

September 30, 2021

By E-Mail Only to *clerk@toronto.ca*

Mr. John Elvidge
City Clerk – City of Toronto
100 Queen St. W., 13th Floor West Tower
Toronto, ON M5H 2N2

Dear Mr. Elvidge:

**Re: 40-44 Mitchell Avenue
Designation Under Section 29 of the *Ontario Heritage Act*
October 1 – 4, 2021 City Council Meeting**

We are counsel to:

- Mr. Amit Patel, the legal owner of 40 Mitchell Avenue;
- Mr. Ratinder Mundi and Mr. Kuldip Mundi, the legal owners of 44 Mitchell Avenue (collectively with Mr. Patel and 40 Mitchell Avenue, the “**Owners**” and the “**Subject Properties**” respectively); and
- Mr. Sunny Punia, agent on behalf of the Owners.

The City of Toronto (the “**City**”) Council served its Notice of Intention to Designate the Subject Properties under Section 29 of the *Ontario Heritage Act* (“**OHA**”) on July 18, 2019. Mr. Punia, on behalf of the Owners (as previously constituted) submitted an objection of the intended designation to the Conservation Review Board (CRB), now continued as the Ontario Land Tribunal (OLT) (the “**Objection**”). On July 21, 2021, our clients withdrew its Objection, which then returned the matter to City Council to permit it the opportunity to continue its process relating to the potential designation of the Subject Properties.

Our clients’ withdrawal of the Objection should not be interpreted or construed in any way as their agreement or acquiescence that the Subject Properties are worthy of designation. Rather, our clients are aware of the OLT’s mandate under s. 29 of the *OHA*, in that the Tribunal does not have the jurisdiction to rule on the appropriateness of the City’s intention to designate the Subject Properties, but rather can only make a non-binding recommendation to City Council on same. Therefore, it was the position of our clients that proceeding with the Objection amounted to an expensive yet fruitless exercise that would not maximize efficiency of their time and resources.

LHC Heritage Planning and Archaeology, a respected heritage consulting firm, was retained to prepare a Cultural Heritage Evaluation Report (CHER) for the Subject Properties. The CHER was finalized on May 20, 2021 and is attached to this letter. It provides a detailed analysis which does not support a designation and the conclusions of the CHER are clear; as noted on pg. 62 of the CHER, it is LHC's opinion that:

“Despite being eligible under Section 29, Part IV of the OHA, LHC does not recommend designations for 40 and 44 Mitchell Avenue. The Properties are representative of a set of one storey semi-detached houses built as worker's housing in 1858 by James Lukin Robinson but alterations and additions have removed most of their architectural details except for the silhouette. This includes, in the case of 44 Mitchell Avenue, the pattern of brick work and the location and composition of windows on the façade which were likely altered when reverted from a commercial storefront back to a more residential form.”

Based on the conclusions of the CHER, we maintain that the Subject Properties do not contain sufficient heritage value to warrant City Council passing any by-law(s) at its meeting scheduled for October 1 and 4, 2021 – or any subsequent meeting – designating them under the *OHA*. Instead, it is our respectful submission and request that City Council should instead withdraw the Notices of Intention to Designate for the Subject Properties.

Our clients have active development applications on the Subject Properties, by way of:

- A Toronto Local Appeal Body (TLAB) appeal relating to an application for consent that, if approved, will equalize the lot frontages of the Subject Properties; and
- Committee of Adjustment Applications to facilitate the construction of two new single detached dwellings on the Subject Properties.

(collectively, the “**Applications**”)

By proceeding to designate the Subject Properties, the City is frustrating our clients' ability to achieve important objectives as outlined in the City's own Official Plan. For example, policy 3.2.1.2 states:

“The existing stock of housing will be maintained, improved and replenished...New housing supply will be encouraged through intensification and infill that is consistent with this Plan.”

Through the Applications, our clients are attempting to provide modern and compatible housing that will improve and replenish the Subject Properties, in order to replace obsolete and heavily altered buildings that do not warrant preservation. It is our respectful submission that the City should be encouraging these efforts.

Please do not hesitate to contact us if you have any questions or require any further information.

Yours truly,
DAVIES HOWE LLP



John M. Alati

JMA:JC

encl.: Cultural Heritage Evaluation Report, LHC Heritage Planning and Archaeology, May 20, 2021

copy: Mr. Matthew Longo, counsel to the City of Toronto

FINAL REPORT:

Cultural Heritage Evaluation Report
40 and 44 Mitchell Avenue
City of Toronto, Ontario



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20 May 2021
Project # LHC0163

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RIGHT OF USE

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REPORT LIMITATIONS

The qualifications of the heritage consultants who authored this report are provided in Appendix A. All comments regarding the condition of any buildings on the Properties are based on a superficial visual inspection and are not a structural engineering assessment of the buildings unless directly quoted from an engineering report. The findings of this report do not address any structural or physical condition related issues associated with any buildings on the Properties or the condition of any heritage attributes.

Concerning historical research, the purpose of this report is to evaluate the Properties for cultural heritage value or interest. The authors are fully aware that there may be additional historical information that has not been included. Nevertheless, the information collected, reviewed, and analyzed is sufficient to conduct an evaluation using *Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest*.

This report reflects the professional opinion of the authors and the requirements of their membership in various professional and licensing bodies. The review of the policy/legislation was limited to that information related to cultural heritage management; it is not a comprehensive planning review. Soundscapes, cultural identity, and sense of place analysis were not integrated into this report.

EXECUTIVE SUMMARY

The Executive Summary only provides key points from the report. The reader should examine the complete report including background, results as well as limitations.

LHC was retained on 1 June 2019 by Punia Group Inc. to prepare a Cultural Heritage Evaluation Report (**CHER**) for the properties municipally known as 40 and 44 Mitchell Avenue (**the “Properties”**) in the City of Toronto (**the “City”**), Ontario (Figure 1 and Figure 2). This CHER is requested by the owner in response to the City of Toronto adding the properties on the City of Toronto’s Heritage Register; Toronto City Council served notice of its intention to designate the properties under Section 29 Part IV of the *Ontario Heritage Act (OHA)* on 18 July 2019. The Properties are adjacent to other properties *listed* on the City of Toronto’s Heritage Register as defined by the *City of Toronto Official Plan*. 40 Mitchell Avenue is currently owned by Amit Patel and 44 Mitchell Avenue is currently owned by Zarrar Rasool.

The purpose of this CHER is the identification and evaluation of the Properties (e.g., built heritage resources, cultural heritage landscapes, and/or archaeological resources) for their cultural heritage value or interest through research and documentary evidence to provide a basis for the management and conservation of the Properties.

This cultural heritage assessment was undertaken in accordance with the recommended methodology identified in the Ontario Heritage Toolkit. The process included background research into the Properties, an on-site assessment, and evaluation of the cultural heritage value of the Properties based on the criteria of *Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest under the Ontario Heritage Act (O. Reg. 9/06)*.

Based upon the foregoing analysis, LHC found that 40 Mitchell Avenue meets criteria 1i and 3ii due to its design/physical value and contextual value. LHC found that 44 Mitchell Avenue meets criteria 1i, 2i, and 3ii of *O. Reg. 9/06* due to its design/physical value, historical/associative value, and contextual value.

Despite being eligible under Section 29, Part IV of the *OHA*, LHC does not recommend designation for 40 and 44 Mitchell Avenue. While the Properties are representative of a set of one-storey semi-detached houses built as worker’s housing in 1858 by James Lukin Robinson, alterations and additions over time have changed the houses and removed most of their architectural details except for the silhouette.

Ongoing infill, additions, and replacement on properties in the surrounding area have been common changes in the neighbourhood from the late 1870s — 20 years after the houses were originally built. Archival photographs show significant deterioration and alteration of the buildings built by Robinson in the area in the 1930s. Building permit records show that additional alterations were made to the houses in the 1940s and 1980s. The houses have all had significant alterations completed on them over the last century and a half and they been reduced from sixteen to six sets of semi-detached houses.

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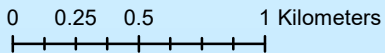
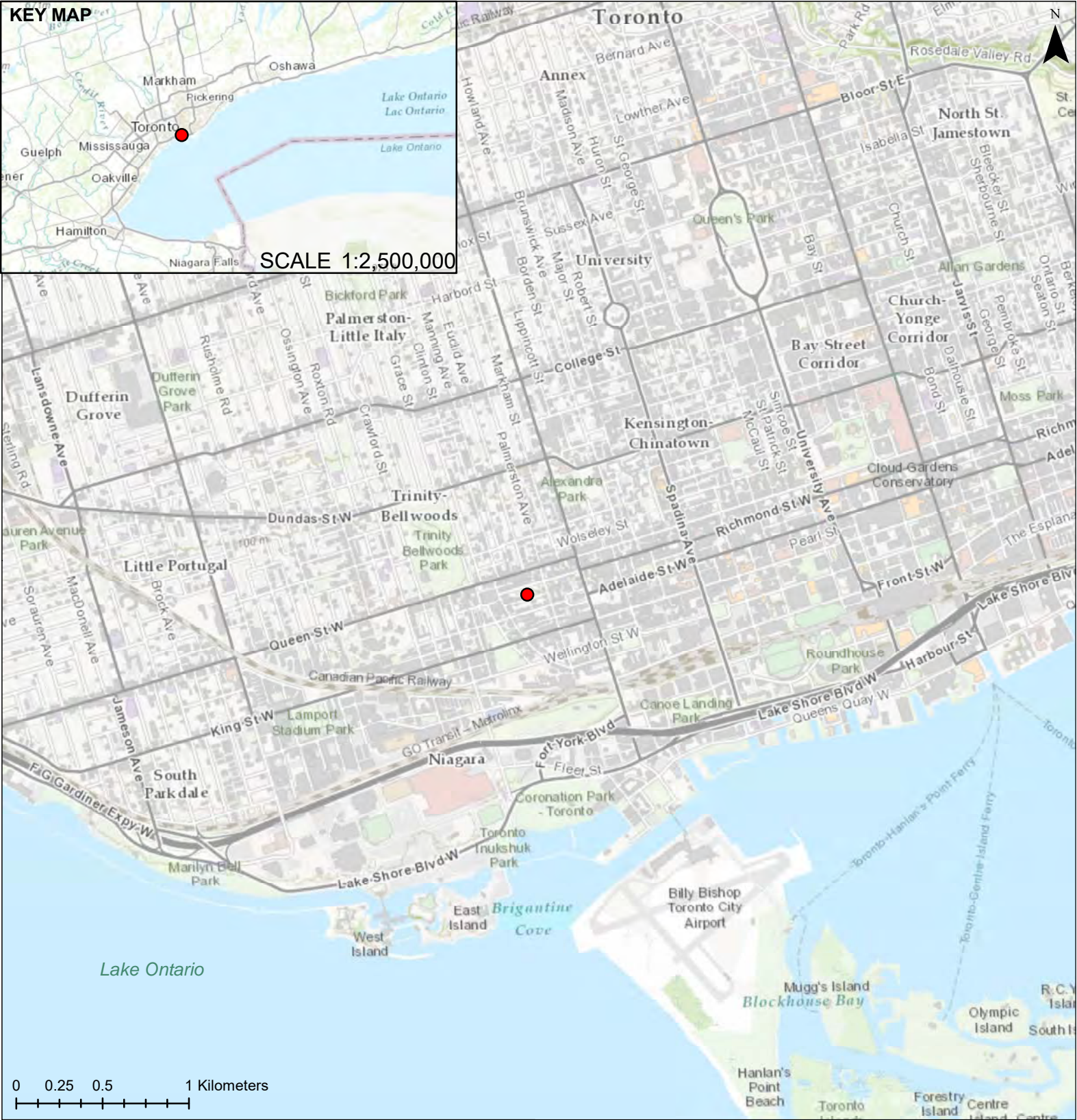
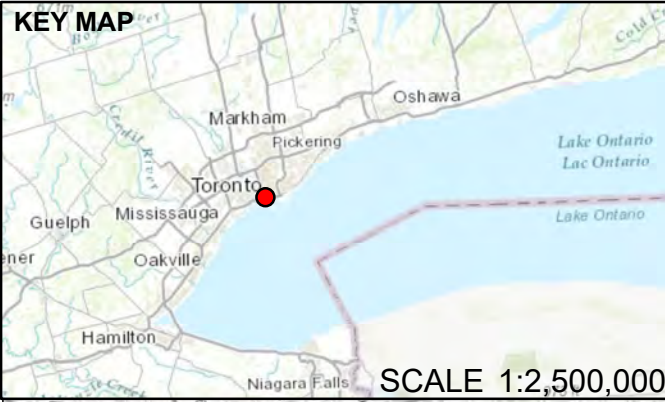
1.0 INTRODUCTION

LHC was retained on 1 June 2019 by Punia Group Inc. to prepare a Cultural Heritage Evaluation Report (**CHER**) for the properties municipally known as 40 and 44 Mitchell Avenue (**the “Properties”**) in the City of Toronto (**the “City”**), Ontario (Figure 1 and Figure 2). This CHER is requested by the owner in response to the City of Toronto adding the properties on the City of Toronto’s Heritage Register; Toronto City Council served notice of its intention to designate the properties under Section 29 Part IV of the *Ontario Heritage Act (OHA)* on 18 July 2019.¹ The Properties are adjacent to other properties *listed* on the City of Toronto’s Heritage Register as defined by the *City of Toronto Official Plan*. 40 Mitchell Avenue is currently owned by Amit Patel and 44 Mitchell Avenue is currently owned by Zarrar Rasool.

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¹ City of Toronto, “40 MITCHELL AVE,” Heritage Property Detail , accessed March 31, 2021, <http://app.toronto.ca/HeritagePreservation/details.do?folderRsn=4649480&propertyRsn=179783> and City of Toronto, “44 MITCHELL AVE,” Heritage Property Detail , accessed March 31, 2021, <http://app.toronto.ca/HeritagePreservation/details.do?folderRsn=4649486&propertyRsn=179784>.



Legend

- Properties

NOTE(S)
1. All locations are approximate.

REFERENCE(S)
1. Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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TITLE
Location Plan

CLIENT
Punia Group

PROJECT
Cultural Heritage Assessment
40-44 Mitchell Avenue, City of Toronto, Ontario

PROJECT NO. LHC0163

CONSULTANT
YYYY-MM-DD 2021-03-19



PREPARED	LHC
DESIGNED	JG
FIGURE #	1



Legend

Properties

NOTE(S)
 1. All locations are approximate.
 2. Property parcels have been adjusted to match the footprint of the buildings on the property.

REFERENCE(S)
 1. City of Toronto Open Data, *Property Boundaries*, accessed January 11, 2021, <https://open.toronto.ca/dataset/property-boundaries/>
 2. Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community.
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TITLE
Site Plan

CLIENT
 Punia Group

PROJECT
 Cultural Heritage Assessment
 40-44 Mitchell Avenue, City of Toronto, Ontario

PROJECT NO. LHC0163

CONSULTANT
 YYYY-MM-DD 2021-03-19

	PREPARED	LHC
	DESIGNED	JG
	FIGURE #	2

2.0 STUDY APPROACH

LHC follows a three-step approach to understanding and planning for cultural heritage resources based on the understanding, planning, and intervening guidance from the Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* and the Ministry of Heritage, Sport, Tourism, and Culture Industries (**MHSTCI**) Ontario Heritage Tool Kit publications.² Understanding the cultural heritage resource involves:

1. Understanding the significance of the cultural heritage resource (known and potential) through research, consultation, and evaluation—when necessary.
2. Understanding the setting, context, and condition of the cultural heritage resource through research, site visit and analysis.
3. Understanding the heritage planning regulatory framework around the cultural heritage resource.

This is consistent with the recommended methodology outlined by the MHSTCI's *Heritage Property Evaluation* publication as part of the Ontario Heritage Toolkit. The MHSTCI identifies three key steps: Historical Research, Site Analysis, and Evaluation.³ This was augmented with a policy analysis to outline the provincial and local policy contexts.

2.1 Conservation Review Board Procedural Guidance

The CHER has been completed to conform with the Conservation Review Board's (**CRB**) Procedural Guidance requirements as outlined in Table 1.

Table 1: Conservation Review Board Procedural Guidance to Parties on Expert Reports and Other Disclosed Materials Checklist

Report Elements	Found in:
a. An analysis of the Property as it exists, describing its features in architectural terms, and placing such features and overall design in the context of architectural history by citing academically credible secondary sources on such history. Images appropriate for highlighting features described should be included. Accurate reference to the architectural lexicon is expected when describing architectural features.	Section 5.0
b. Where applicable, an analysis of the Property as it relates to the available corpus of work of the architect or crafts person in question with reference to primary/archival sources, including contemporaneous issues of relevant architectural journals. Reference should also be made to academically credible secondary sources	Section 4.0

² Canada's Historic Places, "Standards and Guidelines for the Conservation of Historic Places in Canada", 2010, 3 and Ministry of Heritage, Sport, Tourism and Culture Industries, "Heritage Property Evaluation" Ontario Heritage Tool Kit, 2006, 18.

³ MHSTCI, "Heritage Property Evaluation" Ontario Heritage Tool Kit, 2006, 19.

Report Elements	Found in:
including, if applicable, the Biographical Dictionary of Architects in Canada.	
c. Where applicable, a review of the history of the property and the historically relevant themes, events, beliefs, persons, activities, organizations or institutions connected with the Property (whichever is applicable), placing the Property or such relevant factors in its historical context by citing primary/archival sources, including (but not limited to) archival photographs, historical atlases, archival newspapers, fire insurance plans, original business directories, and archival diaries and correspondence, together with academically credible secondary sources.	Section 4.0
d. A detailed and criterion-by-criterion evaluation of the Property, in light of the analysis conducted, as it applies to the criteria set out in <i>O. Reg. 9/06</i> . If a criterion does not apply, the expert should explain why.	Section 6.0
e. A conclusion, drawing together these various analytical elements.	Section 7.0
f. A bibliography, as per the citation guidelines below	Section 9.0
g. Appendices consisting of: <ul style="list-style-type: none"> • Fully and clearly replicated historic and archival materials relied upon in the expert report • Relevant extracts from secondary sources relied upon in the expert report 	Document Book under separate cover.

2.2 Legislative/Policy Review

The CHER includes a review of provincial legislation, plans and cultural heritage guidance, and relevant municipal policy and plans. This review outlines the cultural heritage legislative and policy framework that applies to the Properties.

2.3 Historical Research

Historical research was undertaken to outline the history and development of the Properties and their broader community context. Primary research was undertaken online through Land Registry Office No. 64 (Toronto) and the City of Toronto Archives. Online research used sources for ancestry/genealogy (Ancestry.ca), census and voter lists, with aerial mapping, historical land surveys, and online sources including the Toronto Public Library, University of Toronto, National Air Photo Library, OnLand, and Google Earth Pro.

Secondary research was compiled from sources such as: historical atlases, local histories, architectural reference texts, available online sources, and previous assessments. All sources and persons contacted in the preparation of this report are listed as footnotes and in the report's reference list.

2.4 Site Analysis

A site visit was undertaken by M. Létourneau, C. Uchiyama, E. Tumak, and A. Plunkett-Latimer on 12 June 2019. The primary objective of this site visit was to document and gain an understanding of the Properties and their surrounding context. The site visit included a documentation of the surrounding area and exterior views of the building.

2.5 Evaluation

Evaluation of the Properties was undertaken using the criteria outlined in *O. Reg. 9/06* using findings from the historical research and the site analysis.

3.0 POLICY FRAMEWORK

3.1 Provincial Framework

In Ontario, cultural heritage is considered a matter of provincial interest and cultural heritage resources are managed under Provincial legislation, policy, regulations, and guidelines. Cultural heritage is established as a key provincial interest directly through the provisions of the *Planning Act*, the *OHA*, and the *PPS*. Other provincial legislation deals with cultural heritage indirectly or in specific cases. These various acts and the policies under these acts indicate broad support for the protection of cultural heritage by the Province. They also provide a legal framework through which minimum standards for heritage evaluation are established. What follows is an analysis of the applicable legislation and policy regarding the identification and evaluation of cultural heritage.

3.1.1 The Planning Act, R.S.O. 1990, c.P.13

The Planning Act is the primary document for municipal and provincial land use planning in Ontario. This Act sets the context for provincial interest in heritage. It states under Part I (2, d):

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as...the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.⁴

Under Section 3 of *The Planning Act*:

A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter...shall be consistent with [the *PPS*].⁵

Details about provincial interest as it relates to land use planning and development in the province are outlined in the *PPS* which makes the consideration of cultural heritage equal to all other considerations concerning planning and development within the province.

3.1.2 Provincial Policy Statement (2020)

The *PPS* provides further direction for municipalities regarding provincial requirements and sets the policy foundation for regulating the development and use of land in Ontario. Land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the *PPS*. The Province deems cultural heritage and archaeological resources to provide important environmental, economic, and social benefits, and *PPS* directly addresses cultural heritage in Section 1.7.1e and Section 2.6.

Section 1.7 of the *PPS* regards long-term economic prosperity and promotes cultural heritage as a tool for economic prosperity. The relevant subsection states that long-term economic prosperity should be supported by:

⁴ Province of Ontario, "Planning Act, R.S.O. 1990, c. P.13," December 8, 2020, <https://www.ontario.ca/laws/statute/90p13>, Part I (2, d).

⁵ Province of Ontario, "Planning Act, R.S.O. 1990, c. P.13," Part I S.5.

1.7.1e encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.

Section 2.6 of the *PPS* articulates provincial policy regarding cultural heritage and archaeology. Subsection's state:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.⁶

The definition of significance in the *PPS* states that criteria for determining significance for cultural heritage resources are determined by the Province under the authority of the *OHA*.⁷

3.1.3 Ontario Heritage Act, R.S.O. 1990, c.O.18

The *OHA* and associated regulations establish the protection of cultural heritage resources as a key consideration in the land-use planning process, set minimum standards for the evaluation of heritage resources in the province, and give municipalities power to identify and conserve individual properties, districts, or landscapes of cultural heritage value or interest.⁸ An *OHA* designation applies to real property rather than individual structures.

O. Reg. 9/06 identifies the criteria for determining cultural heritage value or interest (**CHVI**) under Part IV, Section 29 of the *OHA* and is used to create a Statement of Cultural Heritage Value or Interest (**SCHVI**). The regulation has three criteria, each with three sub-criteria:

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;
 - ii. displays a high degree of craftsmanship or artistic merit, or

⁶ Province of Ontario, "Provincial Policy Statement," May 1, 2020, <https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>, 29.

⁷ Province of Ontario, "Provincial Policy Statement," 2020, 51.

⁸ Province of Ontario, "Ontario Heritage Act, R.S.O. 1990, c. O.18," July 1, 2019, <https://www.ontario.ca/laws/statute/90o18>.

- iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
 3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area;
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark.⁹

If a property has been determined to meet the criteria of *O. Reg. 9/06*, and the decision is made to pursue designation, the *OHA* prescribes the process by which a designation must occur. Municipal council may choose to protect a property determined to be significant.

Amendments to the *OHA* have been announced by the Province under Bill 108: *More Homes, More Choices Act*, but have not been proclaimed. Currently, municipal council may choose to protect a property determined to be significant under the *OHA*. After Bill 108 is proclaimed, decisions will be appealable to the Local Planning Appeal Tribunal for adjudication. However, at present, Council's decision is final.

3.1.4 Growth Plan for the Greater Golden Horseshoe (2020)

The City of Toronto is located within the area regulated by *A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the "Growth Plan")* which came into effect on 16 May 2019 and was most recently consolidated in August 2020. The August 2020 update was to add Amendment 1 which aligned definitions of the *Growth Plan* with *PPS 2020*, changed population and employment forecasts, the horizon year for planning, and other policies to increase housing supply, jobs, business investment, and infrastructure.¹⁰ Section 1.2.1 of the *Growth Plan* notes that its policies are based on key principles including to:

Conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities.¹¹

Within Section 4.1 Context, the *Growth Plan* notes that the area it covers "contains a broad array of important hydrologic and natural heritage features and areas, a vibrant and diverse agricultural

⁹ Province of Ontario, "O. Reg. 9/06: Criteria for Determining Cultural Heritage Value or Interest under Ontario Heritage Act, R.S.O. 1990, c. O.18," January 25, 2006, <https://www.ontario.ca/laws/regulation/060009>.

¹⁰ Province of Ontario, "Proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe," Notice, August 28, 2020, <https://ero.ontario.ca/notice/019-1680>.

¹¹ Province of Ontario, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe," 2020, <https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>, 6.

land base, irreplaceable cultural heritage resources, and valuable renewable and non-renewable resources”.¹² As this Section states:

The *GGH* also contains important cultural heritage resources that contribute to a sense of identity, support a vibrant tourism industry, and attract investment based on cultural amenities. Accommodating growth can put pressure on these resources through development and site alteration. It is necessary to plan in a way that protects and maximizes the benefits of these resources that make our communities unique and attractive places to live.¹³

Section 4.2.7 addresses Cultural Heritage Resources and notes that:

1. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas;
2. Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources; and,
3. Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision-making.¹⁴

Amendment 1 to the *Growth Plan* (Approved 28 August 2020) aligns the definitions of the *Growth Plan* with *PPS 2020*.

3.1.5 Provincial Context Summary

Provincial legislation and policy broadly support the conservation of cultural heritage resources within the province. The *OHA* and regulations establish processes for identification and evaluation of heritage resources. In terms of planning implications, provincial policy requires heritage to be conserved by municipalities and that other planning matters consider impacts to heritage.

3.2 Local Planning Context

3.2.1 City of Toronto Act, 2006, S.O. 2006, c. 11, Sched. A

The *City of Toronto Act* (***Toronto Act***) came into force on 1 January 2007 and is consolidated to 8 December 2020.¹⁵ The *Toronto Act* gives the municipality additional powers to pass by-laws within the city. Heritage is addressed under Part III gives the City permission to exercise power over heritage outside of its boundaries.¹⁶

¹² Province of Ontario, *Growth Plan*, 38.

¹³ Province of Ontario, *Growth Plan*, 39.

¹⁴ Province of Ontario, *Growth Plan*, 47.

¹⁵ City of Toronto, “City of Toronto Act,” Intergovernmental Affairs, accessed April 15, 2021, <https://www.toronto.ca/city-government/accountability-operations-customer-service/city-administration/city-managers-office/intergovernmental-affairs/city-of-toronto-act/> and Province of Ontario, *City of Toronto Act, 2006, S.O. 2006, c. 11, Sched. A, 2007, consolidated 2020*, <https://www.ontario.ca/laws/statute/06c11#BK0>.

¹⁶ *City of Toronto Act, 2006, S.O. 2006, c. 11, Sched. A, 74*.

3.2.2 City of Toronto Strategic Actions 2013 – 2018 (2012)

The City's Strategic Actions 2013 – 2018 document identified Toronto's heritage as contributing to the City's quality of life and enhancing its international image.¹⁷ As part of Strategic Action #1, the City identifies that it will protect cultural heritage resources through the following activities:

Delivering heritage conservation through programs and initiatives that protect and enhance heritage properties, landscapes, and districts across Toronto.¹⁸

This Strategic Action contributes to city building, economic vitality, and social development.

3.2.3 Toronto Municipal Code Chapter 103, Heritage (2020)

The Toronto Municipal Code Chapter 103, Heritage indicates that the City's Preservation Board, working in conjunction with staff will advise Council on designation under Section 29, Part IV of the *OHA*.¹⁹

3.2.4 City of Toronto Official Plan (2002 [2019])

The *Toronto Official Plan (OP)* was adopted by City Council in November 2002 and consolidated on 28 February 2019 for Chapters 1 to 5 and Schedules 1 to 4 and in June 2015 for Chapters 6 and 7.²⁰ Content relevant to this CHER is found in Chapters 1 to 5 and Schedules 1 to 4. The purpose of the *OP* is to shape Toronto based on durable principles that assure a successful future.

Section 3.1.5 address heritage conservation writing that:

Cultural Heritage is an important component of sustainable development and place making. The preservation of our cultural heritage is essential to the character of this urban and liveable city that can contribute to other social cultural, economic and environmental goals of the City.²¹

Table 2 lists *OP* policies from Section 3.1.5 relevant to the Properties and this CHER.

Table 2: Toronto Official Plan, Relevant Policies

Policy	Policy Content
Policy 1	The Heritage Register will be maintained by the City Clerk, or his or her designate and will include all properties and Heritage Conservation Districts of cultural heritage value or interest that are designated under Parts IV and V of the <i>Ontario Heritage Act</i> , and will include all non-designated properties that have been identified through consultation with the City's heritage committee and approved by Council for their inclusion. The Heritage Register will be publicly accessible.
Policy 2	Properties and Heritage Conservation Districts of potential cultural heritage value or interest will be identified and evaluated to determine their cultural heritage value or

¹⁷ City of Toronto, "City of Toronto Strategic Actions 2013 – 2018," 2012, <https://www.toronto.ca/legdocs/mmis/2013/ex/bgrd/backgroundfile-61594.pdf>, 6.

¹⁸ City of Toronto, "City of Toronto Strategic Actions 2013 – 2018," 2012, 9.

¹⁹ City of Toronto, "Toronto Municipal Code Chapter 103, Heritage," August 25, 2020, https://www.toronto.ca/legdocs/municode/1184_103.pdf, 103-8.

²⁰ City of Toronto, "Toronto Official Plan," approved November 2002, consolidated February 28, 2019, https://www.toronto.ca/wp-content/uploads/2019/06/8f06-OfficialPlanAODA_Compiled-3.0.pdf, cover.

²¹ City of Toronto, "Toronto Official Plan," 2019, 3-11.

	interest consistent with provincial regulations, where applicable, and will include the consideration of cultural heritage values including design or physical value, historical or associative value and contextual value. The evaluation of cultural heritage value of a Heritage Conservation District may also consider social or community value and natural or scientific value. The contributions of Toronto's diverse cultures will be considered in determining the cultural heritage value of properties on the Heritage Register.
Policy 3	Heritage properties of cultural heritage value or interest properties, including Heritage Conservation Districts and archaeological sites that are publicly known will be protected by being designated under the <i>Ontario Heritage Act</i> and/or included on the Heritage Register.
Policy 4	Properties on the Heritage Register will be conserved and maintained consistent with the <i>Standards and Guidelines for the Conservation of Historic Places in Canada</i> , as revised from time to time and as adopted by Council.
Policy 5	Proposed <i>alterations</i> , development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the <i>integrity</i> of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work.
Policy 6	The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the <i>Standards and Guidelines for the Conservation of Historic Places in Canada</i> .
Policy 26	New construction on, or <i>adjacent</i> to, a property on the Heritage Register will be designed to <i>conserve</i> the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.
Policy 27	Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the <i>conservation</i> of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of facades alone is discouraged.
Policy 28	The owner of a designated heritage property will be encouraged to enter into a Heritage Easement Agreement where the City considers additional protection beyond designation desirable due to the location, proposed alteration, and/or the nature of that property.
Policy 29	Heritage buildings and/or structures located on properties on the Heritage Register should be conserved on their original location. However, where it is supported by the cultural heritage values and attributes of a property on the Heritage Register a heritage building may be relocated within its property or development site where: <ul style="list-style-type: none"> a) the heritage building or structure is not attached to or adjoining another building or structure;

	<ul style="list-style-type: none"> b) the location, orientation, situation or view of the heritage building is not identified in the Official Plan or as a cultural heritage value or attribute of the property, and/or the proposed relocation will not negatively affect the cultural heritage values or attributes of the property; c) the portion of the heritage building or structure that contains the identified cultural heritage values and attributes is being conserved in its entirety and will not be demolished, disassembled and/or reconstructed; d) the relocation on site does not conflict with any applicable Heritage Conservation District plans; e) a Heritage Property Conservation Plan is submitted that demonstrates that the removal and relocation of the building or structure within its existing property will not pose any physical risk to the heritage building and/or structure, its cultural heritage values and attributes, to the satisfaction of the City; and f) these and any other related conditions are secured in a Heritage Easement Agreement prior to removal and relocation on site.
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3.2.5 Garrison Common North Secondary Plan (2019)

The Properties are located within the boundaries of the *Garrison Common North Secondary Plan*.²² The plan contains no heritage policies that are applicable to the Properties or this CHER.

3.2.6 Local Context Summary

The City of Toronto's policy context establishes heritage conservation as a key goal and provides policy direction for how properties must be conserved. In terms of planning implications, local policy allows the municipality to protect properties through inclusion on the Heritage Register and designation. Properties listed on the Heritage Register are to be conserved as per the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

²² City of Toronto, "14. Garrison Common North Secondary Plan," Toronto Official Plan, 2019.

4.0 HISTORY OF THE PROPERTIES

4.1 Early Indigenous History

4.1.1 Paleo Period (9500-8000 BCE)

The cultural history of southern Ontario began around 11,000 years ago following the retreat of the Wisconsin glacier.²³ During this archaeological period, known as the Paleo period, the climate was like the present-day sub-arctic and vegetation was dominated by spruce and pine forests.²⁴ The initial occupants of the province had distinctive stone tools. They were nomadic big-game hunters (i.e., caribou, mastodon, and mammoth) who lived in small groups and travelled over vast areas, possibly migrating hundreds of kilometres in a single year.²⁵

4.1.2 Archaic Period (8000-1000 BCE)

During the Archaic archaeological period, the occupants of southern Ontario continued their migratory lifestyles, although living in larger groups and transitioning towards a preference for smaller territories of land – possibly remaining within specific watersheds. People refined their stone tools during this period and developed polished or ground stone tool technologies. Evidence of long-distance trade has been found on archaeological sites from the Middle and Later Archaic times; including items such as copper from Lake Superior, and marine shells from the Gulf of Mexico.²⁶

4.1.3 Woodland Period (1000 BCE – CE 1650)

The Woodland period in southern Ontario represents a marked change in subsistence patterns, burial customs, and tool technologies, as well as the introduction of pottery making. The Woodland period is sub-divided into the Early Woodland (1000–400 BCE), Middle Woodland (400 BCE – CE 500) and Late Woodland (CE 500 - 1650).²⁷ The Early Woodland is defined by the introduction of clay pots which allowed for preservation and easier cooking.²⁸ During the Early and Middle Woodland, communities grew and were organized at a band level. Peoples continued to follow subsistence patterns focused on foraging and hunting.

Woodland populations transitioned from a foraging subsistence strategy towards a preference for agricultural village-based communities around during the Late Woodland. During this period people began cultivating maize in southern Ontario. The Late Woodland period is divided into three distinct stages: Early (CE 1000–1300); Middle (CE 1300–1400); and Late (CE 1400–1650).²⁹ The Late Woodland is characterised by an increased reliance on cultivation of domesticated crop plants and a development of palisaded village sites which included more and

²³ Christopher Ellis and D. Brian Deller, “Paleo-Indians,” in *The Archaeology of Southern Ontario to A.D. 1650*, ed. Christopher Ellis and Neal Ferris (London, ON: Ontario Archaeological Society, London Chapter, 1990), 37.

²⁴ “Chapter 3: First Nations.” in *Greening Our Watersheds: Revitalization Strategies for Etobicoke and Mimico Creeks*, prepared by the Toronto Region Conservation Authority (Toronto, ON, 2001). <http://www.trca.on.ca/dotAsset/37523.pdf>

²⁵ Toronto Region Conservation Authority, “Chapter 3: First Nations,” 2001.

²⁶ Toronto Region Conservation Authority, “Chapter 3: First Nations,” 2001.

²⁷ Toronto Region Conservation Authority, “Chapter 3: First Nations,” 2001.

²⁸ Toronto Region Conservation Authority, “Chapter 3: First Nations,” 2001.

²⁹ Toronto Region Conservation Authority, “Chapter 3: First Nations,” 2001.

larger longhouses. By the 1500s, Iroquoian communities in southern Ontario – and more widely across northeastern North America – organized themselves politically into tribal confederacies. South of Lake Ontario, the Haudenosaunee Confederacy comprised the Mohawks, Oneidas, Onondagas, Cayugas, and Senecas, while Iroquoian communities in southern Ontario included the Petun, Huron, and Neutral Confederacies.³⁰

4.2 Seventeenth- and Eighteenth-Century Historic Context

French explorers and missionaries began arriving in southern Ontario during the first half of the 17th century, bringing with them diseases for which the Indigenous peoples had no immunity, contributing to the collapse of the three southern Ontario Iroquoian confederacies. Also contributing to the collapse and eventual dispersal of the Huron, Petun, and Attiwandaron, was the movement of the Haudenosaunee Confederacy from south of Lake Ontario. Between 1649 and 1655, the Haudenosaunee Confederacy waged military warfare on the Huron, Petun, and Attiwandaron, pushing them out of their villages and the general area.³¹

As the Haudenosaunee Confederacy moved across a large hunting territory in southern Ontario, they began to threaten communities further from Lake Ontario, specifically the Anishinaabe. The Anishinaabe had occasionally engaged in military conflict with the Haudenosaunee Confederacy over resources and access to fur trade routes, but in the early 1690s, the Ojibway, Odawa and Patawatomi, allied as the Three Fires, initiated a series of offensive attacks on the Haudenosaunee Confederacy, eventually forcing them back to the south of Lake Ontario.³² Oral tradition indicates that the Mississauga played an important role in the Anishinaabe attacks against the Haudenosaunee.³³ A large group of Mississauga established themselves in the area between present-day Toronto and Lake Erie around 1695, the descendants of whom are the Mississaugas of the Credit.³⁴ Artifacts from all major Indigenous communities have been discovered in the Greater Toronto Area at over 300 archaeological sites.³⁵

4.3 Toronto Purchase

In the 1780s the Crown wished to secure a communication and supply line along Lake Ontario from Kingston to Niagara. Superintendent General of the Indian Department, Sir John Johnston, met with the Mississaugas of the Credit in 1787 and purportedly sold lands as part of the Toronto Purchase (Figure 3). The legitimacy of the original deed was questioned and when the land was surveyed in 1788 the Mississauga opposed the boundaries.³⁶ By this time much of the land had already been granted to settlers and on:

³⁰ Toronto Region Conservation Authority, “Chapter 3: First Nations,” 2001; Haudenosaunee Confederacy, “Who Are We,” Haudenosaunee Confederacy, 2020, <https://www.haudenosauneeconfederacy.com/who-we-are/>

³¹ Mississaugas of the Credit First Nation, “The History of the Mississaugas of the New Credit First Nation,” Mississaugas of the New Credit First Nation, 2018, <http://mncfn.ca/wp-content/uploads/2018/04/The-History-of-MNCFN-FINAL.pdf>.

³² Mississaugas of the Credit First Nation, “History,” 3-4.

³³ Mississaugas of the Credit First Nation, “History,” 3-4.

³⁴ Mississaugas of the Credit First Nation, “History,” 3-4.

³⁵ Toronto Region Conservation Authority, “Archaeology Opens a Window on the History of Indigenous Peoples in the GTA,” News, 2018, <https://trca.ca/news/archaeology-indigenous-peoples-gta/>

³⁶ Mississaugas of the Credit First Nation, “The Toronto Purchase Treaty No. 13 (1805),” 2017, <http://mncfn.ca/torontopurchase/>.

August 1, 1895 the Crown purchased 250,830 acres of land for the sum of 10 shillings while the Mississauga reserved for themselves the right to exclusively fish on Etobicoke Creek.³⁷

This sale was known as the Toronto Purchase Treaty (Treaty No. 13) (Figure 4). The treaty's legality was questioned in 1794 when John Graves Simcoe requested a review.³⁸ General Dorchester reviewed the documents and replied to Simcoe with the following:

...a Plan (Copy of which I believe was given to you) has been found in the Surveyor General's Office, to which is attached a blank deed, with the names or devices of three Chiefs of the Mississauga Nation, on separate pieces of paper annexed thereto, and witnessed by Mr. Collins, Mr. Kotte, a Surveyor, since dead, and Mr. Lines, Indian Interpreter, but not being filled up, is of no validity, or may be applied to all the Land they possess; no Fraud has been committed or seems to have been intended. It has, however, an omission which will set aside the whole transaction, and throw us entirely on the good faith of the Indians for just so much Land as they are willing to allow, and what may be further necessary must be purchased anew, but it will be best not to press that matter or show any anxiety about it.³⁹

The Mississauga of the Credit filed a claim against the Government of Canada in 1986 contending that the land not been reasonably compensated and that lands had been unlawfully acquired.⁴⁰ In 2010, the Government of Canada settled the claim and a trust of \$145 million was set up for the community.⁴¹

³⁷ Mississaugas of the Credit First Nation, "The Toronto Purchase," 2017.

³⁸ D. Bellegarde, "Indian Claims Commission - Mississaugas of the New Credit First Nation Inquiry Toronto Purchase Claim," 2003, 250

³⁹ D. Bellegarde, "Indian Claims Commission," 250.

⁴⁰ D. Bellegarde, "Indian Claims Commission," 250.

⁴¹ Peter Edwards, "Shrugs Greet Historic \$145M Toronto Land Claim Settlement," The Star, June 8, 2010, https://www.thestar.com/news/gta/2010/06/08/shrugs_greet_historic_145m_toronto_land_claim_settlement.html.

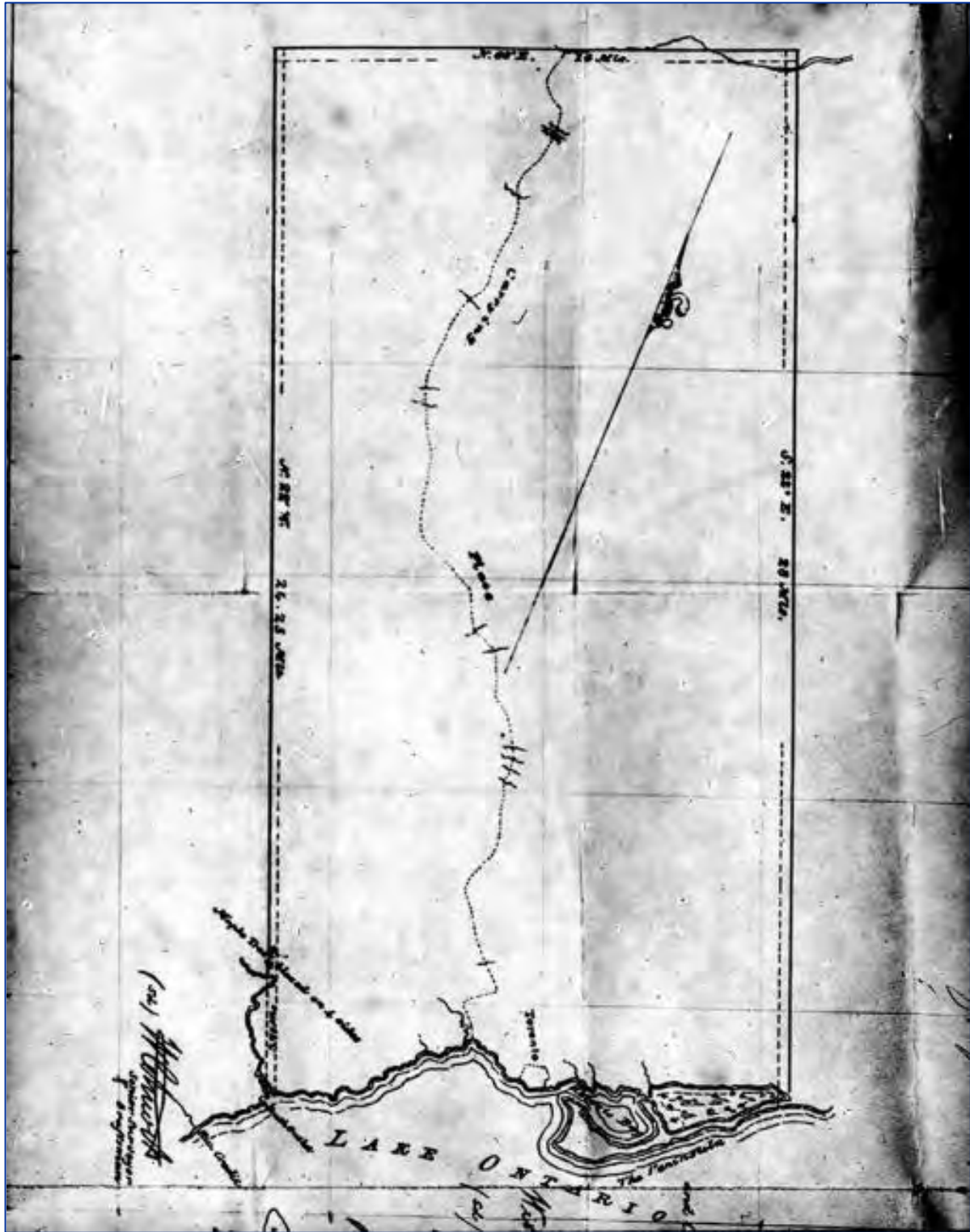


Figure 3: Plan of the Toronto purchase from 1787⁴²

⁴² City of Toronto Archives, Fond 1231, Item 0174.

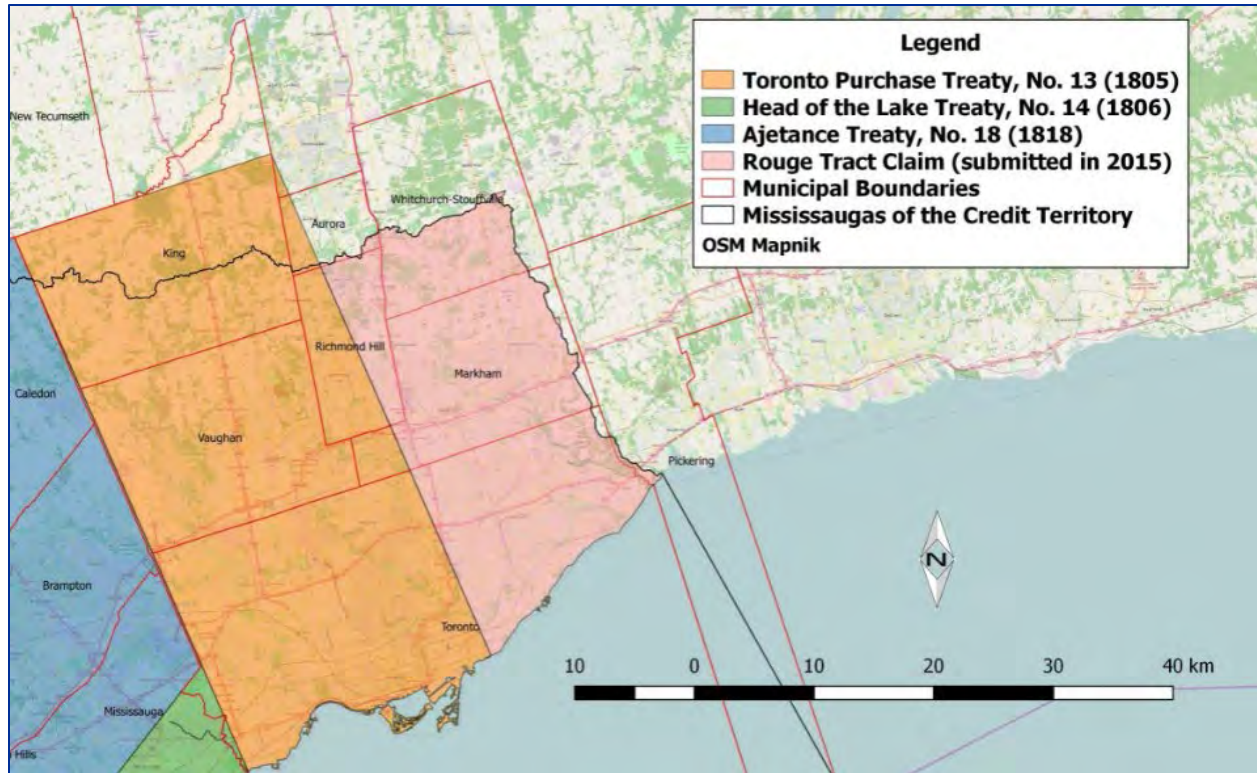


Figure 4: Toronto Purchase Treaty, No. 13 (1805)⁴³

4.4 Fort York

In 1793 Lieutenant-Governor John Graves Simcoe ordered the construction a military garrison west of the mouth of Garrison Creek due to the increased threat of war with the Americans.⁴⁴ Settlement followed, and development grew rapidly east of the military reserve land surrounding Fort York.

In 1811, Major-General Isaac Brock made improvement to strengthen the Fort in response to the mounting threat of what would become the War of 1812. On 27 April 1813 Americans attacked the fort. In the Battle of Fort York, the U.S. Army and Naval forces attacked York with 2700 men on fourteen ships and schooners, armed with eighty-five cannon (Figure 5).⁴⁵ The battle resulted in a devastating loss and the fort was overtaken by Americans. The American troops occupied the fort for six days and burned buildings, looted houses, and destroyed supplies.⁴⁶

Fort York was eventually taken back and rebuilt on the original site and in 1814 successfully defended an attack by a U.S. squadron. When the War of 1812 ended, Fort York remained occupied by the British and most soldiers moved to new barracks one kilometer west of the Fort

⁴³ Mississaugas of the Credit First Nation, "The Toronto Purchase," 2017.

⁴⁴ Dr. Carl Benn, "A Brief History of Fort York," The Friends of Fort York, accessed March 19, 2021, <http://www.fortyork.ca/index.php/history-of-fort-york>.

⁴⁵ Benn, "A Brief History of Fort York," 2021.

⁴⁶ Benn, "A Brief History of Fort York," 2021.

in 1841.⁴⁷ The town was incorporated on 6 March 1834 and named Toronto.⁴⁸ In the 1870s the new Canadian government took over the responsibilities of the fort and harbour defences maintained them into the 1880s. From the late 1880s until the 1930s the Fort was used for training, barracks, offices, and storage (Figure 6).⁴⁹



Figure 5: Depiction of the Battle of York ⁵⁰



Figure 6: Fort York in 1885⁵¹

⁴⁷ Benn, "A Brief History of Fort York," 2021.

⁴⁸ Edith G. Firth, ed., *The Town of York: 1815 – 1843; A Further Collection of Documents of Early Toronto*, (Toronto: University of Toronto Press, 1966), 297-298.

⁴⁹ Benn, "A Brief History of Fort York," 2021.

⁵⁰ Owen Staples, *Bird's-eye view looking northeast from approximately foot of Parkside Drive, showing arrival of American fleet prior to capture of York, 27 April 1813*, 1914, JRR 905 Fra, Toronto Public Library, <https://www.torontopubliclibrary.ca/detail.jsp?R=DC-JRR905>.

⁵¹ "Fort York," 1885, B 11-17b, Toronto Public Library, <https://www.torontopubliclibrary.ca/detail.jsp?Entt=RDMDc-PICTURES-R-2950&R=DC-PICTURES-R-2950>.

4.5 Military Reserve Lands

In 1793, over 1000 acres of land along the north shore of Lake Ontario between the townsite and the Humber River were set aside for military use.⁵² In 1818, the *Plan of York* survey shows cleared land immediately surrounding the Fort and pathways. The Properties had not been cleared by this time. As the Town of York grew and the threat of war subsided there was less need for such a large military reserve and parcels were severed off, subdivided, and sold for residential, commercial, and institutional developments.⁵³

An 1834 survey map illustrated land east of Peter Street and west of the Garrison Creek were proposed for addition into the City. Development on this land began shortly after and the 1846 *Sketch shewing the Harbour and Ordnance Property* shows a grid street pattern had been laid out directly east of Garrison Creek. Garrison Street (later renamed Mitchell Avenue) was not shown on the map (Figure 7).

4.6 Mitchell Avenue Area History

James Lukin Robinson (1818-1894) had several houses built in the area in the 1850s.⁵⁴ Robinson was a lawyer by training but also engaged part-time in property development.⁵⁵ In 1856, Robinson bought approximately eight acres of land from Trinity College at an auction to build workers cottages. The original eight-acre parcel occupied the area south of Richmond Street, north of Adelaide Street, West of Tecumseth Street, and East of Niagara Street. The property was surveyed into lots by J.O. Browne, P.L.S., shortly before work began on what eventually came to be thirty-two semi-detached houses and eight or nine single ones.⁵⁶ The Properties were one of four semi-detached cottages built along the north side of Mitchell Avenue (Figure 8). The building plans "...may have come from either Kivas Tully or Cumberland & Storm, both of whom were working for Robinson on other jobs that year" but cannot be confirmed.⁵⁷

Development grew rapidly in the area through the 1800s with properties on larger lots (Figure 9). Infill development began in the later 1880s with continued growth of the City (Figure 10 and Figure 11). By 1913, only one lot was vacant in the immediate area of the Properties (Figure 12).

Archival images of the streetscape from the 1930s show significant deterioration of the buildings and today ten of the original sixteen properties have been lost (Figure 13 to Figure 20). As seen in the photos, additions had been made to the buildings and many were suffering structural issues by the late 1930s. The neighbouring area was composed of tightly packed houses with exterior living areas.

⁵² Joe Halstead, "Staff Report: Garrison Common North Area Study Attachment 2 – Garrison Common North Area Study (Historical Overview)," prepared for Toronto Preservation Board, March 7, 2005, accessed March 22, 2021, <https://www.toronto.ca/legdocs/2005/agendas/committees/te/te050919/it011a.pdf>.

⁵³ Nathan Ng with the Friends of Fort York, "Fort York and Garrison Common Maps: The Military Reserve," accessed March 22, 2021, <http://fortyorkmaps.blogspot.com/2013/01/the-military-reserve.html>.

⁵⁴ Fife and Drum, "Garrison Common History: The Robinson Cottages," *The Fife and Drum Newsletter of the Friends of Fort York and Garrison Commons* 9, no. 1, 2005, accessed March 22, 2021, <https://www.fortyork.ca/images/newsletters/fife-and-drum-2005/fife-and-drum-jan-2005.pdf>, 2.

⁵⁵ Fife and Drum, "Garrison Common History: The Robinson Cottages," 2005, 2.

⁵⁶ Fife and Drum, "Garrison Common History: The Robinson Cottages," 2005, 2.

⁵⁷ Fife and Drum, "Garrison Common History: The Robinson Cottages," 2005, 2.

Aerial images from 1959 and 1969 show the streetscape remained relatively unchanged throughout the 20th century (Figure 21). Aerial images from 2019 suggest that development on the north side of Mitchell Avenue remains residential in nature (Figure 2).



Legend

Properties

1818, 1827, 1834, 1846, and 1851 historic maps showing the Properties

Punia Group

LHC0163

Cultural Heritage Assessment
40-44 Mitchell Avenue, City of Toronto, Ontario

NOTE(S)

1. All locations are approximate.

2021-04-08

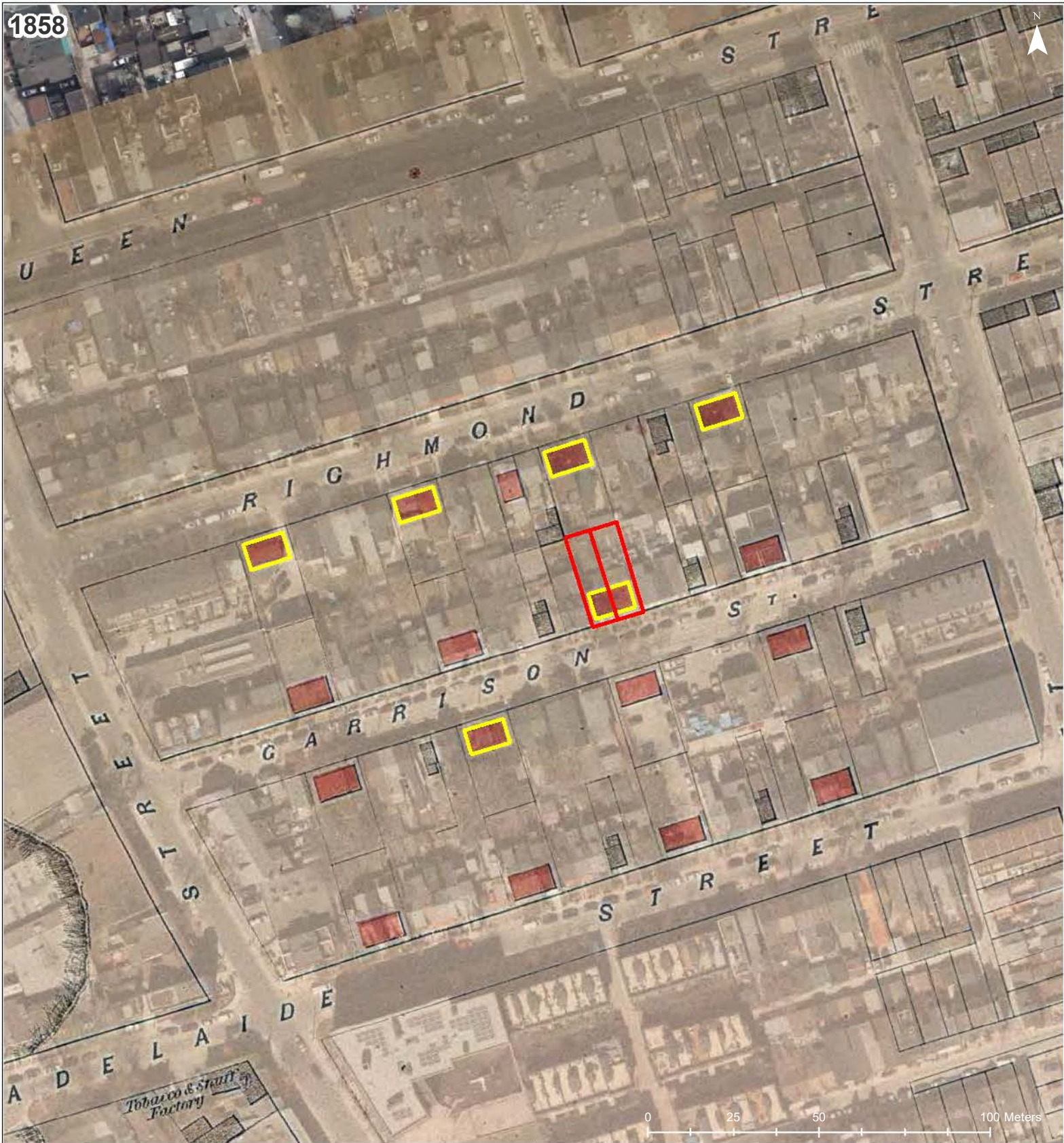
LHC

JG

7

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4. Gray, C.G. Toronto, C.W. *Sketch shewing the Harbour and Ordnance Property, with the Encroachments on the latter coloured yellow*, 1846, Digitized map, Scale 1:9,504, University of Toronto, Map and Data Library, Accessed March 23, 2021, <https://maps.library.utoronto.ca/datapub/digital/NG/FY/1846Gray.TorontoReserve.jpg>
5. Dennis, J. Stoughton and Sanford A. Fleming, *Topographical plan of the City of Toronto, in the province of Canada*, Toronto Public Library, Digitized Map, Scale 1:9,504, Call Number T1851/4Mlrq, Toronto: Hugh Scobie, 1851, Accessed March 22, 2021. <https://static.torontopubliclibrary.ca/da/images/LC/maps-r-19.jpg>



Legend

- Properties
- Surviving sets of semi-detached houses, built by Robinson

NOTE(S)

1. All locations are approximate.
2. Property parcels have been adjusted to match the footprint of the buildings on the properties.

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TITLE
Robinson Cottages in 1858 Boulton Map overlaid on contemporary aerial of Toronto

CLIENT
 Punia Group

PROJECT
 Cultural Heritage Assessment
 40-44 Mitchell Avenue, City of Toronto, Ontario

PROJECT NO. LHC0163

	YYYY-MM-DD	2021-04-14
	PREPARED	LHC
	DESIGNED	JG
	FIGURE #	8



Legend

 Properties

NOTE(S)
1. All locations are approximate.

REFERENCE(S)
1. P.A. Gross, Office of the Minister of Agriculture, Birds-Eye View of Toronto, 1876, 1876, Call number G 3524.T61 A3 1876, Digitized Map, from The University of Toronto, Map and Data Library Scanned Maps, accessed March 23, 2021, <https://maps.library.utoronto.ca/datapub/digital/bev1876.jpg>
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TITLE
Birds-Eye View of Toronto from 1876 showing the Properties

CLIENT
Punia Group

PROJECT
Cultural Heritage Assessment
40-44 Mitchell Avenue, City of Toronto, Ontario

PROJECT NO. LHC0163

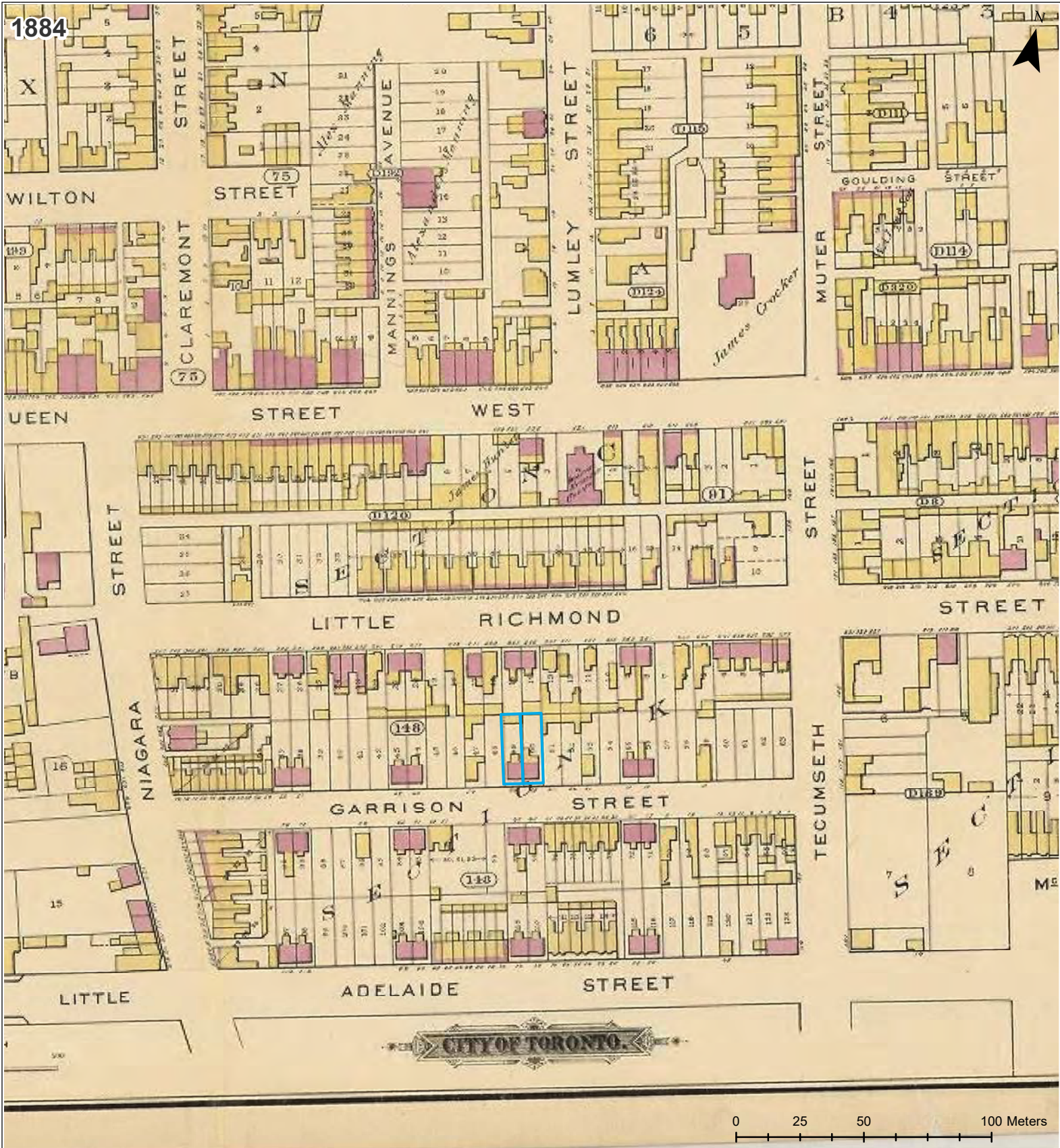
CONSULTANT YYYY-MM-DD 2021-03-25



PREPARED LHC

DESIGNED JG

FIGURE # **9**



Legend
 Properties

TITLE
 Fire Insurance Plans from 1884 showing the Properties
 Punia Group

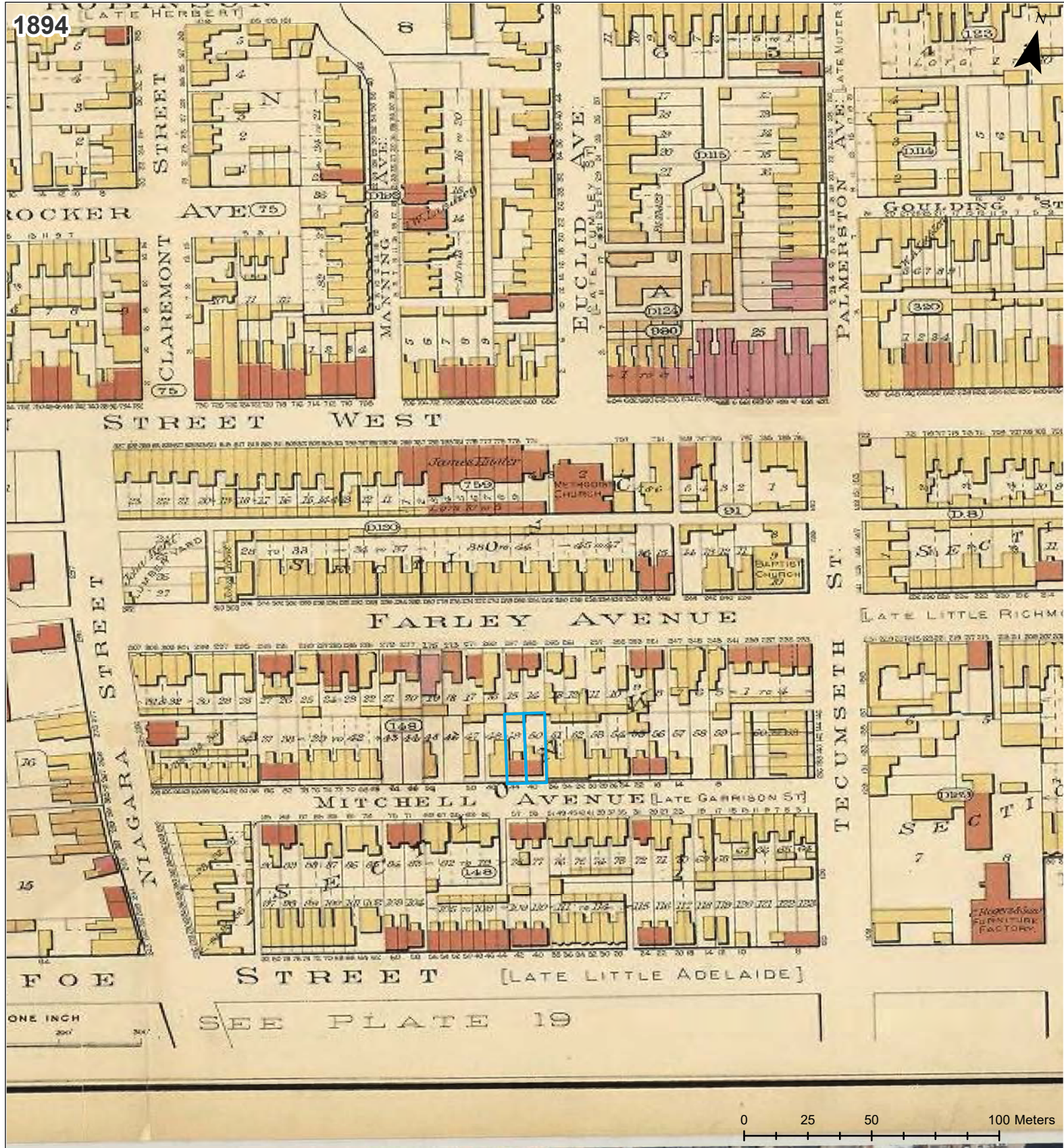
NOTE(S)
 1. All locations are approximate.
 2. Property parcels have been adjusted to match the footprint of the buildings on the properties.

References
 1. Chas E. Goad, civil engineer in the Office of the Minister of Agriculture, at Ottawa. *Insurance Plan of the City of Toronto, 1884*, Digitized Map, Plate 17, Scale 1:1,200, in City of Toronto Archives, Fire Insurance Plans 1884, accessed March 19, 2021, http://jpeg2000.eloquent-systems.com/toronto.html?image=goads_atlas/1884/g1884_pl0017.jp2
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Cultural Heritage Assessment
 40-44 Mitchell Avenue, City of Toronto, Ontario

	YYYY-MM-DD	2021-03-25
	PREPARED	LHC
	DESIGNED	JG
	FIGURE #	10

LHC0163



Legend

Properties

TITLE
Fire Insurance Plans from 1894 showing the Properties

Punia Group

LHC0163

Cultural Heritage Assessment
40-44 Mitchell Avenue, City of Toronto, Ontario

NOTE(S)
1. All locations are approximate.
2. Property parcels have been adjusted to match the footprint of the buildings on the properties.

References
1. Chas. E. Goad, Civil Engineer in the Office of the Minister of Agriculture, at Ottawa, *Insurance Plan of the City of Toronto*, 1890; rev. 1894, Digitized Map, Plate 17, Scale 1:1,200, in City of Toronto Archives, Fire Insurance Plans 1894, accessed March 19, 2021, http://peg2000.eloquent-systems.com/toronto.html?image=goads_atlas/1890_1894/g1890_1894_pl0017.jp2
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YYYY-MM-DD	2021-03-25
PREPARED	LHC
DESIGNED	JG
FIGURE #	11

1913



Legend
 Properties

TITLE
Fire Insurance Plans from 1913 showing the Properties
 Punia Group

NOTE(S)
 1. All locations are approximate.
 2. Property parcels have been adjusted to match the footprint of the buildings on the properties.

Cultural Heritage Assessment
 40-44 Mitchell Avenue, City of Toronto, Ontario

References
 1. Chas. E. Goad Company, *Atlas of City of Toronto*, 1913, Tile Layer by *arcgis_content_historical* as a part of Living Atlas, Esri Curated Content, from the Toronto Public Library, Library and Archives Canada, and City of Toronto Archives, accessed March 23, 2021, <https://www.arcgis.com/home/webmap/viewer.html?useExisting=1&layers=9ff1c100a0eb4047955ad5d839987df>
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	YYYY-MM-DD	2021-03-25
	PREPARED	LHC
	DESIGNED	JG
	FIGURE #	12

LHC0163



Figure 13: Façade of 43-45 Mitchell Avenue in 1936⁵⁸



Figure 14: Rear of 43-45 Mitchell Avenue in 1936 across from 40 and 44 Mitchell Avenue⁵⁹

⁵⁸ City of Toronto Archives, Fonds 200, Series 372, Subseries 33, Item 555.

⁵⁹ City of Toronto Archives, Fonds 200, Series 372, Subseries 33, Item 555.



Figure 15: 5-11 Mitchell Avenue in 1936⁶⁰



Figure 16: Façade of 63-65 Mitchell Avenue in 1936⁶¹

⁶⁰ City of Toronto Archives, Fonds 200, Series 372, Subseries 33, Item 554.

⁶¹ City of Toronto Archives, Fonds 200, Series 372, Subseries 33, Item 30.



Figure 17: Rear of 63-65 Mitchell Avenue in 1936⁶²



Figure 18: 761-765 Richmond Street West in 1937⁶³

⁶² City of Toronto Archives, Fonds 200, Series 372, Subseries 33, Item 29.

⁶³ City of Toronto Archives, Fonds 200, Series 372, Subseries 33, Item 118.



Figure 19: 712 Adelaide Street West in 1936⁶⁴



Figure 20: Rear 5, 7, 9, and 11 Mitchell Avenue 1936⁶⁵

⁶⁴ City of Toronto Archives, Fonds 200, Series 372, Subseries 33, Item 32.

⁶⁵ City of Toronto Archives, Fonds 200, Series 372, Subseries 33, Item 47.

1959

1969



Legend

 Properties

NOTE(S)
 1. All locations are approximate.
 2. Property parcels have been adjusted to match the the footprint of the buildings on the properties.

REFERENCE(S)
 1. National Air Photo Library, 1959, Scale 1:12,000, A16446 2W photo 010, scanned and georeferenced by the Maps, Data and Government Information Centre at Trent University, © Her Majesty the Queen in Right of Canada, 1959.
 2. National Air Photo Library, 1969, Scale 1:30,000, A19505 23E photo 095, scanned and georeferenced by the Maps, Data and Government Information Centre at Trent University, © Her Majesty the Queen in Right of Canada, 1969.
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1959 and 1969 aerial photographs showing the Properties

Punia Group

LHC0163

Cultural Heritage Assessment
40-44 Mitchell Avenue, City of Toronto, Ontario

2021-03-26



LHC

JG

4.7 40 Mitchell Avenue Property History

An ownership table from 1861 to 1969 was compiled using digital Toronto City Directories from the *Toronto Public Library*. Sources have been listed in Appendix C.

Table 3: 40 Mitchell Avenue Property Ownership

Years of Ownership	Owner
1859 – 1861	Catherine and John McLennan (engineer)
1862 – 1864	James Flynn (brakesman)
1866	Vacant
1867 – 1869	John Jackson (labourer)
1871 – 1875	John McCarthy, (labourer and drain digger)
1876 – 1885	Solomon Philips (planing machinist), Charlotte Philips (caretaker for the Niagara Street School), and seven children
1886 – 1888	Mrs. E. Lister
1889	Thomas Cassidy
1890	Peter Shepard
1891 – 1892	Patrick Harte
1893	Mrs. Caroline Scott
1894	Mrs. Isabel Shuttleworth
1895	McNally Michael
1896 – 1897	James Curley
1899	Mrs. Annie Hooper
1900	James Hooper
1901 – 1902	George Gallagher
1903	Arsene A. Defoe
1904	Albert J. Burns
1905 – 1913	James Carroll

Years of Ownership	Owner
1914 – 1915	Eliza Carroll (dressmaker)
1916 – 1920	Michl Murphy
1921 – 1923	Sydney Osbourne
1924 – 1925	Harry Newberry
1926 – 1928	James Hyland
1929	Alex McKenzie
1930 – 1933	Peter Pittao
1934	James Walsh
1935 – 1939	William Sulewski
1940 – 1950	Joseph Cachia (labourer), Samuel Cachia (machinist) and Mrs. Samuel Cachia
1951 – 1969	William Suchynsny

Ownership of the Property is defined by short term occupancy mostly by people working in the labour field.

According to the City of Toronto's building permit records, permits were issued in the 1940s to permit the construction of a rear addition.⁶⁶ Permits were issued in the 1980s for interior renovations.⁶⁷ Basement renovations were approved in 1988.⁶⁸ Over time the house has been modified by changes to the exterior cladding, extending the roof over the front porch, and upgrading windows.

⁶⁶ City of Toronto Building Permits: 78963, 80955, 161262, 275514.

⁶⁷ City of Toronto Building Permits: 78963, 80955, 161262, 275514.

⁶⁸ City of Toronto Building Permits: 78963, 80955, 161262, 275514.

4.8 44 Mitchell Avenue Property History

An ownership table from 1861 to 1969 was compiled using digital Toronto City Directories from the *Toronto Public Library*. Sources have been listed in Appendix C.

Table 4: 44 Mitchell Avenue Property Ownership

Years of Ownership	Owner
1859	William Gowdy (labourer)
1861	John McKimmie (switchman G.T.R.) and William Brady (labourer)
1862 – 1863	James Kelly (labourer)
1864 – 1866	James Stanley
1867 – 1871	William Gourlay (stonecutter)
1872	Francis Fizzard (labourer)
1873	Phillip Pezet (labourer)
1874	William Hezet (painter)
1875	Unoccupied
1876 – 1880	James Murphy (labourer)
1881	Ed Juby (blacksmith)
1882	Jno Turner
1883	Solomon Philips
1884	Mrs. Eliza Cook
1885	William Harris
1889	Samuel Griggs
1890	John McCready
1891 – 1892	Caroline Harley (nurse)
1893 – 1894	Joseph Clark Mrs. M. Clark (dressmaker)
1895	John McCarthy

Years of Ownership	Owner
1896 – 1900	Thomas McInerney
1901	Charles B. Terry
1902	Peter Driscoll
1903 – 1906	Henry McGee
1907	Alska Kulha
1908	Finland Society Hall
1910	Emil Kingelin
1911 – 1922	Finland Society Hall
1923	Mrs. Deilda Galson
1924 – 1928	Finnish Presbyterian Church
1929 – 1931	Toronto New Bread Co.
1933 – 1938	Toronto Workers Co-operative Co. Ltd. bakery
1939	Vacant
1940	Michael Poeliones (wood finisher)
1945	Vacant
1946 – 1955	Melbourne Fulford
1957 – 1969	Harold and Violet Allen

Ownership of the Property is defined by short term occupancy by people working in the labour field. One of the longest occupancies was by the Finnish Society and Finnish Presbyterian Church from 1908 to 1928. Caretakers are identified in various years, suggesting that it might have been used as a place of gathering, or to house associated members during this time. In 1909, the Hall was used by the Finnish Presbyterian Church as a young congregation for young female domestic workers.⁶⁹ They would hold events like English lessons, youth clubs, and the Women's Auxiliary in the Property.⁷⁰ It is unknown how long this use continued.

⁶⁹ Roberto Perin, *The Many Rooms of this House: Diversity in Toronto's Places of Worship Since 1840*, (University of Toronto Press: Toronto, ON, 2017), 74.

⁷⁰ Perin, *The Many Rooms of this House*, 74.

Another notable owner was the Toronto New Bread Company (1929 – 1931) which became the Toronto Workers Co-operative Co. Ltd. (1932 – 1938). According to the 1934 Toronto Centennial City Directory, the Toronto Workers Co-operative Co. Ltd. was headquartered at 480 Dundas Street with branches throughout the city.⁷¹ It is unknown how the Toronto Workers Co-operative used the Property and its level of significance as a branch.

According to the City of Toronto's building permit records, permits were issued in the 1940s to permit the construction of a rear addition which would replace an earlier addition.⁷² The original addition appears have been made between 1903 and 1913 (Figure 26). Permits were then issued in the 1980s for interior renovations.⁷³ Basement renovations were approved in 1988.⁷⁴ Over time the house has been modified by changes to the exterior cladding, construction of the shed style roof, and upgrading windows.

⁷¹ Toronto Centennial City Directory. 1934. Volume LIX. Might Directories Limited, Wisconsin Historical Society, <https://content.wisconsinhistory.org/digital/collection/ladr/id/10762>, 2203.

⁷² City of Toronto Building Permits: 78963, 80955, 161262, 275514.

⁷³ City of Toronto Building Permits: 78963, 80955, 161262, 275514.

⁷⁴ City of Toronto Building Permits: 78963, 80955, 161262, 275514.

5.0 EXISTING CONDITIONS

5.1 Properties Location

The Properties municipally known as 40 and 44 Mitchell Avenue occupy two rectangular residential lots measuring approximately 27 m long by 12 m wide. They are accessed from Mitchell Avenue in the Spadina-Fort York Ward in the City of Toronto. They are located to the south of Richmond Street West, east of Niagara Street, west of Tecumseth Street and north of Adelaide Street West. The Properties are legally described as Part of Lot 49 and Lot 50, Registered Plan 148 City of Toronto.

5.2 Surrounding Context

The Properties are in a residential area along Mitchell Avenue bounded by Tecumseth Street and Niagara Street. Mitchell Avenue is a residential road with sidewalks on both sides. Buildings on the street are from one to three stories high and are in a variety of architectural styles (Figure 22 and Figure 23). A fenced parking lot is across from the Properties (Figure 24). Six sets of semi-detached houses, built by Robinson, are found in the area along Mitchell Avenue and Richmond Street West within 100 metres of the Properties (Figure 25 and Figure 26). Infill, additions, and replacement structures are common in the area. Appendix B includes a comparison and summary of alterations to the houses.



Figure 22: View east of Mitchell Avenue



Figure 23: View west of Mitchell Avenue



Figure 24: View south across Mitchell Avenue



Figure 25: 71-75 Mitchell Avenue



Figure 26: 719-721 Richmond Street West share a rear property boundary with the Properties


5.3 Adjacent and Nearby Heritage Properties

The Properties are adjacent to other properties *listed* on the City of Toronto’s Heritage Register. The Toronto *OP* defines adjacent as:

...those lands adjoining a property on the Heritage Register or lands that are directly across from and near to a property on the Heritage Register and separated by land used as a private or public road, highway, street, lane, trail, right-of-way, walkway, green space, park and/or easement, or an intersection of any of these; whose location has the potential to have an impact on a property on the heritage register; or as otherwise defined in a Heritage Conservation District Plan adopted by by-law.⁷⁵

Using this definition, the Properties are adjacent to the *listed* properties at 719-721 Richmond Street West, with which they share a rear property boundary. The properties at 71-75 Mitchell Avenue are separated by a road and are approximately 50 metres and four lots west of the Properties and, thus, are not considered adjacent (Figure 27 and Table 5). Four additional *listed* properties are within 100 metres of the Properties and are not consider adjacent based on the City’s definition (Figure 27 and Table 6).

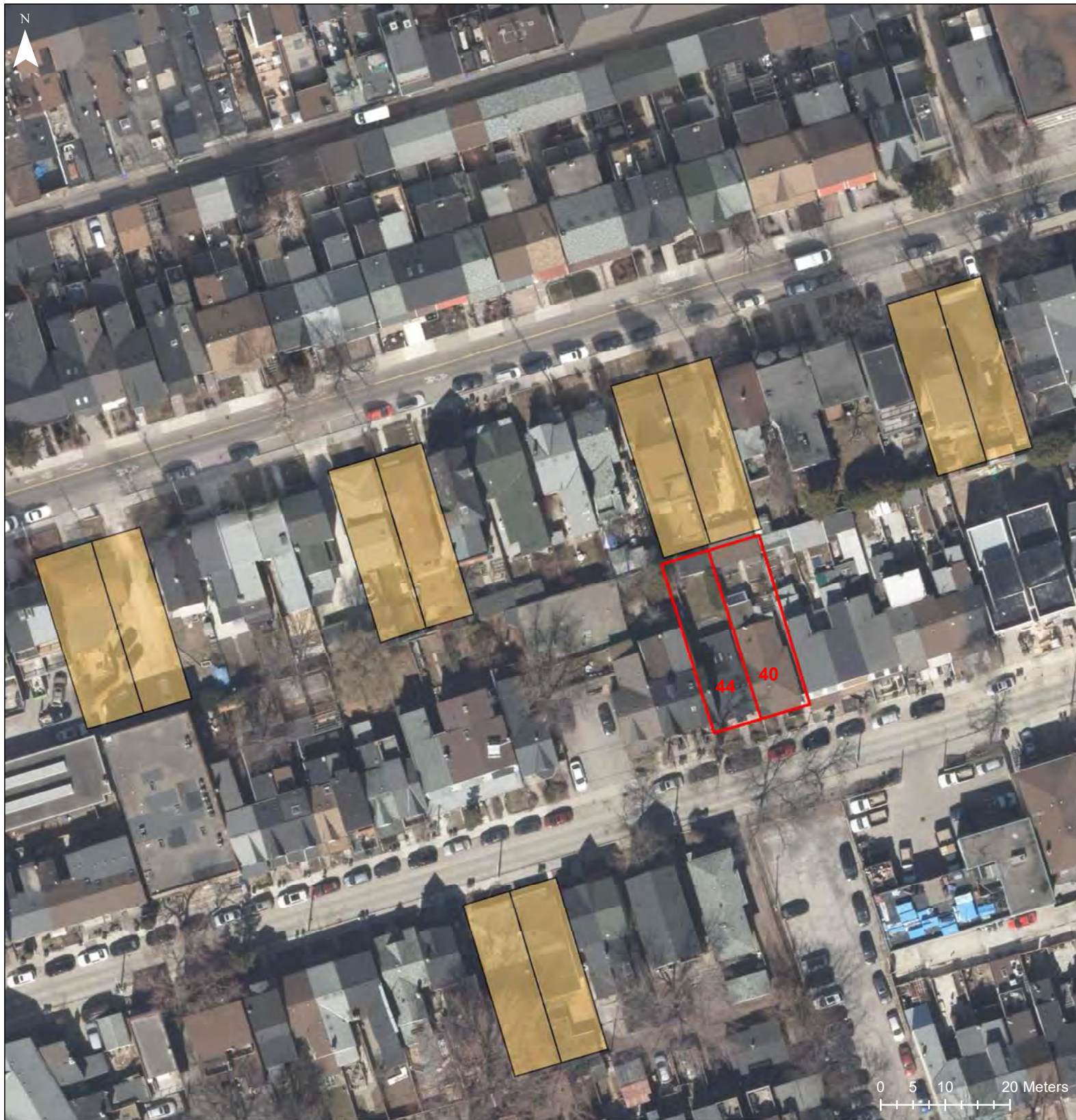
Table 5: Adjacent Heritage Properties

Address	Recognition	Adjacency	Photo
719-721 Richmond Street West	Listed Inclusion adopted by City Council on June 14, 15, 16, 2005	Adjacent Share a property boundary	

⁷⁵ City of Toronto, “Toronto Official Plan,” 2019, Section 3.

Table 6: Nearby Heritage Properties

Address	Recognition	Adjacency	Photo
<p>71-75 Mitchell Avenue</p>	<p>Listed Inclusion adopted by City Council on July 18, 2019.</p>	<p>Not adjacent</p>	
<p>703-705 Richmond Street West</p>	<p>Listed Inclusion adopted by City Council on June 14, 15, 16, 2005</p>	<p>Not adjacent</p>	
<p>735-737 Richmond Street West</p>	<p>Listed Adopted by City Council on July 18, 2019.</p>	<p>Not adjacent</p>	
<p>753-755 Richmond Street West</p>	<p>Listed Heritage Evaluation for Listing by Dolores Borkowski on June 12, 2017. City Council included 753 and 755 Richmond Street West on the Heritage Inventory on July 18, 2019.</p>	<p>Not adjacent</p>	



Legend

- Properties
- 'Listed' Property Under Section 27 of the *Ontario Heritage Act*

NOTE(S)
 1. All locations are approximate.
 2. Property parcels have been adjusted to match the footprint of the buildings on the properties.

REFERENCE(S)
 1. City of Toronto Open Data, *Property Boundaries*, accessed January 11, 2021, <https://open.toronto.ca/dataset/property-boundaries/>
 2. Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community.
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TITLE Heritage Properties Adjacent to 40 and 44 Mitchell Avenue	
CLIENT Punia Group	
PROJECT Cultural Heritage Assessment 40-44 Mitchell Avenue, City of Toronto, Ontario	PROJECT NO. LHC0163
CONSULTANT	YYYY-MM-DD 2021-03-30

	PREPARED	LHC
	DESIGNED	JG
	FIGURE #	27

5.4 40 Mitchell Avenue Existing Conditions

The Property is a rectangular lot facing Mitchell Avenue with a house setback approximately 2 m from the street approximately 18 m long by 6 m wide (Figure 28). The front yard is landscaped with hedges, shrubs, and small coniferous trees. The back yard has greenspace between the main building and outbuildings. There are two sheds in the back yard against the rear property line (Figure 29).

The house is a rectangular semi-detached single-storey building with a full below-ground basement. The foundation material cannot be determined. Exterior walls are constructed of brick laid in a stretcher bond pattern with a façade clad in a manufactured stone veneer of thin, beige, grey, yellow, and orange bricks and grey vinyl siding along their rear and side elevations (Figure 31). The combined house has a hip roof with brown asphalt shingles and an extension over the front porch at 40 Mitchell Avenue.

Two rectangular fixed frame over horizontal sliding window are found on the façade. They have vinyl trim and stone sills on either side of the front entrance (Figure 32). The front door is in the centre of the façade with a single leaf vinyl and glass storm door in front of a wood panel door. A transom above the front door has a diamond-pane glass pattern (Figure 33).

The front porch spans the width of this half of the building. It is concrete with four wood posts supporting the roof overhang and the porch includes a low metal railing behind the front garden (Figure 32). A metal fence in the same style was the porch railing borders the front yard. A concrete stair descends from the right side of the porch to a basement apartment (Figure 34).



Figure 28: View northeast of façade, 40 Mitchell Avenue on the right



Figure 29: View north of 40 Mitchell Avenue yard shed



Figure 30: View south of 40 Mitchell Avenue shed



Figure 31: View east of 40 Mitchell Avenue front façade cladding



Figure 32: View north of 40 Mitchell Avenue windows and porch



Figure 33: View north of 40 Mitchell Avenue main entrance door



Figure 34: View of stairs down to 40 Mitchell Avenue basement

5.5 44 Mitchell Avenue Existing Conditions

The Property is a rectangular lot facing Mitchell Avenue with a house setback approximately 2 m from the street approximately 13 m long by 6 m wide (Figure 35). The front yard is landscaped with hedges, shrubs, and small coniferous trees. The back yard has with greenspace and a patio.

The house is a rectangular semi-detached single-storey building. The exterior walls are constructed of brick laid in a stretcher bond pattern which has been painted grey (Figure 36). The house has grey vinyl siding along their rear and side elevations (Figure 37). The combined house has a hip roof with black asphalt shingles at 44 Mitchell Avenue.

Two rectangular fixed frame over horizontal sliding window with brick voussoirs are on the façade. They have vinyl trim and are on either side of the front entrance (Figure 38). A third small window with segmental arch, brick voussoirs, and a brick sill is next to –right of—the front door. The small window has a fixed pane. The front door is in the center of the façade with a single leaf aluminum and glass storm door and wood panel door. A shed style roof supported on brackets extends above the main entrance (Figure 39).



Figure 35: View northeast of façade, 44 Mitchell Avenue on the left



Figure 36: View of 44 Mitchell Avenue brick



Figure 37: View east of exterior vinyl siding from 44 Mitchell Avenue backyard



Figure 38: View north of 44 Mitchell Avenue windows and door



Figure 39: View north of 44 Mitchell Avenue shed style roof

5.6 Properties' Heritage Recognition

The City presented a Report for Action to the Toronto Preservation Board on 12 June 2019 concerning inclusion the Properties' inclusion on the Heritage Register and notice of intention to designate.⁷⁶ City Council adopted the motion in July 2019:

4. City Council include the properties at 40-44 Mitchell Avenue on the City of Toronto's Heritage Register and state its intention to designate the properties under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 40-44 Mitchell Avenue (Reasons for Designation) attached as Attachment 6 to the report (June 12, 2019) from the Senior Manager, Heritage Preservation Services.
5. If there are no objections to the designation of the properties at 40-44 Mitchell Avenue, 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.
6. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
7. If the designation is 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 City Council's decision on the designation of the property.⁷⁷

A Notice of Intention to Designate was published on 10 October 2019.⁷⁸ The Properties are near other heritage properties identified as "Robinson Cottages" by the City. All six of the remaining semi-detached houses built by Robinson have been *listed* but only 40 and 44 Mitchell Avenue have been recommended for designation. The follow verbatim quotes were taken from the City's June 2019 Report for Action.

The buildings are known historically as the Robinson Cottages for the man who commissioned them, as well as the Garrison Common Cottages for their location on the former Military Reserve lands east of Garrison Creek (where Mitchell Avenue was known earlier as Garrison Street). With the two pairs of cottages at 703-705 and 719- 721 Richmond Street West, which were built at the same time and were listed on the Heritage Register in 2005, they form an important collection and are the last surviving examples of the original group of 16 cottages in the Niagara Street Neighbourhood.⁷⁹

⁷⁶ City of Toronto Heritage Preservation Services, "Inclusion on the City of Toronto's Heritage Register - 40-44 and 71-75 Mitchell Avenue and 735-737 and 753-755 Richmond Street West, and Intention to Designate Under Part IV, Section 29, *Ontario Heritage Act* - 40-44 Mitchell Avenue," Report for Action to Toronto Preservation Board, June 12, 2019, <https://www.toronto.ca/legdocs/mmis/2019/pb/bgrd/backgroundfile-134684.pdf>, 4.

⁷⁷ City of Toronto, "City Council Routine Matters - Meeting 9," July 16, 17 and 18, 2019, <http://app.toronto.ca/tmmis/viewPublishedReport.do?function=getCouncilMinutesReport&meetingId=15355, Item 25a>.

⁷⁸ City of Toronto, "40-44 Mitchell Avenue Notice of Intention to Designate," Ontario Heritage Trust, October 10, 2019, <https://www.heritagetrust.on.ca/en/oha/details/file?id=12518>.

⁷⁹ Heritage Preservation Services, "Inclusion on the City of Toronto's Heritage Register," 2019, 1.

The City's Report for Action summarized the "Robinson Cottage" background as follows:

The identification of the Robinson Cottages, also known as the Garrison Common Cottages, dates back to 1991, when the former Toronto Historical Board (as the municipal heritage committee for the City of Toronto prior to amalgamation in 1998), commissioned the Garrison Common Survey for the former Military Reserve lands in the area south of Queen Street West, between Bathurst and Dufferin streets. The survey identified potential heritage properties, including the seven pairs of semidetached cottages that remained at that time. Additional information about the properties was compiled by local historian Stephen A. Otto, who published his findings in the January 2005 issue of *The Fife and Drum*: <https://www.fortyork.ca/images/newsletters/fife-and-drum-2005/fife-and-drum-jan2005.pdf>. That same year, as part of the Garrison Common North Area Study of potential heritage properties, the two pairs of cottages at 703-705 and 719-721 Richmond Street West were included on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register).

In April 2018, the owners of the properties at 40-44 Mitchell Avenue submitted a Committee of Adjustment application for a minor variance to replace the pair of single storey semi-detached house form buildings with three 4-storey town houses. At the request of Heritage Preservation Services, the Committee of Adjustment deferred the matter for six months to enable staff to research and evaluate the subject properties. These properties, along with the neighbouring sites at 71-75 Mitchell Avenue and 735- 737 and 753-755 Richmond Street West were nominated for inclusion on the City's Heritage Register in 2017 by local residents, who also formed a Face Book group dedicated to their preservation: <https://www.facebook.com/Save-The-GarrisonCommon-Cottages-1700966533531818/>.

Located in the area southeast of Queen Street West and Niagara Street, the properties at 40-44 and 71-75 Mitchell Avenue and 735-737 and 753-755 Richmond Street West contain four pairs of single-storey semi-detached houses that, with the listed heritage properties at 703-705 and 719-721 Richmond Street West, are the last surviving example of the original 16 pairs of workers' cottages completed in 1858 by James Lukin Robinson on the former Military lands east of Garrison Creek. Collectively and known historically as the Robinson Cottages or Garrison Common Cottages, this collection represents a rare surviving typology in the city that contributes to the character of the Niagara Street neighbourhood where they are historically and visually linked to their settings.⁸⁰

Based on the Report for Action for all of the semi-detached houses built by Robinson in this area, the City prepared one Statement of Significance for 40 and 44 Mitchell Avenue which has been included in Section 6.0 of this CHER. The pair of cottages at 40 and 44 Mitchell Avenue were the only properties recommended for designation by the Report for Action.

⁸⁰ Heritage Preservation Services, "Inclusion on the City of Toronto's Heritage Register," 2019, 4.

6.0 EVALUATION

6.1 City of Toronto Statement of Significance (Reasons for Designation)

As discussed in Section 5.6 of this CHER, the City prepared one Statement of Significance for 40 and 44 Mitchell Avenue as part of its Report for Action on 12 June 2019.⁸¹ The pair of cottages at 40 and 44 Mitchell Avenue were the only properties recommended for designation by the Report for Action. The Statement has been included verbatim for reference.

The properties at 40-44 Mitchell Avenue are worthy of inclusion on the City of Toronto's Heritage Register and designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, under all three categories of design, associative and contextual value.

Description

Located on the north side of the street, the properties contain a pair of single-storey semi-detached house form buildings that were among the 16 pairs of workers' cottages completed in 1858 on the subdivision developed by solicitor and realtor James Lukin Robinson on the former Military Reserve lands east of Garrison Creek that were also known as the Garrison Common. Today, six pairs of the original cottages remain on Mitchell Avenue and Richmond Street West, including those at 703-705 and 719-719 Richmond that were listed on the City of Toronto's Heritage Register in 2005, and the subject properties at 40-44 Mitchell Avenue.

Statement of Significance

The properties at 40-44 Mitchell Avenue have design value as a pair of single-storey semi-detached workers' cottages that are rare early surviving examples of this typology in Toronto. They are part of the extant collection of six of the original 16 pairs that were completed in 1858 when Boulton illustrated them on the first fire insurance atlas covering the city. The semi-detached houses feature the near-square plans, low hipped roofs and symmetrical placement of the door and window openings inspired by the bungalow that originated in India, which influenced the early-19th century Regency Cottage and, on a more modest scale, the vernacular workers' cottage. The Robinson Cottages, also known as the Garrison Common Cottages, at 40-44 Mitchell Avenue contribute to the historical development and evolution of the Niagara Street neighbourhood that occupies part of the acreage set aside for military purposes after the founding of York (Toronto) in the late 18th century. In 1834, with the westward expansion of the newly incorporated City of Toronto and the desire to fund additional military installations in defence of the community, land in the Military Reserve east of Garrison Creek was identified for development. On Garrison Common, the tract southeast of present-day Queen and Niagara streets where the subject properties are found was granted in the mid-1840s to the Society for the Propagation of the Gospel in Foreign Parts, an Anglican missionary organization, which did not develop the land. A decade later,

⁸¹ Heritage Preservation Services, "Inclusion on the City of Toronto's Heritage Register," 2019, 18-19.

James Lukin Robinson, a prolific local developer and realtor, who was also a solicitor and member of a famous Toronto family, registered a residential subdivision where he commissioned 16 pairs of brick cottages that were in place when Boulton's Atlas was published in 1858. The original occupants included tradespeople, as well as workers for the inaugural steam railways that transformed Toronto in the mid-19th century. The properties at 71-75 Mitchell Avenue [sic] are important reminders of the origins of the Niagara Street neighbourhood.

Contextually, the properties at 40-44 Mitchell Avenue are part of the collection of surviving workers' cottages on Mitchell Avenue and Richmond Street West that were among the first residential buildings constructed in the area where they define, support and maintain the historical character of the Niagara Street neighbourhood south of Queen Street West. The Robinson Cottages at 40-44 Mitchell Avenue are also historically, visually and physically linked to their original settings where they were laid out in relation to the other pairs of semi-detached cottages on Mitchell Avenue and Richmond and Adelaide streets, of which six pairs (including the subject properties) remain today.

Heritage Attributes

The heritage attributes of the Robinson Cottages (also known as the Garrison Common Cottages) at 40-44 Mitchell Avenue are:

- The setback, placement and orientation of the pair of semi-detached buildings on the north side of the street between Tecumseth and Niagara streets
- The scale, form and massing of the single-storey rectangular-shaped plans
- The hipped roofs covering the buildings (the central chimney has been removed)
- The materials (the brick on 40 Mitchell has been covered)
- On the principal (south) elevation of each building, the symmetrical organization with the central entrance in the flat-headed surround with the transom flanked by single window openings (the window openings on 44 Mitchell have been changed)⁸²

⁸² Heritage Preservation Services, "Inclusion on the City of Toronto's Heritage Register," 2019, 18-19.

6.2 LHC O. Reg. 9/06 Evaluation and Proposed Statement of Cultural Heritage Value or Interest

LHC has evaluated 40 and 44 Mitchell Avenue individually against the nine criteria outlined in O.Reg. 9/06 in Table 7 and Table 8.

6.2.1 40 Mitchell Avenue

6.2.1.1 40 Mitchell Avenue Ontario Regulation 9/06 Evaluation

Table 7: Ontario Regulation 9/06 Criteria for 40 Mitchell Avenue

O. Reg. 9/06 Criteria	Meets Criteria (Yes/No)	Summary
1. The property has design value or physical value because it,		
i. is a rare, unique, representative, or early example of a style, type, expression, material, or construction method,	Yes	The Property is a representative example of a set of one-storey semi-detached houses built as worker's housing in 1858 by James Lukin Robinson. However, alterations including composite stone cladding, new windows and doors, and additions have removed most of the early architectural details of the house.
ii. displays a high degree of craftsmanship or artistic merit, or	No	The Property does not demonstrate a high degree of craftsmanship or artistic merit. It was built as expedient housing for a speculative market using common building techniques. Photos from the 1930s of other buildings built by Robinson illustrate poor construction and craftsmanship in the buildings (see Figure 29 to Figure 36).
iii. demonstrates a high degree of technical or scientific achievement.	No	The Property does not demonstrate a high degree of technical or scientific achievement. It was built as expedient housing for a speculative market using common building techniques. There is no evidence to suggest any scientific or technical achievement was necessary to build the building.
2. The property has historical value or associative value because it,		
i. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a	No	The Property is not associated with a theme, event, belief, person, activity, organization, or institution that is significant to a community.

O. Reg. 9/06 Criteria	Meets Criteria (Yes/No)	Summary
community,		
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	No	The Property does not yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	No	<p>The Property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.</p> <p>The Property is associated with James Lukin Robinson; however, Robinson does not appear to be notable in the community apart from his role as a developer. This subdivision of building lots for rent was a typical pattern of development at the time.</p>
3. The property has contextual value because it,		
i. is important in defining, maintaining, or supporting the character of an area,	No	<p>The Property is not important in defining, maintaining, or supporting the character of an area.</p> <p>Ongoing infill development and renovations throughout the twentieth century have changed the streetscape to consist of two-three storey townhouses and rowhouses. The evolution of the street has divided the remaining semi-detached houses built by Robinson so they no longer function as a cohesive grouping. Furthermore, changes to the architectural details of the remaining semi-detached houses have altered each one differently. They no longer appear as a single design. There are no attributes that could be protected to reinforce this historical link.</p>
ii. is physically, functionally, visually, or historically linked to its	Yes	The Property is historically linked to its surroundings due to its history as a semi-detached house built by Robinson.

O. Reg. 9/06 Criteria	Meets Criteria (Yes/No)	Summary
surroundings, or		The Property is not physically, functionally, or visually linked to its surroundings due to ongoing development in the area. The semi-detached houses no longer function as a cohesive grouping. There are no attributes that could be protected to reinforce this historical link.
iii. is a landmark.	No	The MHSTCI defines landmark “as a recognizable natural or human-made feature used for a point of reference that helps orienting in a familiar or unfamiliar environment; it may mark an event or development; it may be conspicuous.” Furthermore, landmarks “are usually memorable and easily discernable”. ⁸³ The Property does not meet any of these definitions.

6.2.1.2 40 Mitchell Avenue Proposed Statement of Cultural Heritage Value or Interest

Legal Description and Civic Address

- 40 Mitchell Avenue, Toronto, Ontario
- Part of Lot 49 and Lot 50, Registered Plan 148 City of Toronto

Description of Property

The Property is a rectangular lot facing Mitchell Avenue. The main building is setback approximately 2 m from the street and is approximately 18 m long by 6 m wide. The front yard is landscaped with hedges, shrubs, and small coniferous trees. The back yard has greenspace between the main building and outbuildings. There are two sheds in the back yard against the rear property line.

Summary of Cultural Heritage Value or Interest

The property municipally known as 40 Mitchell Avenue has cultural heritage value or interest for its design/physical value and contextual value.

The Property has design/physical value because it is a representative example of a set of one-storey semi-detached houses built as worker’s housing in 1858 by James Lukin Robinson.

The Property has contextual value because it is historically linked to its surroundings as one of the remaining semi-detached houses built by Robinson in the 1850s.

⁸³ Ministry of Heritage, Sport, Tourism and Culture Industries, 2014, 17.

Heritage Attributes

- The hip roof; and,
- The one-storey semi-detached form

6.2.2 44 Mitchell Avenue

6.2.2.1 44 Mitchell Avenue Ontario Regulation 9/06 Evaluation

Table 8: Ontario Regulation 9/06 Criteria for 44 Mitchell Avenue

O. Reg. 9/06 Criteria	Meets Criteria (Yes/No)	Summary
1. The property has design value or physical value because it,		
i. is a rare, unique, representative, or early example of a style, type, expression, material, or construction method,	Yes	The Property is a representative example of a set of one-storey semi-detached houses built as worker's housing in 1858 by James Lukin Robinson. The pattern of brick work and the location and composition of windows on the façade - as compared to the examples along Richmond Street - suggest that this cladding was replaced in its entirety during the 20 th century; possibly to revert a commercial storefront back to a more residential form. Additional alterations and additions have removed other early architectural details of the house.
ii. displays a high degree of craftsmanship or artistic merit, or	No	The Property does not demonstrate a high degree of craftsmanship or artistic merit. It was built as expedient housing for a speculative market using common building techniques. Photos from the 1930s of other buildings built by Robinson illustrate poor construction and craftsmanship in the buildings (see Figure 29 to Figure 36).
iii. demonstrates a high degree of technical or scientific achievement.	No	The Property does not demonstrate a high degree of technical or scientific achievement. It was built as expedient housing for a speculative market using common building techniques. There is no evidence to suggest any scientific or technical achievement was necessary to build the building.
2. The property has historical value or associative value because it,		

O. Reg. 9/06 Criteria	Meets Criteria (Yes/No)	Summary
i. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community,	Yes	<p>The Property has direct associations with an organization that is significant to a community.</p> <p>The Property was occupied by the Finnish Society and Finnish Presbyterian Church from 1908 to 1928. In 1909, the Hall was used by the Finnish Presbyterian Church as a young congregation for young female domestic workers. They would hold events like English lessons, youth clubs, and the Women’s Auxiliary in the Property. It is unknown how long this use continued.</p>
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	No	<p>The Property does not yield, or have the potential to yield, information that contributes to an understanding of a community or culture.</p>
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	No	<p>The Property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.</p> <p>The Property is associated with James Lukin Robinson; however, Robinson does not appear to be notable in the community apart from his role as a developer. This subdivision of building lots for rent was a typical pattern of development at the time.</p>
3. The property has contextual value because it,		
i. is important in defining, maintaining, or supporting the character of an area,	No	<p>The Property is not important in defining, maintaining, or supporting the character of an area.</p> <p>Ongoing infill development and renovations throughout the twentieth century have changed the streetscape to consist of two-three storey townhouses and rowhouses. The evolution of the street has divided the remaining semi-detached houses built by Robinson so they no</p>

O. Reg. 9/06 Criteria	Meets Criteria (Yes/No)	Summary
		longer function as a cohesive grouping. Furthermore, changes to the architectural details of the remaining semi-detached houses have altered each one differently. They no longer appear as a single design. There are no attributes that could be protected to reinforce this historical link.
ii. is physically, functionally, visually, or historically linked to its surroundings, or	Yes	The Property is historically linked to its surroundings due to its history as a semi-detached house built by Robinson. The Property is not physically, functionally, or visually linked to its surroundings due to ongoing development in the area. The semi-detached houses no longer function as a cohesive grouping. There are no attributes that could be protected to reinforce this historical link.
iii. is a landmark.	No	The MHSTCI defines landmark “as a recognizable natural or human-made feature used for a point of reference that helps orienting in a familiar or unfamiliar environment; it may mark an event or development; it may be conspicuous.” Furthermore, landmarks “are usually memorable and easily discernable”. ⁸⁴ The Property does not meet any of these definitions.

6.2.2.2 44 Mitchell Avenue Proposed Statement of Cultural Heritage Value or Interest

Legal Description and Civic Address

- 44 Mitchell Avenue, Toronto, Ontario
- Part of Lot 49 and Lot 50, Registered Plan 148 City of Toronto

Description of Property

The Property is on a rectangular lot facing Mitchell Avenue. The main building is setback approximately 2 m from Mitchell Avenue and is approximately 13 m long by 6 m wide. The front yard is landscaped with hedges, shrubs, and small coniferous trees. The back yard has with greenspace and a patio.

⁸⁴ Ministry of Heritage, Sport, Tourism and Culture Industries, 2014, 17.

Summary of Cultural Heritage Value or Interest

The property municipally known as 44 Mitchell Avenue has cultural heritage value or interest for its design/physical value, historical/associative value, and contextual value.

The Property has design/physical value because it is a representative example of a set of one-storey semi-detached houses built as worker's housing in 1858 by James Lukin Robinson.

The Property has historical/associative value due to its direct associations with an organization that is significant to a community. The Property was occupied by the Finnish Society and Finnish Presbyterian Church from 1908 to 1928. In 1909, the Hall was used by the Finnish Presbyterian Church as a young congregation for young female domestic workers. They would hold events like English lessons, youth clubs, and the Women's Auxiliary in the Property. It is unknown how long this use continued.

The Property has contextual value because it is historically linked to its surroundings as one of the remaining semi-detached houses built by Robinson in the 1850s.

Heritage Attributes

- The hip roof
- The one-storey semi-detached form

7.0 FINDINGS AND RECOMMENDATIONS

7.1 Findings

Based upon the foregoing analysis, it was found that 40 Mitchell Avenue meets criteria 1i and 3ii due to its design/physical value and contextual value. 44 Mitchell Avenue was found to meet criteria 1i, 2i, and 3ii of *O. Reg. 9/06* due to its design/physical value, historical/associative value, and contextual value.

7.2 Recommendations

Based upon the foregoing analysis, LHC found that 40 Mitchell Avenue meets criteria 1i and 3ii due to its design/physical value and contextual value. LHC found that 44 Mitchell Avenue meets criteria 1i, 2i, and 3ii of *O. Reg. 9/06* due to its design/physical value, historical/associative value, and contextual value.

Despite being eligible under Section 29, Part IV of the *OHA*, LHC does not recommend designations for 40 and 44 Mitchell Avenue. The Properties are representative of a set of one-storey semi-detached houses built as worker's housing in 1858 by James Lukin Robinson but alterations and additions have removed most of their architectural details except for the silhouette. This includes, in the case of 44 Mitchell Avenue, the pattern of brick work and the location and composition of windows on the façade which were likely altered when reverted from a commercial storefront back to a more residential form.

Ongoing infill, additions, and replacement have been common changes in the neighbourhood streetscape starting in the late 1870s — 20 years after the houses were originally built. Archival photographs from the 1930s show – even at that time - significant deterioration and alteration of the semi-detached houses built by Robinson. The evolution of the street has divided the remaining semi-detached houses (reduced from a set of sixteen to six) built by Robinson so they no longer function as a cohesive grouping. The strongest surviving component of the grouping is located along the south side of Richmond Street where a group of four remaining sets exists. Even within this group, the westernmost example is heavily altered. Furthermore, changes to the architectural details of the remaining semi-detached houses have occurred differently in each example. They no longer present with a uniform design.

8.0 SIGNATURES

We trust this report satisfies your current needs. Please contact the undersigned should you require any clarification or if additional information is identified that might have an influence on the findings of this report.



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Managing Principal, Senior Heritage Planner
LHC



Christienne Uchiyama, MA, CAHP
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Appendix A: Project Personnel

Marcus R. Létourneau, PhD, Dipl(PACS), MCIP, RPP, CAHP – Managing Principal, Senior Heritage Planner

Marcus Létourneau is the Managing Principal and Senior Heritage Planner for LHC, an Ontario-based heritage consultancy established in 2015. He is also an Adjunct Assistant Professor in the Department of Geography and Planning at Queen's University; and, both an Instructor and Contributing Associate for the Heritage Resources Centre at the University of Waterloo (where he teaches heritage planning). He co-teaches heritage planning at the Willowbank School of Restoration Arts, co-teaches the facilities management course for historic house museums for the Ontario Museum Association, and teaches a course called "*Heritage Planning for Practitioners*" at Algonquin College.

Marcus currently serves on the Board of Directors for the Heritage Resources Centre at the University of Waterloo and as Vice-Chair for the Township of Leeds and the Thousand Islands Municipal Heritage Committee. He is a member of the Friends of Springfield House Complex and is assisting with the development of a new Bachelor of Applied Science program in Built Heritage at Algonquin College. He is a professional member of the Canadian Institute of Planners (MCIP), a Registered Professional Planner with OPPI (RPP) and a full member of the Canadian Association of Heritage Professionals.

Marcus was previously the Manager for the Sustainability and Heritage Management Discipline Team (Ottawa/Kingston) and a Senior Cultural Heritage Specialist for Golder Associates Limited (2011-2015). His other positions included: serving as a contract professor at Carleton University in both the Department of Geography and Environmental Studies and School of Canadian Studies (Heritage Conservation); as the senior heritage planner for the City of Kingston (2004-2011) where he worked in both the Planning & Development and Cultural Services Departments; and, in various capacities at Queen's University at Kingston (2001-2007). He previously served on the Executive and Board of Directors for the Ontario Association of Heritage Professionals; on the Board of Directors for Community Heritage Ontario; on the Board of Directors of the Friends of the Rideau, and, on the Executive and Board of Directors for the Kingston Historical Society.

Marcus has a PhD in Cultural/Historical Geography (Queen's University); a MA in Cultural Geopolitics (University of Western Ontario); BA (Hons) in Geography with a History Minor (Queen's University); a Diploma in Peace and Conflict Studies (University of Waterloo); a Professional Certificate in Heritage Conservation Planning (University of Victoria); a Certificate in Museum Studies (Ontario Museum Association); and training in Marine/Foreshore Archaeology. In 2018, he completed UNESCO/ICCROM/WHITRAP training in China on impact assessments for heritage.

Marcus brings over 20 years of experience to his practice, which is particularly focused on heritage legislation, process, and heritage planning. He has been involved in over 225 projects either as the project manager or as the senior heritage planner. He has been qualified as an expert heritage witness at the former OMB/LPAT (heritage planning with a specialization in cultural heritage landscapes; land use planning; and, heritage conservation), CRB (cultural heritage specialist), for a Superior Court Hearing, and for a judicial inquiry for the *Public Lands*

Act. He co-authored the second edition of *Heritage Planning* (Routledge) with Dr. Hal Kalman (2020).

Christienne Uchiyama, M.A. CAHP – Principal, LHC

Christienne Uchiyama MA CAHP is Principal and Manager - Heritage Consulting Services with LHC. She is a Heritage Consultant and Professional Archaeologist (P376) with two decades of experience working on heritage aspects of planning and development projects. She is currently President of the Board of Directors of the Canadian Association of Heritage Professionals and received her MA in Heritage Conservation from Carleton University School of Canadian Studies. Her thesis examined the identification and assessment of impacts on cultural heritage resources in the context of Environmental Assessment.

Since 2003 Chris has provided archaeological and heritage conservation advice, support, and expertise as a member of numerous multi-disciplinary project teams for projects across Ontario and New Brunswick, including such major projects as: all phases of archaeological assessment at the Canadian War Museum site at LeBreton Flats, Ottawa; renewable energy projects; natural gas pipeline routes; railway lines; hydro powerline corridors; and highway/road realignments. She has completed more than 100 cultural heritage technical reports for development proposals at all levels of government, including cultural heritage evaluation reports, heritage impact assessments, and archaeological licence reports. Her specialties include the development of Cultural Heritage Evaluation Reports, under both O. Reg. 9/06 and 10/06, and Heritage Impact Assessments.

Benjamin Holthof, MPI, MMA, CAHP – Heritage Planner

Ben Holthof is a heritage consultant, planner and marine archaeologist with experience working in heritage consulting and not-for-profit museum sectors. He holds a Master of Urban and Regional Planning degree from Queens University; a Master of Maritime Archaeology degree from Flinders University of South Australia; a Bachelor of Arts degree in Archaeology from Wilfrid Laurier University; and a certificate in Museum Management and Curatorship from Fleming College.

Ben has consulting experience in cultural heritage screening, evaluation, heritage impact assessment, cultural strategic planning, cultural heritage policy review, historic research, and interpretive planning. His work has involved a wide range of cultural heritage resources including on cultural landscapes, institutional, industrial, commercial, and residential sites as well as infrastructure such as wharves, bridges, and dams. Much of his consultant work has been involved in heritage for environmental assessment. Before joining LHC, Ben worked for Golder Associates Ltd. as a Cultural Heritage Specialist from 2014-2020.

Ben is experienced in museum collections management, policy development, exhibit development and public interpretation. He has written museum strategic plans, interpretive plans, and disaster management plans. He has been curator at the Marine Museum of the Great Lakes at Kingston, the Billy Bishop Home and Museum, and the Owen Sound Marine and Rail Museum. These sites are in historic buildings and he is knowledgeable with collections that include large artifacts including, ships, boats, railway cars, and large artifacts in unique conditions with specialized conservation concerns.

Ben is also a maritime archaeologist having worked on terrestrial and underwater sites in Ontario and Australia. He has an Applied Research archaeology license from the Government of Ontario

(R1062). He is also a professional member of the Canadian Association of Heritage Professionals.

Colin Yu, M.A. – Cultural Heritage Specialist and Archaeologist

Colin Yu is a Cultural Heritage Specialist and Archaeologist with LHC. He holds a BSc with a specialist in Anthropology from the University of Toronto and a M.A. in Heritage and Archaeology from the University of Leicester. He has a special interest in identifying socioeconomic factors of 19th century Euro-Canadian settlers through quantitative and qualitative ceramic analysis.

Colin has worked in the heritage industry for over eight years, starting out as an archaeological field technician in 2013. He currently holds an active research license (R1104) with the Ministry of Heritage, Sport, Tourism, and Culture Industries. He is an intern member at the Canadian Association of Heritage Professionals.

At LHC Colin has worked on numerous projects dealing with all aspects of Ontario's cultural heritage. He has completed over thirty cultural heritage technical reports for development proposals and include Cultural Heritage Evaluation Reports, Heritage Impact Statements, Environmental Assessments, and Archaeological Assessments. Colin has worked on a wide range of cultural heritage resources including; cultural landscapes, institutions, commercial and residential sites as well as infrastructure such as bridges, dams, and highways.

He specializes in built heritage, historic research, and identifying cultural heritage value and/or interest through *O. Reg. 9/06* under the *Ontario Heritage Act*.

Hayley Devitt Nabuurs, MPI – Heritage Planner

Hayley Devitt Nabuurs is a Heritage Planner with LHC. She holds a Bachelor of Arts in Anthropology from Trent University and a Master's of Urban and Regional Planning from Queen's University. Hayley's master's report research concerned the reconciliation of heritage and accessibility in community centres.

Hayley has over a decade of experience in the heritage field through her work in both the public and private planning sector and the museum sector. She has previously worked as a Heritage Planning Research Assistant with the City of Guelph. Hayley is currently a committee member with the Canadian Association of Heritage Professionals and the Ontario Business Improvement Area Association. She is a Candidate Member of the Ontario Professional Planners Institute, a Candidate Member of the Canadian Institute of Planners, and an Intern Member of the Canadian Association of Heritage Professionals.

Hayley has worked on over fifty cultural heritage reports at LHC for a wide range of clients across Ontario. These include official plan policy creation for a regional municipality, cultural heritage evaluation reports for property owners, planning strategy reports for hearing preparation, heritage impact assessments for new developments, and peer reviews for municipalities. These reports required the analysis of a wide range of policies along with heritage best practice guidelines, resulting in creative and effective solutions for clients.

Kendra Patton, MA - Archaeologist

Kendra Patton, M.A., is a professionally licensed archaeologist (P453). She holds a Bachelor of Arts and Science with specializations in Anthropology, Biology, and Geology from the University of Guelph and a Master of Arts in Landscape Archaeology from the University of York (UK).

Kendra has worked in archaeology and Cultural Resource Management for over a decade. Prior to joining LHC she worked for Golder Associates Ltd. From 2011 – 2020. She has been a Project Manager and Archaeologist for a variety of projects and clients including land development, mining, aggregate resources, renewable energy, and transportation and pipeline corridors. Kendra has completed archaeological assessments in urban, suburban, and rural environments.

Kendra has a specialist skill set in historical archaeology and archival research. She is passionate about genealogy and enjoys archival puzzles that encourage curiosity in her professional work to find the story of site, its people, and its objects. Kendra has written or co-authored over 100 archaeological licence reports for Stage 1 – 4 assessments. She is also experienced in laboratory management and is confident in material culture analysis and appropriate methods for the organization and storage of artifact collections.

Jordan Greene, BA – Mapping Technician

Jordan Greene is a mapping technician with LHC. She holds a Bachelor of Arts in Geography with a Certificate in Geographic Information Science and a Certificate in Urban Planning Studies from Queen's University. The experience gained through the completion of the Certificate in Geographic Information Science allowed Jordan to volunteer as a research assistant contributing to the study of the extent of the suburban population in America with Dr. David Gordon. Prior to her work at LHC, Jordan spent the final two years of her undergraduate degree working in managerial positions at the student-run Printing and Copy Centre as an Assistant and Head Manager. Jordan has had an interest in heritage throughout her life and is excited to build on her existing professional and GIS experience as a part of the LHC team.

Amy Barnes, MA, CAHP, no longer with LHC

Amy Barnes, M.A. CAHP has been working in the heritage field since 2009. She holds a M.A. in Heritage Conservation from the School of Canadian Studies at Carleton University in Ottawa, Ontario and is a full member with the Canadian Association of Heritage Professionals. Ms. Barnes has successfully completed the International Association of Public Participation (IAP2) Foundations in Public Participation and the IAP2 Planning and Techniques for Effective Public Participation courses. Ms. Barnes has worked in the Heritage Planning Departments at the City of Kingston and the Municipality of North Grenville where her duties involved public consultation, records management, and work on a variety of heritage-related planning issues. Ms. Barnes has worked on numerous Heritage Impact Assessments and dozens of Cultural Heritage Evaluation Reports throughout Ontario and has completed large scale heritage inventories for built heritage and cultural heritage landscapes. Ms. Barnes has been an active member of the Cambridge Municipal Heritage Advisory Committee since 2009 and currently holds the position of Vice-Chair. Ms. Barnes has presented at numerous conferences and speaking engagements on heritage related topics. Ms. Barnes has over ten years of experience researching and presenting historical information to a variety of audiences including both professionals and engaged citizens. Ms.

Barnes has worked both independently and as part of a large multidisciplinary team. Ms. Barnes has worked in both the private and public sector on heritage projects that vary in size and scale.

Edgar Tumak, BA (Hons.), MSc. (Architecture), no longer with LHC

With a Master's Degree from the Bartlett School of Architecture and Planning, University College, University of London, England, Mr. Tumak has pursued Canada's architectural history of the 19th - 20th centuries, since 1987. He was a research assistant for the foremost survey of architecture in Canada by Harold Kalman. Later, he worked for Parks Canada, promoting the value of more recent architectural heritage, as well as the City of Ottawa as a heritage planner. Much of his career has been as a consultant. Clients include various levels of government: e.g., National Historic Sites Directorate, Heritage Conservation Programme of Public Works and Government Services Canada, Valued Assets of Foreign Affairs and International Trade, and municipalities. He has also worked with authors, designers, and heritage organizations.

Edgar has served on numerous professional and volunteer bodies: e.g., Executive Member of the Society for the Study of Architecture in Canada (Treasurer), and the City of Ottawa Heritage Committee. His scholarly articles include 25 biographies of Canadian architects and planners for the international art history encyclopaedia, the Allgemeines Künstlerlexikon (Leipzig: K.G. Saur Verlag GmbH & Co.).






Edgar served for two terms as a town councillor (2006-14) for the Town of Deseronto, focusing on Economic Development, Transit—now an award-winning regional rural public transit system (chairperson of the management committee since 2007), environmental issues particularly as a board member of the Quinte Conservation Authority, and land claim issues—informed by his role with the Mohawk Anglican Parish of Tyendinaga, notably as a church warden and elder (even though not Mohawk).




Abraham Plunkett-Latimer, MA, MPI, no longer with LHC

Abraham Plunkett-Latimer holds a Master of Arts degree in History from Carleton University and a Master of Planning from Ryerson University and has pursued doctoral work in History at the University of Toronto (ABD). He has worked in heritage planning for both the public and private sectors and has contributed to publications on local and international history. His past projects include spearheading the creation of a list of non-designated heritage properties for the Municipality of Port Hope, producing a heritage survey for the Old Ottawa South Community Association, and contributing to a study of retail main streets to support the planning of Toronto's Quayside neighbourhood. He has experience in policy analysis, quantitative and qualitative research methods, and urban design principles.

Appendix B: Comparative Properties and Alterations

Table 9: Comparative Properties and Alterations

Address	Notes and Alterations	Image
40 – 44 Mitchell Avenue	<ul style="list-style-type: none"> ▪ Porch has been added to 40 Mitchell Avenue, roof extended, and windows and doors replaced. ▪ Canopy has been added to 44 Mitchell Avenue, windows and doors replaced. ▪ Chimney has been removed. ▪ Brick façade has been replaced on 40 Mitchell Avenue. 	
5-11 Mitchell Avenue	<ul style="list-style-type: none"> ▪ Chimney above each unit. ▪ Symmetrical windows on either side of front door. ▪ Three units. 	
63-65 Mitchell Avenue	<ul style="list-style-type: none"> ▪ Chimney above right unit. ▪ Symmetrical windows on either side of front door for right unit. ▪ Left unit has been changed in the centre. 	
71 – 75 Mitchell Avenue	<ul style="list-style-type: none"> ▪ Porches added to each unit and roof extended. ▪ Chimney in centre. ▪ Brick façade has been replaced on right unit. 	
703 – 705 Richmond Street West	<ul style="list-style-type: none"> ▪ Dichromatic brick work at corners and above windows and doors. 	

Address	Notes and Alterations	Image
719 – 721 Richmond Street West	<ul style="list-style-type: none"> ▪ Dichromatic brick work at corners and above windows and doors. ▪ Canopy added to right unit entrance. ▪ Enclosed porch added to left unit entrance. 	
735 – 737 Richmond Street West	<ul style="list-style-type: none"> ▪ Porch added to façade. ▪ Windows have been replaced. 	
753 – 755 Richmond Street West	<ul style="list-style-type: none"> ▪ Windows and doors are not symmetrical. ▪ Roof altered. ▪ Siding added to exterior walls. 	

APPENDIX C: 40 and 44 Mitchell Avenue Ownership Sources

Table 10: 40 Mitchell Avenue Ownership Sources

Years of Ownership	Owner	Source
1859 – 1861	Catherine and John McLennan (engineer)	Caverhill's Toronto City Directory. 1859-60. Brown's Toronto General Directory 1861. Published by W.C. Chewett & Co.
1862 – 1864	James Flynn (brakesman)	Hutchinson's Toronto Directory. 1862-63. Lovell & Gibson Printers and Publishers. Mitchell's Toronto Directory for 1864-65. Published by W.C. Chewett & Co.
1866	Vacant	General Directory for the City of Toronto Directory for 1867-68. Mitchell & Co. Publishers.
1867 – 1869	John Jackson (labourer)	City of Toronto directory for 1867-68. W.C. Chewett & Co. 1967-68 and W.C. Chewett & Co.'s Toronto Directory. 1968-69.
1871 – 1875	John McCarthy, (labourer and drain digger)	Robertson & Cook's Toronto City Directory for 1871-72. W. Henry Irwin Compiler. Daily Telegraph Printing House. The Toronto City Directory. 1872. Published by Cherrier, Kirwin & McGown Editors and Proprietors & Publishers. The Toronto City Directory. 1873. W.M. Henry Irwin, Editor and Compiler. Hunter, Rose & Co. Publishers. The Toronto City Directory. 1875. Fisher & Taylor Proprietors Publishers, and The Toronto City Directory. 1875. Fisher & Taylor Publishers.
1876 – 1885	Solomon Philips (planing machinist), Charlotte Philips (caretaker for the Niagara Street School), and seven children	Government of Canada. "1881 Canada Census," Ontario, Toronto (City) (134), St. Andrews Ward (G), Division 3, schedule 1, page 89, line 1, "Solomon Philips," microfilm C-13247, digital image e008182666. The Toronto City Directory. 1876. Fisher & Taylor Publishers. The Toronto City Directory. 1877. Might & Taylor Publishers. The Toronto City Directory. 1878. Might & Taylor Publishers.

Years of Ownership	Owner	Source
		<p>The Toronto City Directory. 1879. Might & Taylor Publishers.</p> <p>The Toronto City Directory. 1880. Might & Taylor Publishers.</p> <p>The Toronto City Directory. 1881. Might & Co. Publishers.</p> <p>The Toronto City Directory. 1882. Might & Co. Publishers.</p> <p>The Toronto City Directory. 1883. R.L. Polk & Co.</p> <p>The Toronto City Directory. 1884. R.L. Polk & Co.</p> <p>The Toronto City Directory. 1885. R.L. Polk & Co.</p>
1886 – 1888	Mrs. E. Lister	<p>The Toronto City Directory. 1886. R.L. Polk & Co.</p> <p>The Toronto City Directory. 1887. R.L. Polk & Co.</p> <p>The Toronto City Directory. 1888. R.L. Polk & Co.</p>
1889	Thomas Cassidy	The Toronto City Directory. 1889. Volume XIV. R.L. Polk & Co.
1890	<i>Peter Shepard</i>	The Toronto City Directory. 1890. Volume XIV. R.L. Polk & Co.
1891 – 1892	<i>Patrick Harte</i>	<p>The Toronto City Directory. 1891. Volume XV. Might's City Directory Co.</p> <p>The Toronto City Directory. 1892. Volume XVI. Might's Directory Company.</p>
1893	Mrs. Caroline Scott	The Toronto City Directory. 1893. Volume XVII. Might's Directory Company.
1894	Mrs. Isabel Shuttleworth	Toronto City Directory. 1894. Volume XVIII. The Might Directory Limited.
1895	McNally Michael	Toronto City Directory. 1895. Volume XIX. Might Directories Limited.
1896 – 1897	James Curley	<p>Toronto City Directory. 1896. Volume XX. Might Directories Limited.</p> <p>Toronto City Directory. 1897. Volume XXII. Might Directories Limited.</p>

Years of Ownership	Owner	Source
1899	Mrs. Annie Hooper	Toronto City Directory. 1899. Volume XXIV. The Might Directories Limited.
1900	James Hooper	Toronto City Directory. 1900. Volume XXV. Might Directories Limited.
1901 – 1902	George Gallagher	Toronto City Directory. 1901. Volume XXVI. Might Directories Limited. Toronto City Directory. 1902. Volume XXVII. Might Directories Limited.
1903	Arsene A. Defoe	Toronto City Directory. 1903. Volume XXVIII. Might Directories Limited.
1904	Albert J. Burns	Toronto City Directory. 1904. Volume XXIX. Might Directories Limited.
1905 – 1913	James Carroll	Toronto City Directory. 1905. Volume XXX. Might Directories Limited. Toronto City Directory. 1906. Volume XXXI. Might Directories Limited. Toronto City Directory. 1907. Volume XXXII. Might Directories Limited. Toronto City Directory. 1908. Volume XXXIII. Might Directories Limited. Toronto City Directory. 1910. Volume XXXV. Might Directories Limited. Toronto City Directory. 1911. Volume XXXVI. Might Directories Limited. Toronto City Directory. 1912. Volume XXXVII. Might Directories Limited. Toronto City Directory. 1913. Volume XXXVIII. Might Directories Limited.
1914 – 1915	Eliza Carroll (dressmaker)	Toronto City Directory. 1914. Volume XXXIX. Might Directories Limited. Toronto City Directory. 1915. Volume XL. Might Directories Limited.
1916 – 1920	Michl Murphy	Toronto City Directory. 1916. Volume XLI. Might Directories Limited.

Years of Ownership	Owner	Source
		<p>Toronto City Directory. 1918. Volume XLIII. Might Directories Limited.</p> <p>Toronto City Directory. 1919. Volume XLIV. Might Directories Limited.</p> <p>Toronto City Directory. 1920. Volume XLV. Might Directories Limited.</p>
1921 – 1923	Sydney Osbourne	<p>Toronto City Directory. 1921. Volume XLVI. Might Directories Limited.</p> <p>Toronto City Directory. 1922. Volume XLVII. Might Directories Limited.</p> <p>Toronto City Directory. 1923. Volume XLVIII. Might Directories Limited.</p>
1924 – 1925	Harry Newberry	<p>Toronto City Directory. 1924. Volume XLIX. Might Directories Limited.</p> <p>Toronto City Directory. 1925. Might Directories Limited.</p>
1926 – 1928	James Hyland	<p>Toronto City Directory. 1926. Volume LI. Might Directories Limited.</p> <p>Toronto City Directory. 1927. Volume LII. Might Directories Limited.</p> <p>Toronto City Directory. 1928. Volume LIII. Might Directories Limited.</p>
1929	Alex McKenzie	<p>Toronto City Directory. 1929. Volume LIV. Might Directories Limited.</p>
1930 – 1933	Peter Pittao	<p>Toronto City Directory. 1930. Volume LV. Might Directories Limited.</p> <p>Toronto City Directory. 1931. Volume LVI. Might Directories Limited.</p> <p>Toronto City Directory. 1932. Volume LVII. Might Directories Limited.</p> <p>Toronto City Directory. 1933. Volume LVIII. Might Directories Limited.</p>
1934	James Walsh	<p>Toronto Centennial City Directory. 1934. Volume LIX. Might Directories Limited.</p>

Years of Ownership	Owner	Source
1935 – 1939	William Sulewski	<p>Toronto City Directory. 1935. Volume LX. Might Directories Limited.</p> <p>Toronto City Directory. 1936. Volume LXI. Might Directories Limited.</p> <p>Toronto City Directory. 1937. Volume LXII. Might Directories Limited.</p> <p>Toronto City Directory. 1938. Volume LXIII. Might Directories Limited.</p> <p>Toronto City Directory. 1939. Volume LXIV. Might Directories Limited.</p>
1940 – 1950	Joseph Cachia (labourer), Samuel Cachia (machinist) and Mrs. Samuel Cachia	<p>1945 Canadian Voters List Toronto City Directory. 1940. Volume LXV. Might Directories Limited.</p> <p>Might's Toronto Buyers Guide and Classified Business Directory 1945. Might Directory Ltd.</p> <p>Might's Greater Toronto City Directory. 1946. Might Directory Ltd.</p> <p>Toronto City Directory. 1947. Volume LXXII. Might Directory Ltd.</p> <p>Toronto City Directory. 1950. Volume LXXV. Might Directory Ltd.</p>
1951 – 1969	William Suchynsny	<p>Toronto City Directory. 1951. Volume LXXVI. Might Directory Ltd.</p> <p>Toronto City Directory. 1952. Volume LXXVII. Might Directory Ltd.</p> <p>Toronto City Directory. 1954. Volume LXXXIX. Might Directory Ltd.</p> <p>Toronto City Directory. 1955. Volume LXXX. Might Directory Ltd.</p> <p>Toronto City Directory. 1956. Volume LXXXI. Might Directory Ltd.</p> <p>Toronto City Directory. 1957. Volume LXXXII. Might Directory Ltd.</p> <p>Might's Greater Toronto City Directory. 1960. Volume LXXXV. Might Directory Ltd.</p> <p>Might's Greater Toronto City Directory. 1964. Volume LXXXIX. Might Directory Ltd.</p>

Years of Ownership	Owner	Source
		Might's Greater Toronto City Directory. 1968. Might Directories Ltd. Might's Greater Toronto City Directory. 1969. Volume XCIV. Might Directories Ltd.

Table 11: 44 Mitchell Avenue Ownership Sources

Years of Ownership	Owner	Source
1859	William Gowdy (labourer)	Caverhill's Toronto City Directory. 1859-60.
1861	John McKimmie (switchman G.T.R.) and William Brady (labourer)	Brown's Toronto General Directory 1861. Published by W.C. Chewett & Co.
1862 – 1863	James Kelly (labourer)	Hutchinson's Toronto Directory. 1862-63. Lovell & Gibson Printers and Publishers.
1864 – 1866	James Stanley	Mitchell's Toronto Directory for 1864-65. Published by W.C. Chewett & Co. General Directory for the City of Toronto Directory for 1867-68. Mitchell & Co. Publishers.
1867 – 1871	William Gourlay (stonecutter)	W.C. Chewett & Co.'s Toronto Directory. 1968-69. Robertson & Cook's Toronto City Directory for 1871-72. W. Henry Irwin Compiler. Daily Telegraph Printing House.
1872	Francis Fizzard (labourer)	The Toronto City Directory. 1872. Published by Cherrier, Kirwin & McGown Editors and Proprietors & Publishers.
1873	Phillip Pezet (labourer)	The Toronto City Directory. 1873. W.M. Henry Irwin, Editor and Compiler. Hunter, Rose & Co. Publishers.
1874	William Hezet (painter)	The Toronto City Directory. 1875. Fisher & Taylor Proprietors Publishers.
1875	Unoccupied	The Toronto City Directory. 1875. Fisher & Taylor Publishers.
1876 – 1880	James Murphy (labourer)	The Toronto City Directory. 1876. Fisher & Taylor Publishers. The Toronto City Directory. 1877. Might & Taylor Publishers. The Toronto City Directory. 1878. Might & Taylor Publishers.

Years of Ownership	Owner	Source
		The Toronto City Directory. 1879. Might & Taylor Publishers. The Toronto City Directory. 1880. Might & Taylor Publishers.
1881	Ed Juby (blacksmith)	The Toronto City Directory. 1881. Might & Co. Publishers.
1882	Jno Turner	The Toronto City Directory. 1883. R.L. Polk & Co.
1883	Solomon Philips	The Toronto City Directory. 1883. R.L. Polk & Co.
1884	Mrs. Eliza Cook	The Toronto City Directory. 1884. R.L. Polk & Co.
1885	William Harris	The Toronto City Directory. 1885. R.L. Polk & Co.
1889	Samuel Griggs	The Toronto City Directory. 1889. Volume XIV. R.L. Polk & Co.
1890	<i>John McCready</i>	The Toronto City Directory. 1890. Volume XIV. R.L. Polk & Co.
1891 – 1892	<i>Caroline Harley (nurse)</i>	The Toronto City Directory. 1891. Volume XV. Might's City Directory Co. The Toronto City Directory. 1892. Volume XVI. Might's Directory Company.
1893 – 1894	Joseph Clark Mrs. M. Clark (dressmaker)	The Toronto City Directory. 1893. Volume XVII. Might's Directory Company. Toronto City Directory. 1894. Volume XVIII. The Might Directory Limited.
1895	John McCarthy	Toronto City Directory. 1895. Volume XIX. Might Directories Limited.
1896 – 1900	Thomas McInerney	Toronto City Directory. 1896. Volume XX. Might Directories Limited. Toronto City Directory. 1897. Volume XXII. Might Directories Limited. Toronto City Directory. 1899. Volume XXIV. The Might Directory Limited. Toronto City Directory. 1900. Volume XXV. Might Directories Limited.
1901	Charles B. Terry	Toronto City Directory. 1901. Volume XXVI. Might Directories Limited.
1902	Peter Driscoll	Toronto City Directory. 1902. Volume XXVII. Might Directories Limited.
1903 – 1906	Henry McGee	Toronto City Directory. 1903. Volume XXVIII. Might Directories Limited.

Years of Ownership	Owner	Source
		<p>Toronto City Directory. 1904. Volume XXIX. Might Directories Limited.</p> <p>Toronto City Directory. 1905. Volume XXX. Might Directories Limited.</p> <p>Toronto City Directory. 1906. Volume XXXI. Might Directories Limited.</p>
1907	Alska Kulha	Toronto City Directory. 1907. Volume XXXII. Might Directories Limited.
1908	Finland Society Hall	Toronto City Directory. 1908. Volume XXXIII. Might Directories Limited.
1910	Emil Kingelin	Toronto City Directory. 1910. Volume XXXV. Might Directories Limited.
1911 – 1922	Finland Society Hall	<p>Toronto City Directory. 1911. Volume XXXVI. Might Directories Limited.</p> <p>Toronto City Directory. 1912. Volume XXXVII. Might Directories Limited.</p> <p>Toronto City Directory. 1913. Volume XXXVIII. Might Directories Limited.</p> <p>Toronto City Directory. 1914. Volume XXXIX. Might Directories Limited.</p> <p>Toronto City Directory. 1915. Volume XL. Might Directories Limited.</p> <p>Toronto City Directory. 1916. Volume XLI. Might Directories Limited.</p> <p>Toronto City Directory. 1918. Volume XLIII Might Directories Limited.</p> <p>Toronto City Directory. 1919. Volume XLIV. Might Directories Limited.</p> <p>Toronto City Directory. 1920. Volume XLV. Might Directories Limited.</p> <p>Toronto City Directory. 1921. Volume XLVI. Might Directories Limited.</p> <p>Toronto City Directory. 1922. Volume XLVII Might Directories Limited.</p>
1923	Mrs. Deilda Galson	Toronto City Directory. 1923. Volume XLVIII Might Directories Limited.
1924 – 1928	Finnish Presbyterian Church	Toronto City Directory. 1924. Volume XLIX Might Directories Limited.

Years of Ownership	Owner	Source
		<p>Toronto City Directory. 1925. Might Directories Limited.</p> <p>Toronto City Directory. 1926. Volume LI. Might Directories Limited.</p> <p>Toronto City Directory. 1927. Volume LII. Might Directories Limited.</p> <p>Toronto City Directory. 1928. Volume LIII. Might Directories Limited.</p>
1929 – 1931	Toronto New Bread Co.	<p>Toronto City Directory. 1929. Volume LIV. Might Directories Limited.</p> <p>Toronto City Directory. 1930. Volume LV. Might Directories Limited.</p> <p>Toronto City Directory. 1931. Volume LVI. Might Directories Limited.</p>
1933 – 1938	Toronto Workers Co-operative Co. Ltd. bakery	<p>Toronto City Directory. 1933. Volume LVIII. Might Directories Limited.</p> <p>Toronto Centennial City Directory. 1934. Volume LIX. Might Directories Limited.</p> <p>Toronto City Directory. 1935. Volume LX. Might Directories Limited.</p> <p>Toronto City Directory. 1936. Volume LXI. Might Directories Limited.</p> <p>Toronto City Directory. 1937. Volume LXII. Might Directories Limited.</p> <p>Toronto City Directory. 1938. Volume LXIII. Might Directories Limited.</p>
1939	Vacant	Toronto City Directory. 1939. Volume LXIV. Might Directories Limited.
1940	Michael Poeliones (wood finisher)	Toronto City Directory. 1940. Volume LXV. Might Directories Limited.
1945	Vacant	Might's Toronto Buyers Guide and Classified Business Directory 1945. Might Directory Ltd.
1946 – 1955	Melbourne Fulford	<p>Might's Greater Toronto City Directory. 1946. Might Directory Ltd.</p> <p>Toronto City Directory. 1947. Volume LXXII. Might Directory Ltd.</p> <p>Toronto City Directory. 1950. Volume LXXV. Might Directory Ltd.</p>

Years of Ownership	Owner	Source
		<p>Toronto City Directory. 1951. Volume LXXVI. Might Directory Ltd.</p> <p>Toronto City Directory. 1952. Volume LXXVII. Might Directory Ltd.</p> <p>Toronto City Directory. 1954. Volume LXXXIX. Might Directory Ltd.</p> <p>Toronto City Directory. 1955. Volume LXXX. Might Directory Ltd.</p>
1957 – 1969	Harold and Violet Allen	<p>Toronto City Directory. 1956. Volume LXXXI. Might Directory Ltd.</p> <p>Toronto City Directory. 1957. Volume LXXXII. Might Directory Ltd.</p> <p>Might's Greater Toronto City Directory. 1960. Volume LXXXV. Might Directory Ltd.</p> <p>Might's Greater Toronto City Directory. 1964. Volume LXXXIX. Might Directory Ltd.</p> <p>Might's Greater Toronto City Directory. 1968. Might Directories Ltd.</p> <p>Might's Greater Toronto City Directory. 1969. Volume XCIV. Might Directories Ltd.</p>

APPENDIX D: Glossary

Definitions are based on the *Ontario Heritage Act*, (**OHA**), the *Provincial Policy Statement* (**PPS**), and the *City of Toronto Official Plan* (**OP**).

Adjacent Lands means those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan. (**PPS**).

Adjacent means those lands adjoining a property on the Heritage Register or lands that are directly across from and near to a property on the Heritage Register and separated by land used as a private or public road, highway, street, lane, trail, right-of-way, walkway, green space, park and/or easement, or an intersection of any of these; whose location has the potential to have an impact on a property on the heritage register; or as otherwise defined in a Heritage Conservation District Plan adopted by by-law. (**OP**).

Alteration is any change to a property on the Heritage Register in any manner including its restoration, renovation, repair or disturbance, or a change, demolition or removal of an adjacent property that may result in any change to a property on the Heritage Register. (**OP**).

Alter means to change in any manner and includes to restore, renovate, repair, or disturb and “alteration” has a corresponding meaning (“transformer”, “transformation”) (**OHA**).

Conserved means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment and/or Heritage Impact Assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments. Conservation and conserve have corresponding meanings. (**OP**).

Cultural Heritage Landscape a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites, or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act, villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance, and areas recognized by federal or international designation authorities (e.g., a National Historic Site or District designation, or a UNESCO World Heritage Site). (**OP**).

Demolition is the complete destruction of a heritage structure and property from its site, including the disassembly of structures and properties on the Heritage Register for the purpose of reassembly at a later date. (**OP**).

Heritage Attributes means the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the property’s built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g., significant views or vistas to or from a protected heritage property). (**PPS**).

Integrity: as it relates to a heritage property or an archaeological site/resource, is a measure of its wholeness and intactness of the cultural heritage values and attributes. Examining the conditions of integrity requires assessing the extent to which the property includes all elements necessary to express its cultural heritage value; is of adequate size to ensure the complete representation of the features and processes that convey the property's significance; and the extent to which it suffers from adverse affects of development and/or neglect. Integrity should be assessed within a Heritage Impact Assessment. (**OP**).

Removal is the complete and permanent dislocation of a heritage resource from its site, including relocation of structures to another property. (**OP**).

Property means real property and includes all buildings and structures thereon. (**OHA**).

Significant means in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*. (**PPS**).

Significant in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people. (**OP**).