash-up after outdoor work, lodging for a hired hand, or more bedrooms for children or live-in grandparents. The cellar constructed under part of the farmhouse, enclosed by rubble stone walls, and given its own access to outdoors stored provisions such as home-canned foods, butter, cheese, eggs, whole milk and root vegetables. The back wing or wings were functionally integral to the front part, and the wing was built at or about the same time as the front. It was not uncommon to build the practical back wing sometime a little before the fancier front could be afforded.

The farmhouse's one-and-a-half storey height – which made for sloping ceilings upstairs – is also typical of Southern Ontario farmhouses.

The farmhouse has lost its centre-hall interior layout and almost all of its character inside, but the symmetrical front facade with a central entrance and a window to either

side is common to many small farmhouses of the mid-nineteenth century. The symmetry of fenestration in the front facade and north gable end follows the pattern set by the Neoclassical architectural style of the Georgian era – a stylistic influence so popular among the vernacular builders of Southern Ontario that it lasted well into the Victorian era. The front entrance, although altered, still shows where the glazed sidelights and transom light would have been; and the outline of a Classically inspired pediment also appears. Double-sash windows in a division of six lights in the top sash and six in the bottom contribute to the farmhouse's mid-nineteenth century look. Remarkably, wood storm windows have survived on the north gable end elevation.

Permanent farmhouses in the nineteenth century were built of frame (the most abundant type constructed), brick, gravel wall or stone. At this frame farmhouse, board-and-batten finishes the front facade, the front part's gable ends and the back wing's ground-floor elevations. The taste for board-and-batten on wooden houses was popularized by the American landscape designer, A.J. Downing. Acknowledging the prevalence of clapboard for wooden houses, he argued in his 1851 publication – *Architecture of Country Houses* – for pine board-and-batten instead because it was more durable, expressed the wooden house's vertical frame structure, and created a picturesque effect. The white colour of the farmhouse's board-and-batten and complementary narrow vertical board siding and channelled wood siding is true more or less to frame Southern Ontario farmhouses of the mid-nineteenth century (although Downing would have preferred a drab shade the colour of sand, straw, earth, stone or slate).

Verandahs invariably sheltered entrances on the front, sides and sometimes back of farmhouses in the mid-nineteenth century. A photograph taken about 1970 and reproduced in the November 2017 report by Heritage Preservation Services staff shows a verandah across the Midland Avenue farmhouse's front facade. Likely erected in the early twentieth century to replace the original all-wood verandah, the early twentieth century version may have replaced four mid-nineteenth century light wooden treillage posts with sturdier posts on brick plinths, added a central pediment, and maintained the original awning roof. The absence of a front verandah in 2018 not only makes the front door inaccessible but also leaves the front facade looking blank and incomplete. The partially enclosed verandahs still existing along the back wing's north and south elevations occupy spaces where the original verandahs would have stood: they are obviously replacements.

The farmhouse's low-pitched cross gable roofs are also typical of mid-nineteenth century farmhouses influenced by the Neoclassical style.

While the farmhouse exhibits considerable architectural interest, its setting has been altered by the three-storey commercial building that effectively hides the farmhouse

from public view on Midland Avenue. The paved driveway to the commercial building's parking area and the cars parked between the commercial building and the farmhouse further alter the farmhouse's front yard. Far removed for its rural environment, the farmhouse stands as an isolated remnant – without barn, outbuildings, recognizable farm lane and front lawn.

Study of the land title, Census of Canada data, topographical maps and surviving historic photographs may enrich our understanding of the farmhouse's rural Scarborough Township context and help in interpreting the site's history.

Conservation Principles for Farmhouse's Preservation in New Development

Conservation principles to apply to any development scheme for the property include:

1. Both the farmhouse's front part and back wing should be maintained to represent a typical mid-nineteenth century farmhouse configuration.
2. New development should enable repair and restoration of the farmhouse based on as-found evidence, nineteenth-century documents where available, and comparable local examples of farmhouses.
3. The historic relationship between the farmhouse and Midland Avenue (previously, a Scarborough Township side road) should be maintained by having the farmhouse's west elevation (its front facade) parallel the road. Further, new development should correct the visual impediment of the three-storey building in front of the farmhouse; enhancing the farmhouse's visibility to passersby on Midland Avenue.
4. New development should allow for sufficient open space around the farmhouse to protect its structural integrity from construction disturbance and from post-construction vehicular traffic impact and winter road salt spray.
5. Landscaping around the farmhouse should suit its mid-nineteenth century character, but at the same time make connections to the twenty-first century development.
6. A viable use should be found for the farmhouse in new development, and the chosen use should have a low impact on the farmhouse's building fabric.
7. New development should take design cues from the simplicity of the mid-nineteenth-century farmhouse and the prevailing simplicity of housing in the mid-twentieth century Rosewood neighbourhood.

Evaluation of Alternative Conceptual Development Schemes

Three alternative conceptual development schemes are evaluated for their impact on the farmhouse. Concepts numbered C1 and C2 (Fig. 69 and 70) show the farmhouse relocated near the corner of Midland and South Shields Avenues. Concept C3 (Fig. 71) shows the farmhouse left in situ.

In C1, both the farmhouse's front part and back wing would be moved and set on new concrete foundations. Rubble stone salvaged from the existing foundation walls would face the concrete foundation wall under the farmhouse's front part to replicate the appearance of the farmhouse's rubble stone foundations. An historically accurate front verandah would be restored across the front facade. With its front facade paralleling Midland Avenue, the farmhouse would be given a visually prominent location near the corner of Midland and South Shields Avenues. Although the new concrete foundations can withstand the impact from traffic vibration, a setback from both Midland Avenue and South Shields Avenue would offer some protection from winter road salt spray. A front dooryard enclosed by a wood picket fence would suit the mid-nineteenth century farmhouse's character. Possible uses for the relocated farmhouse would include a single-detached house (the farmhouse's current use), a low-impact commercial use such as a professional or business office, or an amenity space for residents' meetings and social events.

C2 is similar to C1 in its impact on the farmhouse except that new construction would be oriented toward Midland Avenue in harmony with the relocated farmhouse.

In C3, the farmhouse would remain in its existing location. An historically accurate front verandah would be restored across the front facade. With the visual impediment of the three-storey commercial building eliminated, a six-metre-wide private road nearly centred on the farmhouse's front facade would offer an axial view of the farmhouse from the Midland Avenue sidewalk. An open-space buffer would be made all round the farmhouse; a buffer of about 25 feet (more or less depending on soil conditions) would protect the vulnerable rubble stone foundations from the impact of heavy machinery used in construction, post-construction garbage and delivery trucks and personal vehicles accessing the underground parking. Ideally, the buffer would also protect the existing cedar trees in the north yard and the sugar maple in the backyard. Possible uses for the farmhouse left in situ would be the same as for the relocated farmhouse – a single-detached house, a low-impact commercial use such as a professional or business office, or an amenity space for residents' meetings and social events.

Recommendations for Further Consideration of New Development

When a preferred development concept is chosen, a conservation plan should be prepared to protect and integrate the farmhouse in new development.

The architectural design of new buildings should reflect the simplicity of the mid-nineteenth century farmhouse and the prevailing simplicity of housing in the mid-twentieth century Rosewood neighbourhood. In their exterior design features, the new buildings should match one another to create continuity across the site. The chart below suggests recommended design treatments and treatments to be avoided.

Design Elements	Preferred	To be Avoided
height	staggered setback toward roof	exaggeration of vertical orientation
mass	modest articulation	orthogonal boxes
roof shape and pitch	low-pitched gable, shed	flat, mansard, front-facing gables
cornice and eaves	shallow and plain	parapets
wall cladding materials	brown or reddish brown clay brick and stained wood	stone, dichromatic brick, EIFS, cement board, brightly coloured metal
fenestration	flat-headed windows and doors	pointed or round-arched windows and doors, various window shapes, asymmetrical placement
details	sidelights and/or transom lights around doors, recessed or shallow porch entries	keystones, quoins, Palladian windows, port-hole windows, turned woodwork

Appendix A: Illustrations

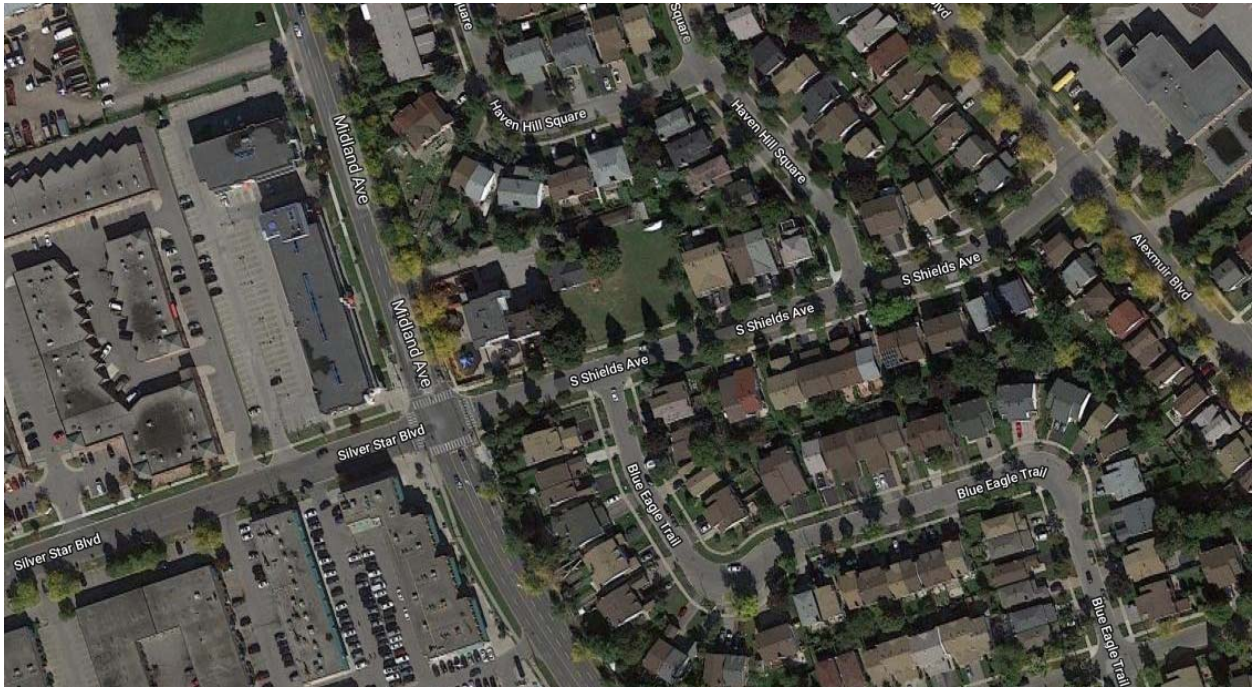


Fig. 1 Google satellite image centred on the intersection of Midland Avenue and South Shields Avenue



Fig. 2 View of the northwest corner of Midland Avenue and Silver Star Boulevard



Fig. 3 View of the southwest corner of Midland Avenue and Silver Star Boulevard



Fig. 4 View of the southeast corner of Midland and South Shields Avenues



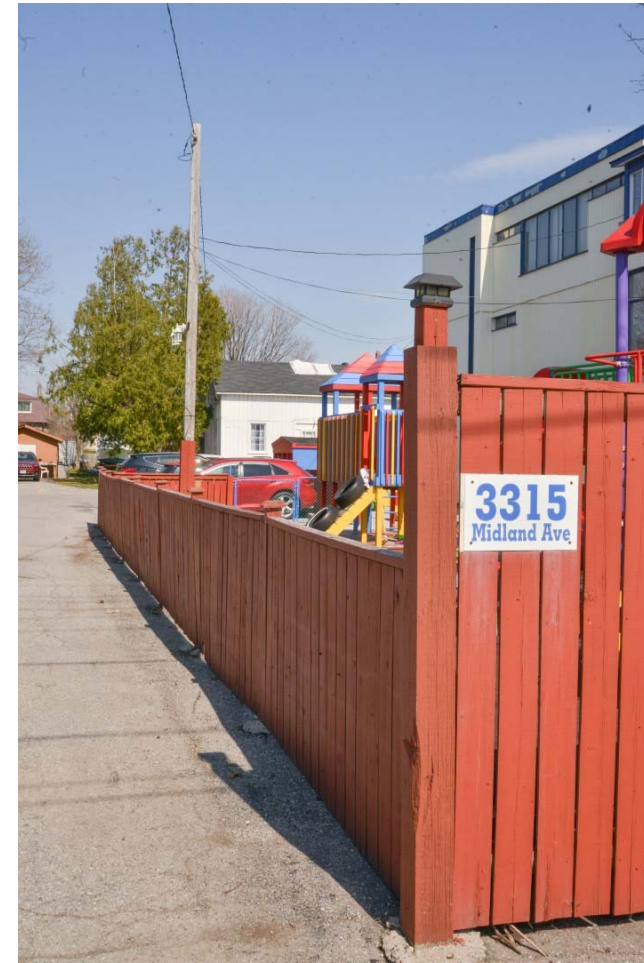
Fig. 5 Midland Avenue streetscape shot from the street's west side, starting just north of the site and continuing south to South Shields Avenue. The red arrow points to the farmhouse.



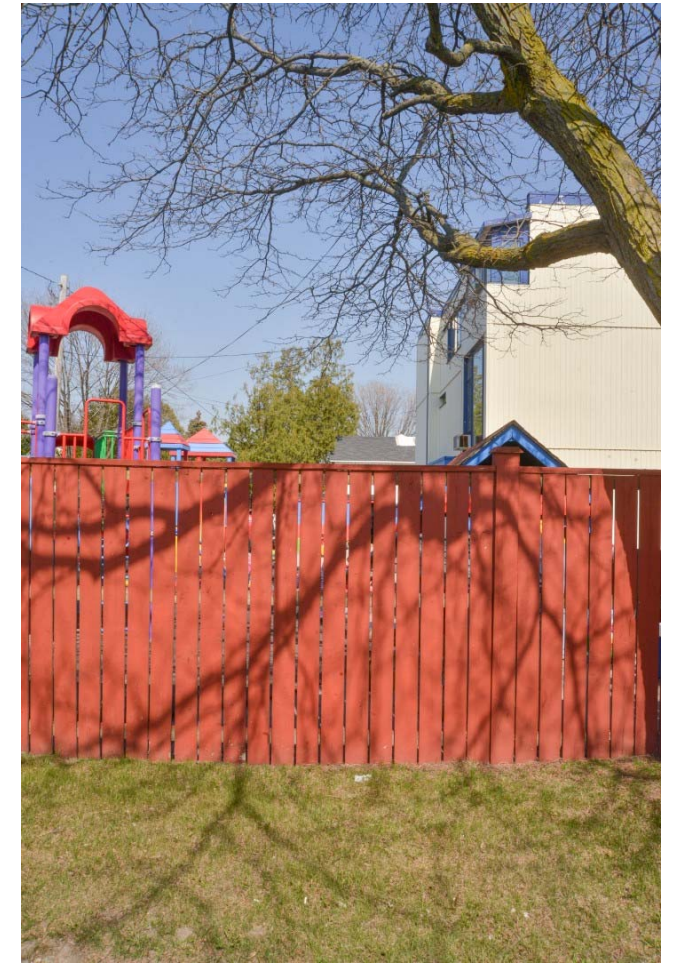
Fig. 6 View from the south side of South Shields Avenue, looking north and showing a corner of the three-storey commercial building and the farmhouse's south elevation



a)



b)



c)

Fig. 7 a) View from the east side of Midland Avenue at the site's northwest corner, looking southeast; b) View from the east side of Midland Avenue, farther south; c) View from the east side of Midland Avenue, directly in front of the farmhouse



Fig. 8 View on driveway, looking east



Fig. 9 View on driveway, looking southeast



Fig. 10 View at driveway's end, looking east and showing the farmhouse's north side yard



Fig. 11 View of the fenced north lot line and the farmhouse's north side yard, looking east



Fig. 12 View of the north side yard between the sheds and farmhouse, looking east



Fig. 13 View of backyard, looking east



Fig. 14 East lot line where the backyard ends, looking south. On the right is a boat.



Fig. 15 View from east lot line, looking west across backyard



Fig. 16 View from South Shields Avenue, looking north across south side yard



Fig. 17 View from the site's southeast corner, looking west across the yards in lawn



Fig. 18 Farmhouse's front facade, looking east beyond the parking area



Fig. 19 Three-bay symmetrical front facade



Fig. 20 Rubble stone foundation and evidence of former verandah



Fig. 21 Front entrance consisting of replacement door, enclosed sidelights and transom light, and pedimented surround



Fig. 22 Front facade window in a six-over-six double-sash pattern



Fig. 23 Plainly treated wood eaves



Fig. 24 Corner view, showing north elevation shrouded by cedar trees and the front facade



Fig. 25 North elevation, showing back wing on left and front part on right



Fig. 26 One of two cellar windows in the farmhouse's north gable end



Fig. 27 One of two ground-floor windows in the north gable end. A two-over-two double-sash wood storm window insulates the six-over-six double-sash window.



Fig. 28 One of two upper-floor windows in the north gable end. A one-over-one double-sash wood storm window insulates the six-over-six double-sash window.



Fig. 29 North elevation of back wing



Fig. 30 Covered open porch along back wing's north elevation



Fig. 31 One of two upper-floor windows in back wing's north elevation



Fig. 32 Corner view, showing east and north elevations

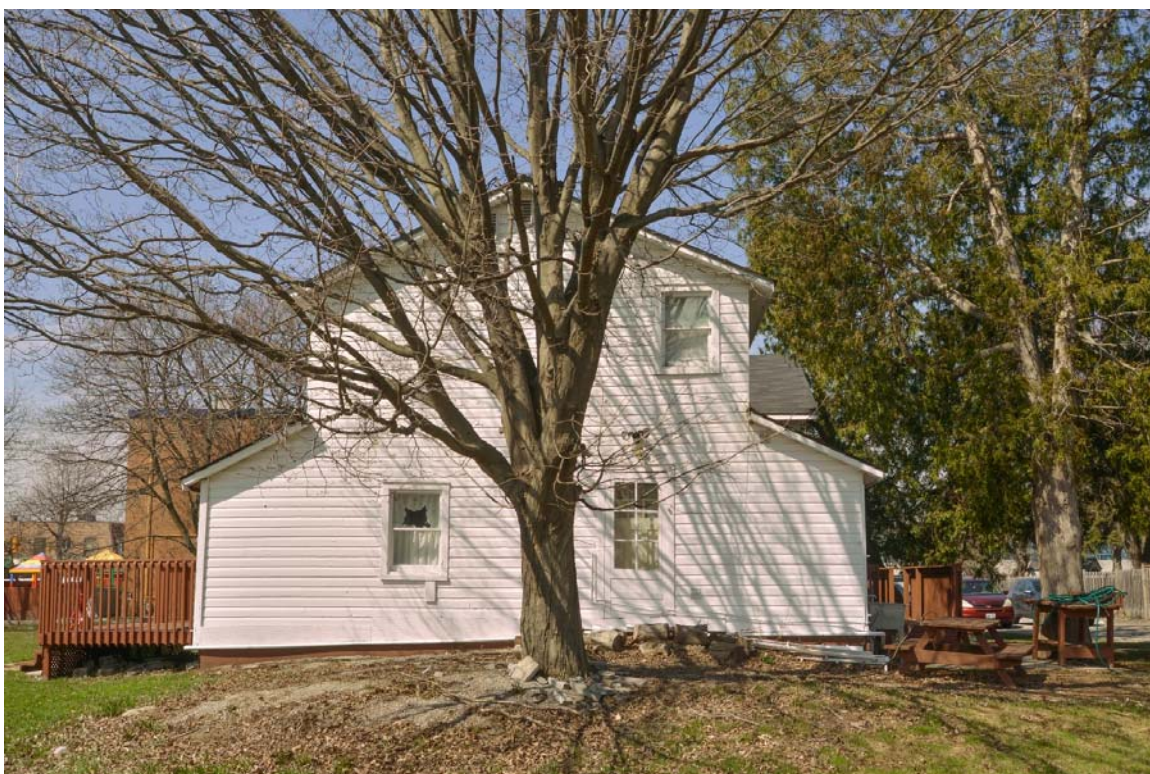


Fig. 33 East (rear) elevation



Fig. 34 Concrete revealed at the back wing's southeast foundation



Fig. 35 East elevation ground-floor window



Fig. 36 Back door on east elevation



Fig. 37 East elevation upper-floor window



Fig. 38 Corner view, showing south and east elevations. The three-storey building used as a day care centre is seen in the background.



Fig. 39 South elevation with front part on left and back wing on right



Fig. 40 South elevation front part



Fig. 41 South elevation rubble stone foundation wall at farmhouse's southwest corner, showing some mortar joints missing



Fig. 42 South elevation rubble stone foundation wall beside chimney



Fig. 43 South elevation cellar window, located beside chimney



Fig. 44 Ground-floor window in front part of south elevation



Fig. 45 Upper-floor window in front part of south elevation



Fig. 46 South elevation detail of board-and-batten siding, plain cornice and simple eaves



Fig. 47 Back wing's south elevation



Fig. 48 Inside the enclosed porch along the back wing's south elevation



Fig. 49 South-facing door between back wing and enclosed porch



Fig. 50 Ground-floor window behind enclosed porch



Fig. 51 Cellar entrance, leading up to enclosed porch



Fig. 52 Ground-floor window beside enclosed porch

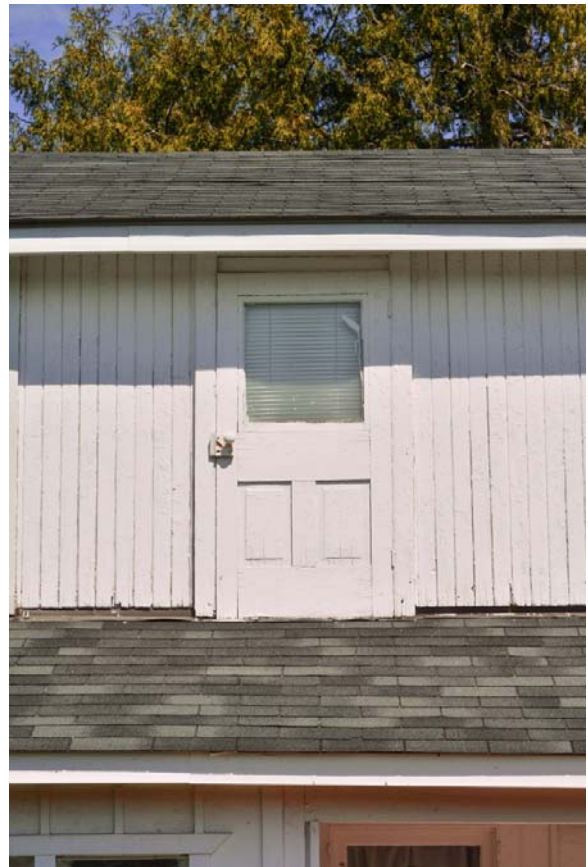


Fig. 53 Door on upper floor of back wing's south elevation



Fig. 54 Detail of door hardware



Fig. 55 Window on upper floor of back wing's south elevation



Fig. 56 Open-concept ground floor in front part, looking west toward the front door. The partitions near the front entrance are the only traces of the original centre-hall plan.



Fig. 57 North-facing ground-floor window in front part



Fig. 58 Open-concept ground floor in back wing, looking east



Fig. 59 Staircase in northwest corner of back wing's ground floor



Fig. 60 North-facing window at top of stairs

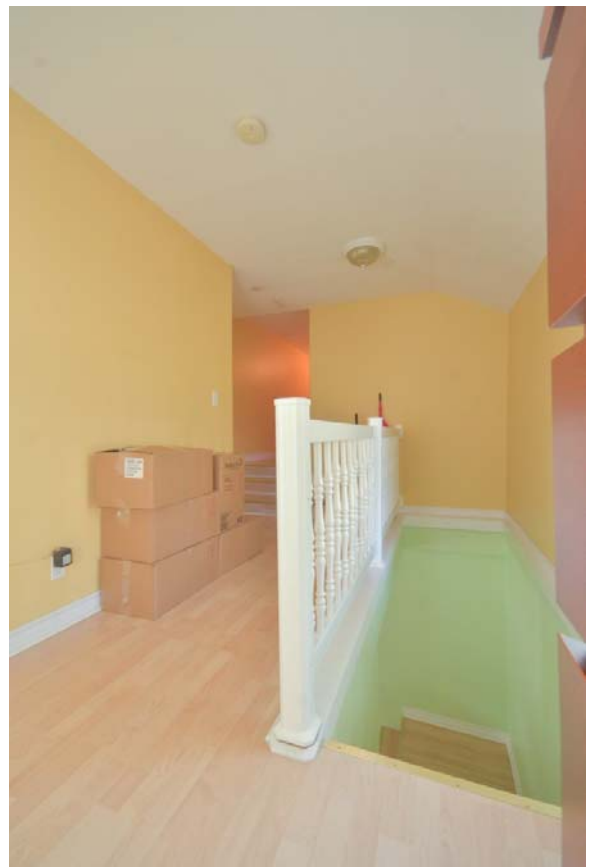


Fig. 61 Upstairs hall, looking west



Fig. 62 Northwest bedroom upstairs in front part. Note the beaded baseboard, window surrounds and sloping ceiling.



Fig. 63 Southwest bedroom upstairs



Fig. 64 South-facing window in southwest bedroom



Fig. 65 Southeast bedroom upstairs in back wing



Fig. 66 Upstairs bathroom



Fig. 67 Two-roomed cellar, looking west and showing outer walls of rubble stone and a brick partition wall running east to west. Note water pooled on the cellar floor.



Fig. 68 Cellar, looking north



DEVELOPMENT CONCEPT

3315 MIDLAND AVENUE
CITY OF TORONTO



DRAFT
FOR DISCUSSION
PURPOSES ONLY

DEVELOPMENT STATISTICS:

Site Area:	4,647m ²
Total GFA:	4,711 m ²
Residential Stacked Towns	2,829 m ²
Residential Wide and Shallow Towns	1,642 m ²
(including live/work)	
Existing Historic Building	240m ²

FSI: 1.01

Total number of Units:	41 units
Stacked Towns	32 units
Wide and Shallow Towns	9 units

Required Parking:	47 spaces
Residential Stacked Towns @ 1 sp/unit	32 spaces
Residential Townhouse @ 1 sp/unit	9 spaces
Visitor for Stacked Towns @ 0.2 sp/unit	6 spaces

Parking Provided:	47 spaces
Underground (1partial level):	38 spaces
Residential Towns Surface:	9 spaces

Notes:

- Property Boundaries are approximate based on available mapping and subject to confirmation by survey.
- Not based on engineering, floodplain or grading analysis.
- Areas and dimensions are approximate and subject to confirmation by survey.
- GFA estimated only and subject to change based on survey and detailed design.
- Underground parking estimated @ 110sp/acre.
- The proposed use of historic building yet to be determined.
- Required parking does not include GFA and use of historic building.
- Location and number of existing trees are estimated and subject to change based on topographic survey and arborist's investigation.



DRAWN / REVISED

28 MAY 2018	Revisions to existing building and enhancements as per Heritage Consultant.
24 MAY 2018	Revisions to existing building and enhancements as per Heritage Consultant.
10 MAY 2018	Revisions to existing building and introduce wide and shallow towns
12 APR 2018	First Draft

File Number: 8870
Drawn By: SMMH
Planner: JLM
Scale: see scale bar
CAD: 8870/concepts/C1 may 24_18.dgn



Fig. 69 C1 development concept



DEVELOPMENT CONCEPT

3315 MIDLAND AVENUE
CITY OF TORONTO



DRAFT
FOR DISCUSSION
PURPOSES ONLY

DEVELOPMENT STATISTICS:

Site Area:	4,647m ²
Total GFA:	4,254 m ²
Residential (Stacks and Live work)	3,849 m ²
Retail (Live work)	165 m ²
Existing Historic Building	240 m ²
FSI:	0.92
Total number of Units:	46 units
Stacked Towns	40 units
Live work	6 units
Required Parking:	56 spaces
Residential @ 1 sp/2 bed unit:	46 spaces
Visitor @ 0.2 sp/unit:	9.2 spaces

Parking Provided:	56 spaces
Underground (1partial level):	55 spaces
Surface:	1 space



Notes:

- Property Boundaries are approximate based on available mapping and subject to confirmation by survey.
- Not based on engineering, floodplain or grading analysis.
- Areas and dimensions are approximate and subject to confirmation by survey.
- GFA estimated only and subject to change based on survey and detailed design.
- Underground parking estimated @ 110sp/acre.
- The proposed use of historic building yet to be determined.
- Required parking does not include GFA and use of historic building.
- Location and number of existing trees are estimated and subject to change based on topographic survey and arborist's investigation.



DATE	REVISIONS
24 MAY 2018	Revisions to existing building and additional enhancements as per Heritage Consultant.
24 MAY 2018	Revisions to existing building and enhancements as per Heritage Consultant.
10 MAY 2018	Revisions to siting of existing historic building and live/work units
12 APR 2018	First Draft

File Number:	8870
Drawn By:	SM/MH
Planned:	JM
Scale:	see scale bar
CAD:	8870/concepts/C2 May 28, 18.dgn



Fig. 70 C2 development concept



DEVELOPMENT CONCEPT

3315 MIDLAND AVENUE
CITY OF TORONTO



DRAFT
FOR DISCUSSION
PURPOSES ONLY

DEVELOPMENT STATISTICS:

Site Area:	4,647m ²
Total GFA:	4,165 m ²
Stacked Towns	1,822 m ²
Bk to Bk Stacked Towns	1,445 m ²
Wide and Shallow Towns	658 m ²
Existing Historic Building	240m ²

FSI: 0.9

Total number of Units:	37 units
Stacked Towns	18 units
Bk to Bk Stacked Towns	16 units
Wide and Shallow Towns	3 units

Required Parking:	43.8 spaces
Residential Stacked Towns @ 1 sp/unit	34 spaces
Residential Townhouse @ 1 sp/unit	3 spaces
Visitor for Stacked Towns @ 0.2 sp/unit	6.8 spaces

Parking Provided:	44 spaces
Wide and Shallow Towns Surface:	3 spaces
Underground (1partial level):	41 spaces

Notes:

- Property Boundaries are approximate based on available mapping and subject to confirmation by survey.
- Not based on engineering, floodplain or grading analysis.
- Areas and dimensions are approximate and subject to confirmation by survey.
- GFA estimated only and subject to change based on survey and detailed design.
- Underground parking estimated @ 110sp/acre.
- The proposed use of historic building yet to be determined.
- Required parking does not include GFA and use of historic building.
- Location and number of existing trees are estimated and subject to change based on topographic survey and arborist's investigation.



DRAWN / REVISED	
28 MAY 2018	Additional revisions as per Heritage Consultant.
24 MAY 2018	Revisions to existing building and enhancements as per Heritage Consultant.
16 MAY 2018	Incorporation of pedestrian mews
11 MAY 2018	First Draft

File Number:	8870
Drawn By:	SM/MH
Planner:	JM
Scale:	see scale bar
CAD:	8870/concepts/C3 may_28_18.dgn

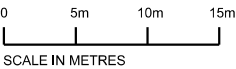


Fig. 71 C3 development concept

Appendix B: Author's Qualifications

Paul Dilse has specialized in heritage planning and historical study since his graduation from the professional planning school at the University of Waterloo in 1979. He has written official plan policies on heritage conservation for the former Municipality of Metropolitan Toronto and for the City of Cambridge (his related official plan background study, in which he delineated the boundaries of prospective heritage conservation districts, remained a reference document there for three decades). He has surveyed the entire rural and exurban municipality of the Town of Caledon to compile a comprehensive inventory of built heritage resources located on 1,643 properties. He has assessed the cultural heritage value of two French Canadian Roman Catholic churches in rural Essex County as well as the cultural heritage landscape of the David Dunlap Observatory in Richmond Hill, and successfully defended their designation under the *Ontario Heritage Act* at Conservation Review Board hearings. He has also provided expert witness testimony at the Ontario Municipal Board, successfully defending the designation of the first heritage conservation district in the Town of Markham and contributing to the positive outcome in favour of retaining a complex of rare garden apartments in the Leaside neighbourhood of Toronto.

In addition to the Thornhill-Markham heritage conservation district, he has produced heritage conservation district plans for Old Port Credit Village in Mississauga, the MacGregor/Albert neighbourhood in Waterloo, Lower Main Street South in Newmarket and Werden's Plan neighbourhood in Whitby. Another study of his – pertaining to the George Street and Area neighbourhood in Cobourg – has supported its designation as a heritage conservation district. He is also the author of a report on the feasibility of establishing heritage conservation districts in downtown Brampton. His knowledge of heritage conservation districts spans 35 years – from the time when he reviewed heritage conservation district plans for the provincial government in the early 1980s to the post-2005 era when amendments to the *Ontario Heritage Act* clarified and strengthened Part V of the Act. As well, he has prepared conservation-based design guidelines for the historic commercial centres of Alliston, Beeton, Tottenham and Picton.

Since 2004 when municipalities in Central and Southwestern Ontario started requesting heritage impact assessments from him, he has completed 57 such reports. Of these, 21 addressed the conservation of farmhouses. In addition to the heritage impact assessments, he has described and evaluated many other historic properties, for instance, Delta Collegiate Institute in Hamilton. Its 2014 designation under the *Ontario Heritage Act* was the first in Hamilton in five years.

He has written text for commemorative plaques, including several for the Ontario Heritage Trust, and has planned an extensive program to interpret the history of the

Freeport Sanatorium at the Grand River Hospital in Kitchener. His major work in 2011, a history of the Legislative Building in Queen's Park and a statement on its cultural heritage value, forms part of an historic structure report commissioned by the Legislative Assembly of Ontario. In 2016, he prepared a strategic conservation plan for the Hamilton GO Centre Station, formerly, the Toronto, Hamilton & Buffalo Railway Station. Its historic significance is recognized in the station property's designation under the *Ontario Heritage Act* by the City of Hamilton, a rating as a Provincial Heritage Property of Provincial Significance and designation under the *Heritage Railway Stations Protection Act* by the Historic Sites and Monuments Board of Canada. In 2017, his report in support of the designation of Belfountain Conservation Area under the *Ontario Heritage Act* was adopted by the Town of Caledon.

Paul Dilse is qualified as a planner and historian by the Canadian Association of Heritage Professionals, of which he is a founding member.