

4888 Dundas Street West - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: April 12, 2023

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning

Wards: 3 - Etobicoke- Lakeshore

SUMMARY

This report recommends that City Council state its intention to designate the property at 4888 Dundas Street West under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value.

Located in the village of Islington area of Etobicoke on the north side of Dundas Street West, midblock between Burnhamthorpe Road and Burnhamthorpe Crescent, the property located at 4888 Dundas Street West, Alexander MacPherson House/Village of Islington Post Office (1887-1906) and Telephone Exchange (1912-1925), contains a brick Italianate house dating from 1879. The house helps to recall the historic development and location of the village of Islington.

The property was listed on the City's Heritage Register in 2006.

Staff have completed the Research and Evaluation Report for the property at 4888 Dundas Street West and determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under design/physical value, historical/associative value, and contextual value. As such, the property is a significant built heritage resource.

On April 28, 2022, the City received an Official Plan Amendment and Zoning By-law Amendment application related to the proposed redevelopment of the subject property. The proposal is for a 12-storey building to be developed around the existing house on the north and west sides.

A Heritage Impact Assessment (HIA) completed by GBCA Architects and dated April 26, 2022 was submitted to support the application. An HIA is required for all development applications that affect listed and designated properties and will be considered when determining how a heritage property is to be conserved.

In June 2019, the More Homes, More Choice Act, 2019 (Bill 108) received Royal Assent. Schedule 11 of this Act included amendments to the Ontario Heritage Act. The Bill 108 Amendments to the Ontario Heritage Act came into force on July 1, 2021, which included a shift in Part IV designations related to Planning Act applications that would trigger a Prescribed Event. Section 29(1.2) of the Ontario Heritage Act now restricts City Council's ability to give notice of its intention to designate a property under the Act to within 90 days after the City Clerk gives notice of a complete application.

A "Prescribed Event" is a point of time when the application for an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application has been deemed complete and the City Clerk provides notice of that complete application to the public in accordance with the Planning Act.

The City Clerk issued a complete application notice on June 10, 2022. The property owner has provided a waiver to extend the 90-day timeline established under Bill 108 until one month before the final recommendation report for the Official Plan Amendment and Zoning Bylaw Amendment applications for the subject property is to be considered by the Etobicoke York Community Council. Therefore Council must make a decision at the meeting preceding its decisions on the proposed Official Plan and Zoning Bylaw amendments to provide sufficient time for the City Clerk to issue a notice of intention to designate before the waiver expires.

On November 28, 2022, the More Homes Built Faster Act, 2022 (Bill 23) received Royal Assent. Schedule 6 of the More Homes Built Faster Act which amended the Ontario Heritage Act came into effect on January 1, 2023.

As of January 1, 2023, should a property be subject to an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application that would trigger a Prescribed Event, the property must be listed in the Heritage Register prior to the Prescribed Event occurring to designate a property. This requirement does not apply to a Prescribed Event that has occurred prior to January 1, 2023.

The application currently under review was deemed complete prior to Bill 23 changes to the Ontario Heritage Act coming into force, however, the Part IV designation must be in compliance with the Province's amended O. Reg. 9/06 under the Ontario Heritage Act, which is in effect as of January 1, 2023. The revised regulation establishes nine provincial criteria for determining whether a property is of cultural heritage value or interest.

A property may be designated under Part IV, Section 29 of the Ontario Heritage Act, if it meets two or more of the nine criteria. The property meets four criteria relating to design/physical, historical/associative, and contextual values.

Designation also enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that:

1. City Council state its intention to designate the property at 4888 Dundas Street West under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance; 4888 Dundas Street West (Reasons for Designation) attached as Attachment 3, to the report, April 12, 2023, from the Chief Planner and Executive Director, City Planning.
2. If there are no objections to the designation, 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.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

City Council included the subject property located at 4888 Dundas Street West on the City of Toronto's Heritage Register in September 2006.

BACKGROUND

Heritage Planning Framework

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. Cultural heritage resources are considered irreplaceable and valuable assets that must be wisely protected and managed as part of planning for future growth under the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). Heritage Conservation is enabled through the Ontario Heritage Act. The City of Toronto's Official Plan implements the provincial policy regime, the Planning Act, the Ontario Heritage Act and provides policies to guide decision making within the city.

Good planning within the provincial and municipal policy framework has at its foundation an understanding and appreciation for places of historic significance, and ensures the conservation of these resources are to be balanced with other provincial interests. Heritage resources may include buildings, structures, monuments, and geographic

areas that have cultural heritage value or interest to a community, including an Indigenous community.

The Planning Act establishes the foundation for land use planning in Ontario, describing how land can be controlled and by whom. Section 2 of the Planning Act identifies heritage conservation as a matter of provincial interest and directs that municipalities shall have regard to the conservation of features of significant architectural, historical, archaeological or scientific interest. Heritage conservation contributes to other matters of provincial interest, including the promotion of built form that is well-designed, and that encourages a sense of place.

The Planning Act requires that all decisions affecting land use planning matters shall conform to the Growth Plan and shall be consistent with the Provincial Policy Statement, both of which position heritage as a key component in supporting key provincial principles and interests. <https://www.ontario.ca/laws/statute/90p13>

The Provincial Policy Statement provides policy direction on land use planning in Ontario and is to be used by municipalities in the development of their official plans and to guide and inform decisions on planning matters, which shall be consistent with the Provincial Policy Statement. The Provincial Policy Statement articulates how and why heritage conservation is a component of good planning, explicitly requiring the conservation of cultural heritage and archaeological resources, alongside the pursuit of other provincial interests. The Provincial Policy Statement does so by linking heritage conservation to key policy directives, including building strong healthy communities, the wise use and management of resources, and protecting health and safety.

Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development states that long-term economic prosperity is supported by, among other considerations, the promotion of well-designed built form and cultural planning, and the conservation of features that help define character. Section 2.6 Cultural Heritage and Archaeology subsequently directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved". Through the definition of conserved, built heritage resources, cultural heritage landscape and protected heritage property, the Provincial Policy Statement identifies the Ontario Heritage Act as the primary legislation through which heritage conservation will be implemented. <https://www.ontario.ca/page/provincial-policy-statement-2020>

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) builds on the Provincial Policy Statement to establish a land use planning framework that supports complete communities, a thriving economy, a clean and healthy environment and social equity. Section 1.2.1 Guiding Principles states that policies in the plan seek to, among other principles, "conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Metis communities". Cultural heritage resources are understood as being irreplaceable, and are significant features that provide people with a sense of place. Section 4.2.7 Cultural Heritage Resources directs that cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.

<https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>

The Ontario Heritage Act is the key provincial legislation for the conservation of cultural heritage resources in Ontario. It regulates, among other things, how municipal councils can identify and protect heritage resources, including archaeology, within municipal boundaries. This is largely achieved through listing on the City's Heritage Register, designation of individual properties under Part IV of the Ontario Heritage Act, or designation of districts under Part V of the Ontario Heritage Act.

Section 27 of the Ontario Heritage Act gives municipalities the authority to maintain and add to a publicly accessible heritage register. The City of Toronto's Heritage Register includes individual heritage properties that have been designated under Part IV, Section 29, properties in a heritage conservation district designated under Part V, Section 41 of the Act as well as properties that have not been designated but City Council believes to be of "cultural heritage value or interest."

<https://www.ontario.ca/laws/statute/90o18>

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value. A property may be designated under Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

<https://www.ontario.ca/laws/regulation/060009>

The Ontario Heritage Toolkit provides guidance on designating properties of municipal significance, including direction on the purpose of designating heritage properties and information about how the Provincial Policy Statement and the Ontario Heritage Act provide a framework for the conservation of heritage properties within the land use planning system. In June 2019, the More Homes, More Choice Act, 2019 (Bill 108) received Royal Assent. Schedule 11 of this Act included amendments to the Ontario Heritage Act. The Bill 108 Amendments to the Ontario Heritage Act came into force on July 1, 2021, which included, amongst other matters, amendments to the listing and designation processes. Guidance from the Province related to the implementation of Bill 108 Amendments is forthcoming.

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

On November 28, 2022, the More Homes Built Faster Act, 2022 (Bill 23) received Royal Assent. Schedule 6 of the More Homes Built Faster Act amended various sections of the Ontario Heritage Act. A majority of the key changes to the Act came into effect on January 1, 2023.

The City of Toronto's Official Plan contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. Indicating the integral role that heritage conservation plays in successful city-building, Section 3.1.6 of the Official Plan states 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."

Policy 3.1.6.4 states that heritage resources on the City's Heritage Register "will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

Policy 3.1.6.6 encourages the adaptive re-use of heritage properties while Policy 3.1.6.26 states that, when new construction on, or adjacent to, a property on the Heritage Register does occur, it will be designed to conserve the cultural heritage values, attributes and character of that property and will mitigate visual and physical impacts on it.

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

<https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

COMMENTS

City Council included the property located at 4888 Dundas Street West on the City of Toronto's Heritage Register in 2006. The subject property is adjacent to the 1949 Islington United Church, a listed property at 25 Burnhamthorpe Road.

On April 28, 2022, the City received an Official Plan Amendment and Zoning By-law Amendment application related to the proposed redevelopment of the subject property. The proposal is for a 12-storey building to be developed around the existing historic house on the north and west sides of the building. The proposal would see the house relocated 11 metres east and two metres south and would see the removal of the north and west walls to integrate the building into the new development.

Community Planning is awaiting a resubmission from the applicant.

4888 Dundas Street West

Research and Evaluation according to Ontario Regulation 9/06

While the research and evaluation of the property referenced above is, in staff's determination, sufficient to support the designation of the property at 4888 Dundas Street West, it should be noted that new and additional relevant information on the subject property further expanding on its cultural heritage value following community input and additional access to archival records may be incorporated in the final version of a Part IV designation by-law.



1. DESCRIPTION

4888 Dundas Street West	
ADDRESS	4888 Dundas Street West
WARD	3 - Etobicoke - Lakeshore
LEGAL DESCRIPTION	CON A PT LOT 8
NEIGHBOURHOOD/COMMUNITY	Etobicoke
HISTORICAL NAME	Village of Islington Post Office and Telephone Exchange
CONSTRUCTION DATE	1879
ORIGINAL OWNER	Alexander MacPherson
ORIGINAL USE	Residence
CURRENT USE*	Commercial Office
ARCHITECT/BUILDER/DESIGNER	Unknown
DESIGN/CONSTRUCTION/MATERIALS	Polychromatic Brick
ARCHITECTURAL STYLE	Italianate
ADDITIONS/ALTERATIONS	c. late 1940s addition to the front southwest corner
CRITERIA	Design/Physical, Historical/Associative and Contextual values
HERITAGE STATUS	Listed September 27, 2006
RECORDER	Clint Robertson
REPORT DATE	April, 2023

2. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the property at 4888 Dundas Street West and applies evaluation criteria as set out in Ontario Regulation 9/06 to determine whether it merits designation under Part IV, Section 29 of the Act. A property may be designated under Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest. The application of the criteria is found in Section 3 (Evaluation Checklist). The conclusions of the research and evaluation are found in the Conclusion of the report. Maps and Photographs are located in Attachment 1. The archival and contemporary sources for the research are found in Attachment 2. The Statements of Significance are contained in Attachment 3.

i. HISTORICAL TIMELINE

Key Date	Historical Event
	The area now known as the City of Toronto is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit (1805), and the Williams Treaties (1923) signed with multiple Mississaugas and Chippewa bands.
1814	Dundas Street West relocated north to current location through Islington
1830-40s	The village of Islington takes form with the convergence of roads and establishment of businesses
1879	Alexander MacPherson purchases the property from Margaret Mather; the house at 4888 Dundas Street West is constructed
1887-1906	The property is the location of the Islington Post Office and the residence of postmasters Thomas and Elizabeth Musson
1912-1925	The property serves as the local telephone exchange and is operated by Olive Newlove, who owned the property with her husband William (1912-42)
c.1920s- 1940s	The wraparound verandah is removed
1946 - c. mid 2010s	The property is owned by dentist Dr. and Mrs. Nicholas Brown
c. late 1940s	A small Modern-style addition is added to the front Southwest corner of the house

ii. HISTORICAL BACKGROUND

The following section outlines the history and facts related to the property which are the basis for determining historical or associative value of Criteria 4, 5 or 6 according to O. Reg. 9/06 Criteria.

The village of Islington, site of the subject property, came into being as a result of its location on Dundas Street West - the important route historically connecting Toronto

with the rest of southwestern Ontario - as well as the convergence point of several other important roads.¹

Dundas Street West was a strategic and military route constructed by Governor Simcoe in 1795 connecting Toronto with Burlington Bay at the West end of Lake Ontario. From Burlington Bay, at the town of Dundas, the road connected with the earlier "Governors Road" to London built the year before. Originally the route was to the south following the shoreline topography of the ancient, glacial Lake Iroquois, but in 1814 the road was shifted northward to higher land to more closely follow its current route through what would become the village of Islington.² Within two years public stagecoaches were operating along the route where Islington would come to be located.³

In the 1830s the village of Islington started to take form when a general store opened in 1830 and the extant Montgomery Inn by c.1832. The future of the village was further solidified when it became an important rural crossroads for three roads intersecting Dundas Street. In 1844, Islington Avenue was built and connected Dundas Street with Albion Road to the north; in 1846 the Etobicoke and Mono Sixth Line Plank Road incorporated Burnhamthorpe Crescent; and Montgomery Road extending from Dundas Street next to the Montgomery Inn to Bloor Street.⁴ The roads were key routes for farmers transporting grain to the mills on the Humber River to the east and gave rise to this agricultural community.⁵ By the mid-1840s the community had most of the services typical of a country village.⁶

By 1879, the village of Islington had grown to about 200 people,⁷ and was now connected to the Credit Valley Railway system which began local operations this same year.⁸ It was in this context, in 1879, that the subject property was constructed⁹ for Ontario native¹⁰ Alexander MacPherson (1822-1906)¹¹ the Clerk and Treasurer for Etobicoke Township. In addition to MacPherson's position with the Township that lasted from 1865-1901, he was also active in local real estate investments.

MacPherson acquired the property in 1879 from Margaret Mather whose family had owned the property since 1848 when it was purchased by her daughter Sarah from

1 Harris, "Islington Village" EHS

2 ibid.

3 Given,

4 Harris, "Islington Village" EHS

5 Brown, p.80

6 Harris, "Islington Village" EHS

7 York County Directory 1881

8 Firby, p. 38

9 Township of Etobicoke Assessment Rolls (1880) Roll #153 shows the value jumping to \$800 for MacPherson's property in Concession A, Lot 8 from \$400 in the 1879 assessment (Roll #121). Given that the 1880 roll represents value for the property the year before, the construction of the house occurred in 1879.

10 Ontario, Canada, County Marriage Registers list MacPherson's birthplace simply as "Ontario"

11 Canada Find a Grave Index lists MacPherson's life dates and shows a photo of his tombstone, shared with his wife Sage Rowland, in Park Lawn Cemetery in Toronto

Thomas Johnston,¹² a member of the area's earliest pioneer family. MacPherson soon replaced the property's one-and-one-half-storey frame house with the current brick structure.¹³

While MacPherson initially occupied the house,¹⁴ by 1887 Thomas and Elizabeth Musson began renting the property from MacPherson¹⁵. Musson, the son of locally prominent miller and brewer Edward Musson, owned the general store and post office but was forced to sell his store in 1887, which also served as his residence.¹⁶ Though giving up the store which he had operated since 1852, Musson kept the post office, which he had first established in the village in 1860, and moved it into the rear northeast corner of the subject property.¹⁷ For the next 19 years, Musson and his wife Elizabeth made this their residence and operated the Islington post office from this location. After Thomas died in 1899, Elizabeth assumed the duties of postmistress, operating the post office until her resignation and move to Toronto in 1906.¹⁸ At that time the post office was moved back into the general store where it had previously been located.¹⁹ For the 19 years that the post office was located at 4888 Dundas Street West, the building would have been a focal point and hub of the community in a time when post offices served as informal but significant social gathering places.

After Macpherson's death, the house was sold in 1907 by his son J.A.L. MacPherson to Robert Tier Sr., a market gardener who subsequently sold it to William and Olive Newlove in 1912, and who owned it until 1942.²⁰ At this time, the community's telephone exchange - which had been operating since 1909 - was moved into the home's former post office space, with Olive serving as the operator of the exchange.²¹ The exchange was located in the house until 1925 when Bell Telephone Company moved the exchange to the new Hydro Electric Building a block to the west.²²

By 1946 the property had been acquired by Dr. Nicholas Brown, a dentist, and remained in the ownership of his wife until at least 2015, albeit divided into several office suites.²³

12 Ontario Land Registry Records, Etobicoke, Concession A, Lot 8, Book 1771 as shown on pages 15, 20, and 26.

13 Harris, "Oldest Houses in Etobicoke" EHS

14 York County Directory (1881), p. 41-42 MacPherson is listed as residing on Concession A Lot 8 (the subject property location) where he was a freeholder. Thomas Musson, who has historically been identified as the first owner and resident of the house was at this time living on Concession A, Lot 6 as a freeholder

15 Harris, "Oldest Houses in Etobicoke" EHS

16 *ibid.*

17 *ibid.*

18 Post Offices and Postmaster, Library and Archives Canada

19 Harris, "Oldest Houses in Etobicoke" EHS

20 *ibid.*

21 *ibid.*

22 *ibid.*

23 *ibid.*

iii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the property which will establish the basis for determining design or physical value of Criteria 1, 2 or 3 according to O. Reg. 9/06 Criteria.

The house at 4888 Dundas Street West was built in 1879 and represents an understated version of Italianate-style design. It is constructed of brick and is of a rectangular, two-storey form with a hipped roof. Originally an open verandah wrapped around the three main facades but was removed sometime c. 1920s-1940s.

The house also displays an earlier classical Georgian character in its symmetry, hipped roof, and elements such as its central front doorway with transom and sidelights. This traditional, conservative character of the house is unsurprising given its location in what was then a small, rural village away from the latest designs usually found in more urban locations.

Concessions to the more contemporary Italianate style include its segmental arched windows with two-over two window sashes, polychromatic brick detailing to emulate quoins at the corners of the house, and its original verandah detailing. The verandah featured distinctive, upwardly curved, bellcast eaves to create a picturesque effect - a hallmark of the Italianate style. While the doorway assembly with arched transom and sidelights and central position follows the aesthetic of more classical Georgian design, the detailing of the assembly with its rounded sidelights, heavy panelling and rope mouldings align with Italianate taste.

At the rear of the building a doorway marks the entrance to what was the Islington post office from 1887-1906, and then the local telephone exchange from 1912-25.

In addition to the removal of the wraparound verandah, some other changes that have affected the appearance of the building include an addition made to the front (southwest) corner by Dr Nicholas Brown in the late 1940s for his dental practice. Furthermore, the character-defining windows have been replaced and the brick facades have been painted, except for the rear façade which retains and reveals its polychromatic brickwork. No original finishes are known to remain within the interior.

iv. CONTEXT

The following section provides contextual information and analysis related to the property which is the basis for determining contextual value of Criteria 7, 8 or 9 according to O. Reg. 9/06 Criteria.

The property at 4888 Dundas Street West lies at the centre of what was historically the village of Islington. It is located on Dundas Street West, the original main thoroughfare through the community near two important historical roads which were instrumental to the community's development: Burnhamthorpe Crescent, half a block to the northeast, and Islington Avenue, one and one half blocks further to the northeast. Also to the east on each side of Mimico Creek were the general store (west side) and the Montgomery Inn (east side), while to the west of 4888 Dundas Street West were other community

focal points such as the 1832 school and 1843 Methodist church (later Township Hall 1888-1958) on either side of the Burying Grounds.

Several municipally recognized historic properties are situated in close proximity to 4888 Dundas Street West which recall the historic character of the village. The sites include the Old Township Hall (1843), one block west, and Montgomery's Inn (1831), on the east side of Mimico Creek, both of which are designated under Part IV of the Ontario Heritage Act. Other sites which are listed on the City's Heritage Register include the adjacent Islington United Church (1949), and 66 Burnhamthorpe Road (1907), home to Benjamin Johnston Jr, whose family were the first pioneers in the area.

3. EVALUATION AND APPLICATION OF O.REG 9/06 CRITERIA

The following evaluation applies Ontario Regulation 9/06 made under the Act: Criteria for Determining Cultural Heritage Value or Interest. The criteria are prescribed for municipal designation under Part IV, Section 29 of the Act, and the City of Toronto is also required to use these criteria when assessing properties for inclusion on the City of Toronto's Heritage Register. There are a total of nine criteria under O. Reg 9/06. A property may be designated under Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or "√" if it is applicable to the property, with explanatory text below.

DESIGN OR PHYSICAL VALUE

The property has design value or physical value because it	
1. is a rare, unique, representative or early example of a style, type, expression, material or construction method.	√
2. displays high degree of craftsmanship or artistic merit	N/A
3. demonstrates high degree of scientific or technical achievement	N/A

Rare, unique, representative or early example of a style, type, expression, material or construction method.

The property at 4888 Dundas Street West, built 1879, has design value as a unique example of Italianate style design in Toronto. The house represents an understated version of Italianate design in combination with an earlier, more conservative Georgian-style aesthetic. In reference to Georgian-style architecture, the house is of rectangular form with a symmetrical main façade, hipped roof and central doorway with side and transom lights. However, numerous features align the home with the more contemporary Italianate style of the time such as the segmental arched windows, polychromatic brickwork, and the detailing of the main doorway assembly with its rounded sidelights, thick rope mouldings and panelled base. Further, the design originally featured two-over-two windows sashes, and a verandah with bellcast eaves to create a picturesque effect characteristic of Italianate style design.

HISTORICAL OR ASSOCIATIVE VALUE

The property has historical value or associative value because it	
4. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	✓
5. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	✓
6. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community

By 1879, when the house was constructed for Township clerk, Alexander MacPherson (1822-1906), the village contained 200 people and had just gained railway service the same year. The property became an Islington focal point and contributed significantly to the social life of the community as the post office from 1887-1906, while also serving as the residence for postmasters Thomas and Elizabeth Musson. While it continued use as a residence, it also contained the local telephone exchange from 1912-25 operated by Olive Newlove.

Yields, or has the potential to yield, information that contributes to an understanding of a community or culture

The property has historical value given that it yields information that contributes to an understanding of the historical development of the village of Islington.

The site occupies a position on Dundas Street West, which was the main street of the Islington village and an important strategic and military road established further south in 1795 but resurveyed through this location in 1814. The road became a stagecoach route in 1816 and then an important location of converging local roads by the 1840s. In the decade before, however, the village had already begun to take form with a tavern, store, and services typical of a small, rural village.

CONTEXTUAL VALUE

The property has contextual value because it is	
7. important in defining, maintaining or supporting the character of an area.	N/A
8. physically, functionally, visually or historically linked to its surroundings.	✓
9. a landmark.	N/A

Physically, functionally, visually or historically linked to its surroundings.

The presence of 4888 Dundas Street West, in addition to several other municipally recognized heritage properties, serves to symbolize the location of Islington village and is historically linked to its surroundings.

The subject property, Alexander MacPherson House/Village of Islington Post Office (1887-1906) and Telephone Exchange (1912-1925), is situated within close proximity to

two other sites designated under Part IV of the Ontario Heritage Act, the Montgomery Inn (c.1832), a site to the east, and the Etobicoke Township Hall (built 1843 as the Methodist church), a site one block west. Additionally, two other sites to the north are listed on the City's Heritage Register. Immediately behind the house is the Islington United Church (1949) and a block further north at 66 Burnhamthorpe Road is the 1907 Johnston residence built for descendants of the first settlers to the area. This small collection of buildings, of which the subject property contributes to, are integral to representing the historic development of the Islington community.

CONCLUSION

Staff have completed the Research and Evaluation Report for the property at 4888 Dundas Street West and determined that the property meets four out of nine criteria in Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Act. As such, the property should be designated.

The Statement of Significance (Attachment 3) 4888 Dundas Street West, comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

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SIGNATURE

Gregg Lintern, MCIP, RPP
Chief Planner and Executive Director
City Planning

ATTACHMENTS

Attachment 1 – Maps and Photographs
Attachment 2 – List of Research Sources
Attachment 3 – Statement of Significance (Reasons for Designation)

**MAPS AND PHOTOGRAPHS:
4888 DUNDAS STREET WEST**

ATTACHMENT 1

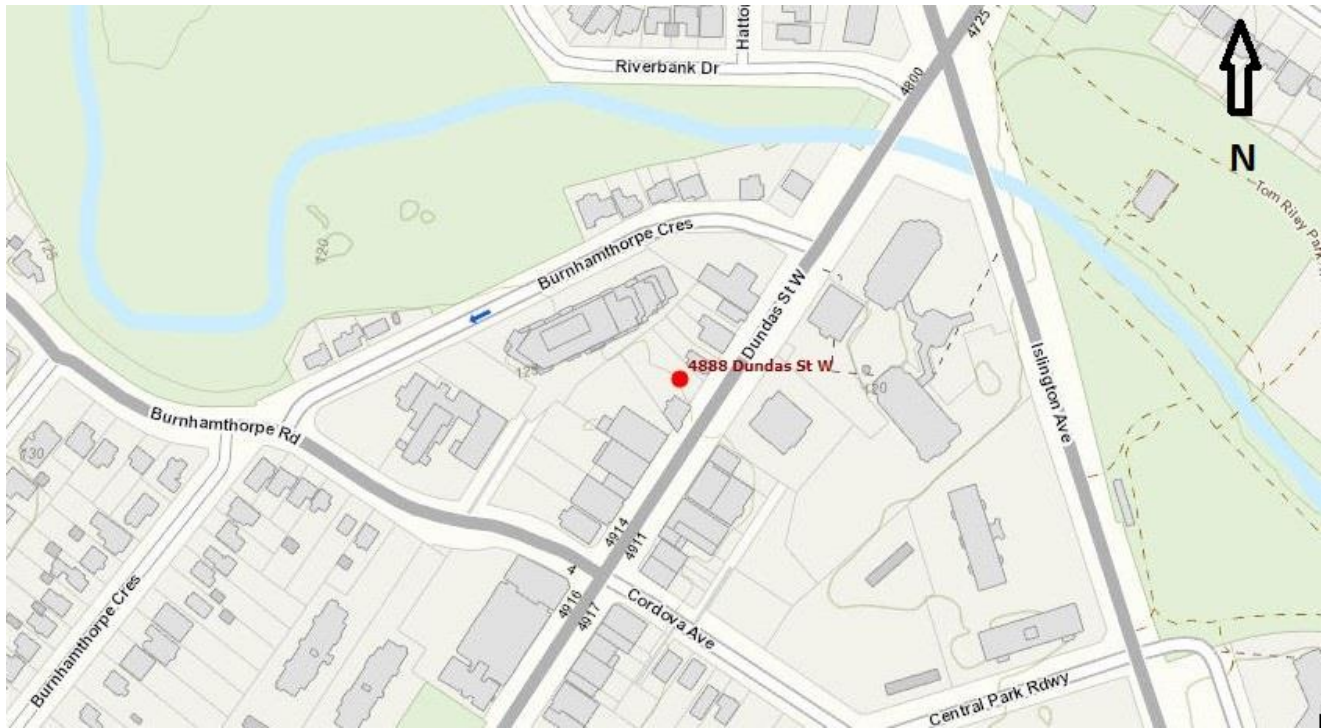


Figure 1: Map showing the location of the subject property at 4888 Dundas Street West. This location map is for information purposes only; the exact boundaries of the properties are not shown (City of Toronto Mapping).

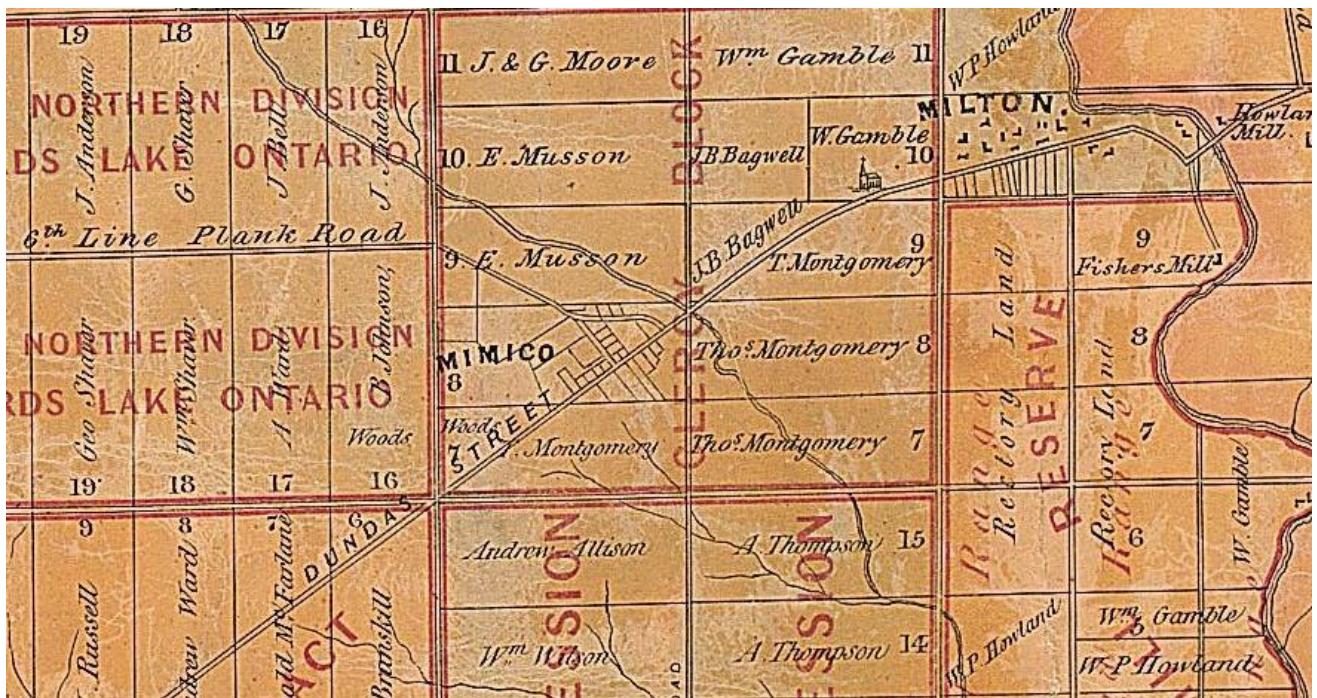


Figure 2: Portion of the 1856 Map of the Township of Etobicoke, showing the Village of Islington, then known as Mimico (Toronto Public Library).

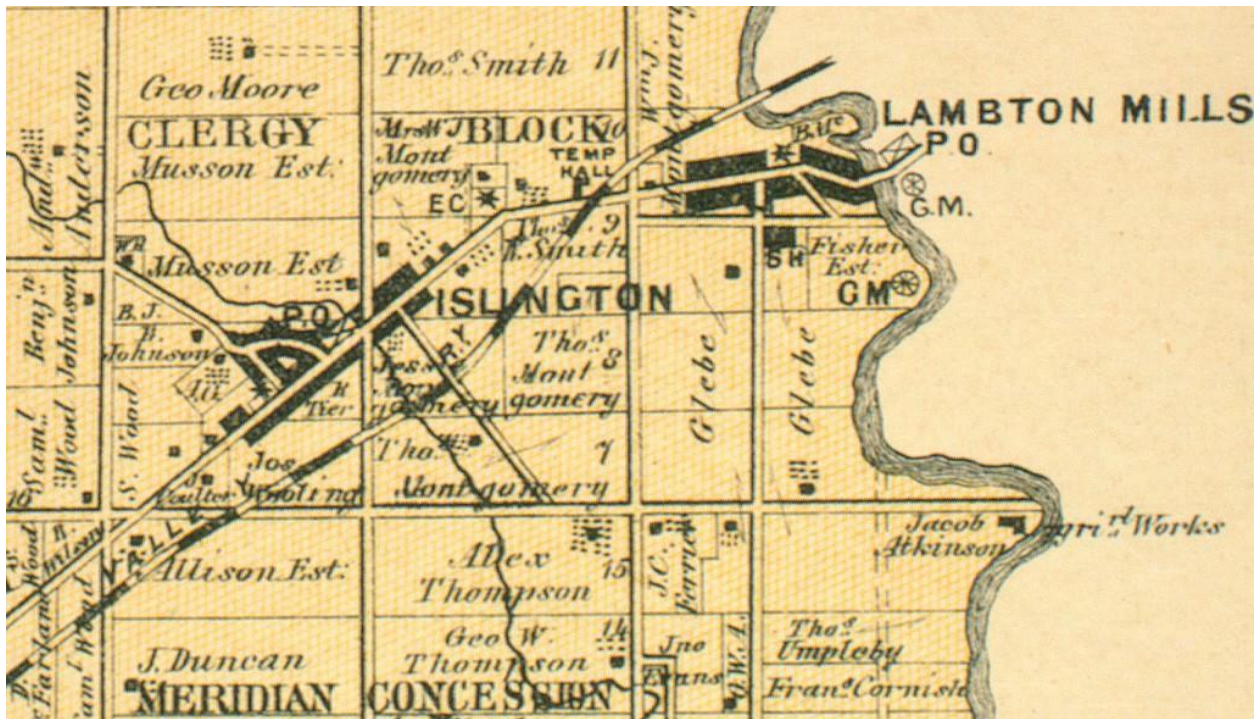


Figure 3: Portion of the Illustrated historical atlas of the county of York and the township of West Gwillimbury & town of Bradford in the county of Simcoe, Ont. Toronto: Miles & Co. (1878), showing the village of Islington. (McGill Digital Library)



Figure 3: South (principal) façade of 4888 Dundas Street West, c. 1920 (Etobicoke Historical Society)

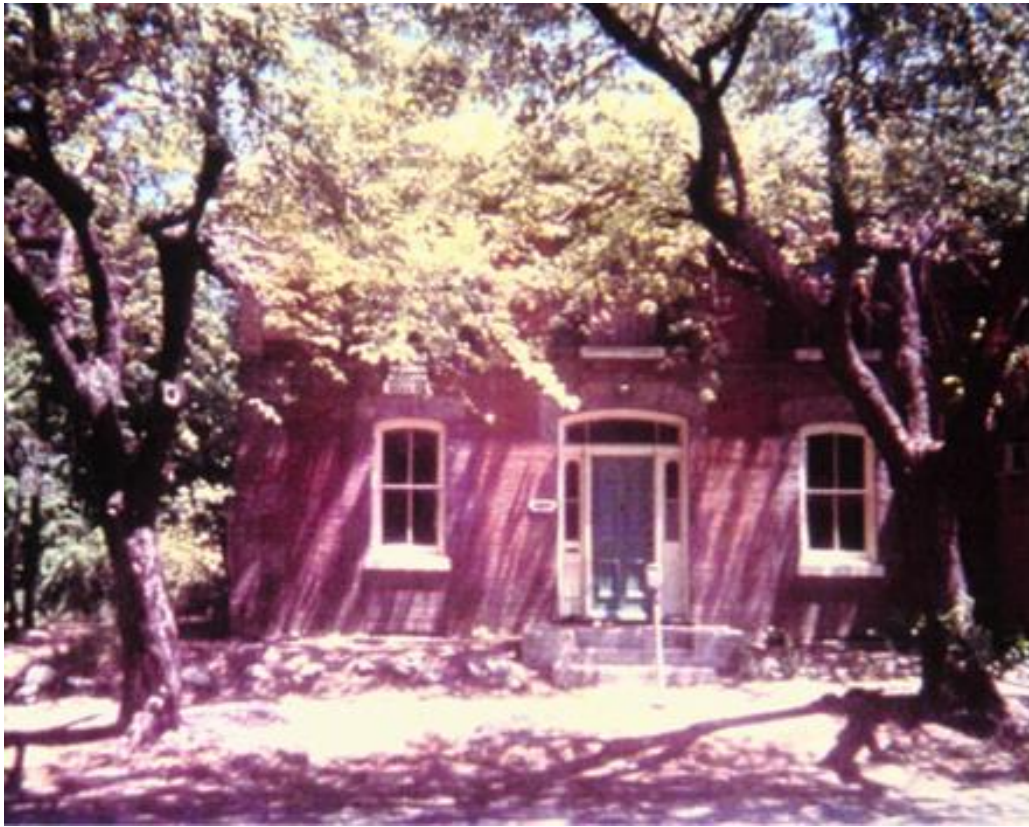


Figure 4: South (principal) façade of 4888 Dundas Street West, c. 1940s (Etobicoke Historical Society)



Figure 5: South (front) façade of 4888 Dundas Street West, 2023 (Heritage Planning)



Figure 6: Doorway assembly of South (principal) façade of 4888 Dundas Street West, 2023 (Heritage Planning)



Figure 7: Oblique view of South (front) and East facades of 4888 Dundas Street West, 2023 (Heritage Planning)



Figure 8: Oblique view of South (front) and West facades of 4888 Dundas Street West, 2023 (Heritage Planning)



Figure 9: North (rear) facades of 4888 Dundas Street West, 2022 (GBCA Architecture)



Figure 10: Contextual view to the West of 4888 Dundas Street West, 2023 (Heritage Planning)



Figure 11: Contextual view to the Northwest of 4888 Dundas Street West, 2023 (Heritage Planning)

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4888 DUNDAS STREET WEST:

**ALEXANDER MACPHERSON HOUSE / FORMER VILLAGE OF ISLINGTON
POST OFFICE AND TELEPHONE EXCHANGE**

STATEMENT OF SIGNIFICANCE

(REASONS FOR DESIGNATION)

The property at 4888 Dundas Street West is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the criteria of design/physical, historical/associative and contextual values.

Description

The property at 4888 Dundas Street West comprises a two-storey house constructed in 1879. It is located midblock on the north side of Dundas Street West between Burnhamthorpe Road and Burnhamthorpe Crescent in the village of Islington area of Etobicoke. The brick house was designed in the Italianate style and originally featured a wraparound verandah. It is now distinguished by its hipped roof and symmetrical façade. The polychromatic brick has been painted on the main facades and a c. late 1940s addition attached to the southwest corner of the house. The property housed the post office from 1887-1906, while also serving as the residence for postmasters Thomas and Elizabeth Musson. In addition to its continued use as a residence, it contained the local telephone exchange from 1912-25.

Statement of Cultural Heritage Value

Design and Physical Value

The property at 4888 Dundas Street West, built 1879, has design value as a unique example of Italianate style design in Toronto. The house represents an understated version of Italianate design in combination with an earlier, more conservative Georgian-style aesthetic. In reference to Georgian-style architecture, the house is of rectangular form with a symmetrical main façade, hipped roof and central doorway with side and transom lights. However, numerous features align the home with the more contemporary Italianate style of the time such as the segmental arched windows, polychromatic brickwork, and the detailing of the main doorway assembly with its rounded sidelights, thick rope mouldings and panelled base. Further, the design originally featured two-over-two windows sashes, and a verandah with bellcast eaves to create a picturesque effect characteristic of Italianate style design.

Historical or Associative Value

The property has historical value given that it yields information that contributes to an understanding of the historical development of the village of Islington.

The site occupies a position on Dundas Street West, which was the main street of the Islington village and an important strategic and military road established further south in 1795 but resurveyed through this location in 1814. The road became a stagecoach route in 1816 and then an important location of converging local roads by the 1840s. In the decade before, however, the village had already begun to take form with a tavern, store, and services typical of a small, rural village.

By 1879, when the house was constructed for Township clerk, Alexander MacPherson (1822-1906), the village contained 200 people and had just gained railway service the same year. The property became an Islington focal point and contributed significantly to the social fabric of the community as the post office from 1887-1906, while also serving as the residence for postmasters Thomas and Elizabeth Musson. In addition to its continued use as a residence, it contained the local telephone exchange from 1912-25.

Contextual Value

The presence of 4888 Dundas Street West, in addition to several other municipally recognized heritage properties, serves to symbolize the location of Islington village and is historically linked to its surroundings.

The subject property is situated within close proximity to two other sites designated under Part IV of the Ontario Heritage Act: the Montgomery Inn (c.1832), a site to the east, and the Etobicoke Township Hall (built 1843 as the Methodist church), a site one block west. Additionally, two other sites to the north are listed on the City's Heritage Register. Immediately behind the house is the Islington United Church (1949), and a block further north at 66 Burnhamthorpe Road is the 1907 Johnston residence built for descendants of the first settlers to the area. This small collection of buildings, of which the subject property contributes to, are integral to representing the historic development of the Islington community.

Heritage Attributes

Design and Physical Value

Attributes that contribute to the value of the property at 4888 Dundas Street West as a unique example of Italianate style design include:

- The form, scale and massing of the building as a rectangular, two-storey, house-form building
- The hipped roof
- The polychromatic brick exterior comprising mostly red brick with buff-coloured brick quoin detailing at the corners of the house (painted on the three main facades, but extant on the rear facade)
- The fenestration comprising segmental-arched openings and a symmetrical arrangement on the main facade
- The main central doorway and doorway assembly with transom light and rounded sidelights, a panelled base and thick rope mouldings

Historical or Associative Value

Attributes that contribute to the value of the property at 4888 Dundas Street West for its contribution to an understanding of the historical development of the village of Islington include:

- The setback, placement, and orientation of the house in its original location on Dundas Street West
- The rear doorway at the Northeast corner of the house marking the location of the post office and telephone exchange

Contextual Value

Attributes that contribute to the contextual value of 4888 Dundas Street West as historically linked to its surroundings include:

- The setback, placement, and orientation of the house in its original location on Dundas Street West