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SC10.9.4

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

October 16, 2019
File 8870

Attn: Carlie Turpin, Committee Administrator

Dear Chair Councillor Jim Karygiannis and Members of Scarborough Community Council

**RE: Intention to Designate Under Part IV, Section 29 of the Ontario Heritage Act
George L'Amoreaux Farmhouse - 3315 Midland Avenue
Agenda Item SC9.3**

Weston Consulting is the planning consultant retained on behalf of the owner of 3315 Midland Avenue in the City of Toronto. The property is located in Ward 23, on the north-east corner of Midland Avenue and South Shields Avenue. The subject property is presently occupied by the Tamarac Daycare Centre, which is located on the south-west corner of the property, and a 1.5 storey farmhouse in behind the daycare, which is listed under the City of Toronto's Heritage Register.

The purpose of this letter is to inform Community Council of the progress made on this file to date, and to outline a request for a deferral of the City's Notice of Intention to Designate the subject property under Part IV, Section 29 of the *Ontario Heritage Act*.

A deferral to Council's consideration of the Intention to Designate the property was granted at the April 24, 2019 Community Council Meeting. Since this time, our team has continued to work with City Planning, Urban Design and Heritage Preservation Staff to advance a development concept for new development that incorporates the farmhouse in situ. Following a Pre-Application Consultation Meeting held on August 19, 2019, our team has worked diligently with the landowners to retain the necessary sub-consultants to assemble the supporting technical studies for the submission of complete applications for Zoning By-law Amendment and Site Plan Approval.

In particular, the landowner has retained Architect Sandra Iskander to work together with the retained heritage consultant, Paul Dilse to undertake the physical condition assessment of the farmhouse, and to prepare a detailed site plan for the proposed development. As discussed in the Pre-Application Consultation Meeting, the farmhouse will remain in situ and the

boundary of the designated heritage area will be determined through the application review process.

In addition, Paul Dilse has continued to work on the Heritage Impact Assessment for the subject property and since the last Community Council meeting has completed the Background Historical Research and Analysis section of the report. Through this research, he has uncovered that there are significant errors in the Statement of Significance (reasons for designation) prepared in 2017 that should be corrected. The attached Memorandum prepared by Paul Dilse provides a summary of his research and the errors in the Notice of Intention to Designate (see **Attachment 1** to this letter).

Based on the above, it is our opinion that the Notice of Intention to Designate should be deferred for the following reasons:

1. The errors in the Notice of Intention to Designate should be corrected. There are errors in associating the farmhouse's construction with George L'amoreaux in approximately 1875. A misunderstanding about the extant physical evidence at the farmhouse should also be rectified. Completion of the Heritage Impact Assessment offers the chance to propose a new statement of significance (reasons for designation) in consultation with Heritage Preservation Services staff in the City Planning division.
2. In addition to clarifying the statement explaining the property's cultural heritage value and the description of the farmhouse's heritage attributes, time is needed to prepare a formal development application and to appropriately delineate the boundaries of the protected heritage property within the larger property where development is anticipated to occur. A conceptual protected heritage area plan was considered with Planning Staff at the Pre-Application Consultation Meeting; however, it is not to be considered exact until such time that technical studies are completed to appropriately delineate the heritage area and developable area of the subject property.

A deferral of the Notice of Intention to Designate until the first quarter of 2020 should provide sufficient time for our team to meet with Heritage Preservation Services Staff to review the errors and historical research and findings, to prepare a supplementary report and new Notice of Intention to Designate, if required, and to continue the preparation/submission of a formal development application to appropriately delineate the boundaries of the protected heritage property.

We are hopeful that we can continue to work together with City staff to address the above matters.

Should you have any questions or require additional information please contact myself (x 245) or Sara Gregory (x 271).

Yours truly,
Weston Consulting
Per:



Sandra K. Patano, BES, MES, MCIP, RPP
Associate

- c. Katrien Darling, City of Toronto Community Planning, Scarborough District
- Christian Ventresca, City of Toronto Community Planning, Scarborough District
- Joe Muller, City of Toronto Heritage Preservation Services
- Paul Maka, City of Toronto Heritage Preservation Services
- Councillor Cynthia Lai, Ward 23 – Scarborough North
- Paul Dilse, Heritage Planning Consultant
- Client

M e m o r a n d u m

Date: September 24, 2019

To: Alfred Yang, Representative, 3315 Midland Inc.

From: Paul Dilse, Heritage Planning Consultant

Re: Results of Historical Research and Analysis

When you engaged me last year to prepare a preliminary assessment report on the integration of the former farmhouse at 3315 Midland Avenue in new development, I examined the physical evidence still existing at the farmhouse. Your asking me to conduct a full heritage impact assessment in August this year has given me the opportunity to consider documentary evidence. I explain my research methodology and present my findings in the attached draft text for section 2 in the heritage impact assessment – Background Historical Research and Analysis.

I have studied two nineteenth-century maps, twentieth-century topographical maps, the land title from the Crown patent onward, Scarborough Township property tax assessment rolls, the 1861 Census of Canada West and aerial and other photographs. My conclusions given in section 2.7 include deductions which can be summarized as follows:

- The farmhouse was most likely built during James McGary's ownership of the property – about 1865 as the best estimate. The absence of a permanent dwelling on the property as depicted on George Tremaine's map from 1860 points to a construction date after 1860. In the property tax assessment roll for 1865, owner James McGary was assessed for his householder (James Hiscox) in addition to his assessment for the land (occupied by Benjamin Hope Johnston, Thomas Johnston and McGary himself). In comparison to other properties in the 1865 roll, entries like the one for James Hiscox appear to refer to building improvements. As well, the significant increase in the purchase price, as recorded in the land title when McGary sold his 50 acres to Christopher Lamoreaux in 1869, supports a construction date for the farmhouse before Lamoreaux purchased the property. The increase in the land's assessed value as shown in the 1875 roll is attributed to a rise in the Township's mill rate and not to a building improvement since the adjacent properties' assessed values rose similarly at the same time. Based on this interpretation of the assessment roll data, George Washington Lamoreaux, a tenant on father Christopher's land, did not erect the farmhouse about 1875.

- The documentary evidence confirms the extant physical evidence at the farmhouse. In its plan, height, fenestration, materials and features, the farmhouse reveals its mid-nineteenth century rural origins.
- The farmhouse formed part of a farmstead with barn and sheds into the 1960s when the three-storey building at 3315 Midland Avenue was erected in front of the farmhouse. Air photos appear to show that the existing driveway on site follows the course of the farm lane that once connected the farmhouse, barn and sheds.

As you know, a statement of significance (reasons for designation) was prepared in 2017 when the City Planning Division of the City of Toronto had recommended that City Council state its intention to designate the property under Part IV of the *Ontario Heritage Act*. Through my preliminary assessment of the property in 2018 and the historical research and analysis I have completed in 2019, a fuller understanding of the property's historical significance has been gained. To reflect these findings and correct errors in the Notice of Intention to Designate, a new statement of significance should be proposed. I can do this in the heritage impact assessment to be submitted to City staff for their review.

Attach.

c.c. Sandra Patano, Weston Consulting

D R A F T – 2019-09-24

2.0 Background Historical Research and Analysis

2.1 A Note about Sources

Unlike the central city with its urban core dating to the turn of the nineteenth century, the outer suburbs of Toronto have fewer and less complete historical records to consult when determining an estimate of construction date. Through the nineteenth century and into the mid-twentieth century, Scarborough was a township common to many places in Southern Ontario. The area around the farmhouse did not urbanize comprehensively until the 1970s. The available records pertaining to the property at 3315 Midland Avenue are typical for rural areas.

Constant through time is the property's legal description, and it is remarkable that the property still has a rural description instead of having become part of a registered plan. The property is legally described as Part of Lot 26, Concession 4, Scarborough Township, as in SC 308085, except SC 309178.

2.2 Maps

Two nineteenth century maps were available for study.

In 1860, George R. Tremaine produced a map of York County that showed, among other things, the owners of farm lots (Fig. 69). Facing the side road between Lots 26 and 27 (the road that became Midland Avenue), the 200-acre farm lot in Lot 26 of Concession 4 was subdivided into three parcels of land. From north to the south, the parcels were owned by M. Maclin [Macklin], J. McGary and Wm. Mason. The middle parcel owned by J. McGary relates to the present-day property at 3315 Midland Avenue. Tremaine did not mark any dwellings on these three parcels. It is believed that Tremaine only marked permanent farm residences made of frame, brick or stone. The absence of marked dwellings does not mean that the parcels were without houses; they could have had log dwellings on them.

In 1878, Miles & Company published the *Illustrated Historical Atlas of the County of York and the Township of West Gwillimbury & Town of Bradford in the County of Simcoe, Ont.* (Fig. 70). Facing the side road between Lots 26 and 27 were three parcels similar in size to the parcels shown on the 1860 map and owned by James Macklin, George Lamoreaux and Richard Steers. A dwelling was marked on each of the three parcels. The middle parcel owned by George Lamoreaux reflects the property at 3315 Midland Avenue.

The earliest topographic map held at the Toronto Reference Library – from 1922 – marked two houses in Lot 26 – one coloured red to represent a stone or brick house and the other in black to represent a wood house. The wood house on the 600-foot contour line stands in the location of the farmhouse at 3315 Midland Avenue.

2.3 Property Ownership

The land title abstract index and corresponding instruments were copied and studied for the heritage impact assessment. A summary of the land title is found in Appendix B.

In 1802, the Crown patent for 200 acres in Lot 26 of Concession 4 in Scarborough Township was granted to David Thompson, named the first settler in Scarborough Township when the enumerator reported for the 1861 Census of Canada West: “In the year 1795 David Thompson from the parish of Westerkirk, Dumfrieshire Scotland made the first settlement in the Township, cutting down the first tree on Lot 24, Concession 1.” It was customary for the earliest grantees of land in a township to expand their holdings as they became settled and prosperous.

The 200-acre farm lot was bought and sold twice before Andrew Spring, a yeoman (farmer) from Scarborough, sold 50 acres from the 200 to James McGary, another yeoman from Scarborough, in 1840. The 50-acre parcel was described in the land title as the north half of the south half of Lot 26. James McGary bought the 50-acre parcel for £175. In 1844, McGary (spelt McGarry this time) sold the 50 acres to James Taylor, a carpenter from Scarborough, for the same amount – £175. In 1856, James Taylor, then described as a yeoman, sold the 50 acres back to James McGary (spelt McGearry this time) for £200.

James McGary held onto the land until 1869 when he sold the 50 acres to Christopher Lamoreaux, a yeoman from Scarborough. He sold the parcel for \$2,550. In 1858, the Province of Canada had inaugurated the decimal currency system of dollars and cents, rating the British pound at \$4.8666 Canadian. Using this conversion rate, the 50-acre parcel sold in 1856 at the equivalent of \$973.32. In comparison, McGary’s sale to Lamoreaux at \$2,550 represented a significant increase in the purchase price.

In 1877, George Washington Lamoreaux, a farmer from Scarborough, inherited the 50 acres. He sold the 50-acre parcel to Richard Steers, another yeoman from Scarborough, for \$4,500 in 1884. The Steers family consolidated the 50 acres in the north half of the south half of Lot 26 and the 50 acres in the lot’s southwest quarter to make a 100-acre farm.

In 1902, Alfred Steers, who had inherited the farm, sold the 100 acres in the south half of the lot to Thomas Shadlock, a Scarborough farmer, for \$8,000. Ten years later,

Shadlock and his wife Sarah, sold the south half to John Risebrough, a yeoman from Scott Township in Ontario County, for \$12,500.

In 1956, John Risebrough and his wife, Elsie, parcelled the farm out to a partnership known as Delano Developments. In 1959, Delano Developments sold a small parcel of land to Laguna Investments Ltd. of Toronto. Laguna Investments Ltd. entered into an agreement with the Township of Scarborough to wait on erecting their proposed building or buildings until the Township had approved a site plan displaying the location and height of the proposed building(s), the location of entrances and exits, the area and location of lands to be used for off-street parking, and so on. In 1960, Laguna Investments Ltd. sold the 1.15-acre lot to candy maker Sidney R.J. Harper and his wife Emmie. A plan of survey drawn on October 6, 1958 and revised on February 23, 1959 illustrated the 1.15-acre lot (Fig. 72). The plan recorded the lot's dimensions (157 feet by 330 feet), a ten-foot strip of land along Midland Avenue to be lost for the road's widening, a frame house with front verandah and side porches (a match for the farmhouse at 3315 Midland Avenue), and a frame shed and frame chicken house north of the lot's north lot line. The proposed building(s) was not drawn on the lot.

The Harpers sold the lot to Charles Lehtinen and his wife Georgina in 1963. The Lehtinens retained access to Midland Avenue until another access would become available east of the lot. In 1988, the Lehtinens sold the lot to a numbered company which immediately transferred it to another numbered company. The current property owner, 3315 Midland Inc., acquired the property on November 27, 2017.

2.4 Property Tax Assessment

Property tax assessment rolls for the 200 acres in Lot 26 of Concession 4 were transcribed, beginning with the 1853 roll and continuing to the 1876 roll (the 1854 and 1864 rolls are missing from the collection at the City of Toronto Archives). Appendix C presents handwritten notes for the entries in Lot 26, capturing information about the occupant's name, age, occupation and status as a freeholder or tenant, the owner's name, and the value of real property. The assessment rolls were studied against the land title and for a year-to-year comparison of assessed value. Inconsistencies in the spelling of people's names were kept in the transcription.

In the 1853 assessment roll, two names were recorded for the 50-acre farm lot which the land title had identified as James McGary's – Charles Mullin presumed to be the occupant and McGary presumed to be the owner. The total value of real property was noted as £300. In 1855, the assessed value increased nominally to £325; and until 1857 stayed the same.

In 1858 when the Province of Canada introduced the decimal system of currency, the

50 acres were assessed at \$1,300, exactly four times the assessment in British pounds. The other two parcels of land in Lot 26 rose similarly when assessed in Canadian currency. At that time, Benjamin Johnston, age 55, was the occupant on the 50 acres; and James McGary remained the owner. In the 1859 roll, McGary was recorded as non-resident.

The assessed value for the land held at \$1,300 through to 1865 when an anomaly was introduced in the roll. James McGary's land was still assessed at \$1,300, but he was charged an additional \$12 for "14 by 20" (or maybe, the entry reads "14 by 26"). James Hiscox, a 51-year-old yeoman, was described as the householder; while James McGary remained the owner. In the 1865 roll, there are a number of entries like the one for James Hiscox after each set of typical alphabetical entries which refer to acres of land. These anomalous entries appear to refer to building improvements, separate from the assessment for land. Benjamin Hope Johnston, Thomas Johnston and James McGary – all farmers – were entered as the occupants on James McGary's land, which was assessed separately from the household on his land.

By the time when Christopher Lamoreaux owned the property, he was still assessed \$1,300 for the land as recorded in the 1870 roll. The roll noted that 45 of the 50 acres had been cleared of forest. In 1874, the assessed value increased nominally to \$1,350. In the 1875 roll, the assessed value for the 50 acres seemed to climb significantly to \$2,500. However, the other properties in Lot 26 rose similarly. The increase is attributed to a rise in the mill rate. The occupant was George W. Lamoreaux, a tenant on Christopher Lamoreaux's 50 acres.

2.5 Census of Canada West

The personal and agricultural Census of Canada West for 1861 was searched thoroughly, using the searchable database of Library and Archives Canada, the searchable database of Ancestry.ca, the index compiled by Louise Hope of the Ontario Genealogical Society, and the microfilmed records at the Archives of Ontario. For the 1861 Census, the enumerators recorded a description of the family's house – its height in storeys and the nature of its construction (whether the house was built of log, frame, brick or stone).

After repeated attempts, no match was found for the 50-acre property owned by James McGary (with different spellings of his surname) or occupants on his land.

2.6 Photographs

The aerial photograph collection available on line from the City of Toronto Archives was searched and studied.

The air photo taken in 1963 captured the farmhouse as well as the farmstead's barn and sheds (which are no longer extant) and the lane connecting these buildings (Fig. 73). In the 1964 air photo, the southeastern block of the building that stands in front of the farmhouse had been erected; the view from Midland Avenue to the farmhouse was still open (Fig. 74). In the 1970 air photo, the complete L-shaped, three-storey building was evident; and the Midland Avenue view had been lost (Fig. 75).

One late-twentieth century photograph showing the farmhouse's front facade with its verandah was found at the City of Toronto Archives, and it is reproduced in Figure 76. This is in addition to the photograph found by City staff (Figure 77).

2.7 Conclusions

The visual appraisal of the farmhouse described in Section 1.6 of the heritage impact assessment places its construction in the mid-nineteenth century. Vernacular farmhouses such as the farmhouse at 3315 Midland Avenue show the influence of Neoclassicism especially in the symmetrical flat-headed fenestration of the front facade and a medium-pitched gable roof whose roof line is clean and without the sharp peaks characteristic of the Gothic Revival style. Window sash of six panes over six panes and a central door originally with sidelights, transom light and shallow pediment are further indication of a mid-nineteenth century date of construction. A local example comparable to the farmhouse at 3315 Midland Avenue is the Charles and Matilda Cornell House built in 1858 and relocated to the Scarborough Museum at Thomson Memorial Park (Fig. 78).

The absence of a permanent dwelling on the property as depicted by George Tremaine in 1860 points to a construction date after 1860. By 1878 when Miles & Company published their atlas, a dwelling had been marked on the property. At least by 1878, the farmhouse was standing.

Between 1840 and 1869, James McGary, a farmer, owned the property; which was then a 50-acre parcel of land. The assessed value of the 50 acres of land remained constant through his ownership and into the time when Christopher Lamoreaux owned the property (in the 1870s). In the property tax assessment roll for 1865, however, James McGary was charged an amount beyond the value of the land for an unidentified commodity described as "14 by 20" (or perhaps, the entry reads "14 by 26"). Beside the additional entry in the roll was the name of James Hiscox, at 51-year-old farmer, who was described as the householder on James McGary's land. Benjamin Hope Johnston, Thomas Johnston and James McGary – all farmers – were entered as the occupants on James McGary's land. These entries suggest that James McGary, the property owner, was farming the land with the Johnstons (perhaps in a share-cropping arrangement);

and James Hiscox was living in a house there and acting as a farm labourer. A construction date of about 1865 is plausible for the farmhouse.

The significant increase in the sale price of the 50 acres when McGary sold to Lamoreaux also supports a construction date before Lamoreaux purchased the property.

It is probable that the farmhouse was built during James McGary's ownership of the property – about 1865 as the best estimate.

Although no documentary evidence can prove that the farmhouse had been built in stages, it was not uncommon in the mid-nineteenth century to build the practical back wing sometime a little before the fancier front could be afforded. The front part often provided a ground-floor room for receiving guests – a formal parlour with the finest baseboard, door casing and window surrounds – another ground-floor room for dining and bedrooms for the family upstairs. The back wing closest to the front part contained the essential kitchen. Typically, there was a series of progressively smaller back wings trailing behind the front part or wings placed to the side of the front part, each with their own function. The wings contained the kitchen, a pantry, a woodshed, other utility space for carrying out domestic chores and for wash-up after outdoor work, lodging for a hired hand, or more bedrooms for children or live-in grandparents. Over time as the function became obsolete, the wing containing that function would be removed. For example, a farmhouse's wing containing the woodshed would be removed when the farmhouse's fuel source changed to coal or natural gas. At 3315 Midland Avenue, there is no apparent evidence of other wings besides the extant back wing – although that does not mean they did not once exist.

In documented cases, the time lapse between erection of the back wing(s) and construction of the front part could be short. In the case of the farmhouse at 3315 Midland Avenue, the back wing and front part functioned as one integral unit: If the altered staircase presently in the back wing were in the same place as the original staircase, the back wing and the front part would have always existed together.

The farmhouse formed part of a farmstead with barn and sheds into the 1960s when the three-storey building at 3315 Midland Avenue was erected in front of the farmhouse. The existing driveway on site appears to follow the farm lane that once connected the farmhouse, barn and sheds.