TORONTO

REPORT FOR ACTION

8 Arnold Avenue - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: October 28, 2026
To: Toronto Preservation Board
From: Senior Manager, Heritage Planning, Urban Design, City Planning
Wards: 5 – York South - Weston

SUMMARY

This report recommends that City Council state its intention to designate the property at 8 Arnold Avenue under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value according to the Statement of Significance and description of heritage attributes found in Attachment 1.

The subject property at 8 Arnold Avenue is located just within the northern boundary of the Rockcliffe-Smythe neighbourhood, south of Lambton Avenue. The residence is notable as a red-brick, one-and-a-half-storey, Ontario Farmhouse-style property, dating from c.1870s – 1880s, and historically known as the George Marshall Residence. The property, which is the earliest known house in the Mount Dennis community, serves to recall the community's former farming and settlement past. A location map and current photograph of the property are found in Attachment 2.

In 2021 the Mount Dennis Cultural Heritage Resource Assessment (CHRA) was completed by the heritage consulting firm, Common Bond Collective, as part of the Picture Mount Dennis Planning Framework Study. The CHRA identified the property at 8 Arnold Avenue as having potential heritage value for its design/physical, and historical/associative value. The Mount Dennis Secondary Plan and the associated Official Plan Amendment (OPA 571) was approved by the Ontario Land Tribunal on October 11, 2024.

City Council listed the property at 8 Arnold Avenue on the City of Toronto's Heritage Register on May 20, 2026.

On August 19, 2026, Toronto Building received an application to demolish the dwelling at 8 Arnold Avenue. On October 14, 2026, Toronto Building issued an Applicable Law Notice to the applicant identifying outstanding requirements relating to demolition control under S.33 of the Planning Act and notice under the Ontario Heritage Act.

The owner must submit to Heritage Planning a Notice of Intention to Demolish, as required under S.27(9) of the Ontario Heritage Act, to give a municipal council at least 60 days' notice in writing of their intention to demolish or remove a structure on a "listed" property. This allows Council time to decide whether to move forward with a notice of intention to designate the property under Part IV of the Ontario Heritage Act. At the time of this report, the owner had not yet submitted the notice to Heritage Planning.

Staff have determined that the property at 8 Arnold Avenue has cultural heritage value and meets three of the Ontario Regulation 9/06 criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. 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.

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

RECOMMENDATIONS

The Senior Manager, Heritage Planning, Urban Design, City Planning recommends that:

1. City Council state its intention to designate the property at 8 Arnold Avenue under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 8 Arnold Avenue (Reasons for Designation) attached as Attachment 1, to the report, October 28, 2026, from the Senior Manager, Heritage Planning, Urban Design, 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 recommendations included in this report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

City Council listed the property at 8 Arnold Avenue on the City of Toronto's Heritage Register on May 20, 2026
https://secure.toronto.ca/council/agenda-item.do?item=2026.CC41.17

City Council adopted the Mount Dennis Secondary Plan on July 19, 20, 21, 2022 https://secure.toronto.ca/council/agenda-item.do?item=2022.EY33.11

POLICY AND REGULATION CONSIDERATIONS

Provincial Plans and Policies

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. https://www.ontario.ca/laws/statute/90p13

Further, the policies and definitions of the Provincial Planning Statement (2024) identify the Ontario Heritage Act as the primary legislation through which heritage evaluation and heritage conservation will be implemented.
https://www.ontario.ca/files/2024-08/mmah-provincial-planning-statement-en-2024-08-19.pdf

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

Official Plan

The City of Toronto's Official Plan implements the provincial policy regime and provides policies to guide decision making within the City. It 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. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found here:
https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/

COMMENTS

Evaluation Analysis

The following evaluation analysis is based on the comprehensive research conducted on the property at 8 Arnold Avenue (see Attachment 3) and provides the rationale for the recommendations found in this report.

The property at 8 Arnold Avenue meets the following three of nine criteria:

The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community

The property has historical value for its association with George Marshall (1837 - 1905), a prominent Mount Dennis pioneer farmer and large property owner who constructed the house c. 1870s - 1880s. Described as a "much-respected" and "well-known" figure in the Mount Dennis community, Marshall resided in the area for 53 years from c. 1852-1905. In 1891, Marshall had gained further prominence as the owner of a substantial store on Weston Road, containing the Mount Dennis post office. In 1892 he was appointed postmaster - a position of local importance - serving that role until his death. Notably, the property at 8 Arnold Avenue remained in possession of the Marshall family until 2025.

The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture

The property has historical and associative value for yielding information about the pioneer European settlement history of the Mount Dennis community as the earliest known surviving house in Mount Dennis and as a remnant of one of the earliest farmsteads, dating back to its acquisition in 1853 by George Marshall's father, Robert. At the time, the Marshalls became significant landowners in the area and owned half of one of the few 200-acre lots in the area not owned by the Dennis family, from which the area takes its name. George Marshall obtained the property upon his father’s death in 1871, later replacing an earlier log home built sometime prior to 1861 with the present structure. The Marshall farm, along with the Dennis farm, stood in contrast to the heavily forested area that comprised the Mount Dennis area into the 1860s and recalls the agricultural character of the area into the 1890s. The property and house predate the village of Mount Dennis by up to two decades. In 1891, upon George Marshall relocating his residence for a time to his newly built store and post office on Weston Road, the first school classes in Mount Dennis were held in the two ground floor rooms of the subject property at 8 Arnold Avenue prior to completion of the Dennis Avenue School (1891).

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method

The subject property has physical value for being the earliest-known surviving house-form building in Mount Dennis. It also has design value for being representative of Ontario Farmhouse-style architecture. The style was popular in Ontario from the 1840s to the 1880s, evolving as a hybrid of styles, combining earlier Georgian and Classic Revival symmetry with Gothic Revival detailing, and made popular by pattern books and publications such as The Canada Farmer. Defining features of the style found at 8 Arnold Avenue include its one-and-a half-storey form, and symmetrical composition, with its steeply pitched central gable, and centred main entrance flanked on each side

by two ground-floor windows with a central window in the gable above. Wooden, Gothic Revival-style bargeboards, add to the character of the red-brick house.

CONCLUSION

Staff have determined that 8 Arnold Avenue meets three out of nine criteria in Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. As such, the property merits designation and staff recommend that Council support the designation of this property to conserve its cultural heritage value.

The Statement of Significance: 8 Arnold Avenue - Statement of Significance (Reasons for Designation) attached as Attachment 1 to this report comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

CONTACT

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SIGNATURE

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Urban Design, City Planning

ATTACHMENTS

Attachment 1 – 8 Arnold Avenue - Statement of Significance (Reasons for Designation)
Attachment 2 – Location Map and Current Photograph
Attachment 3 – Research, Evaluation & Visual Resources

8 ARNOLD AVENUE **ATTACHMENT 1**

GEORGE MARSHALL RESIDENCE

STATEMENT OF SIGNIFICANCE

(REASONS FOR DESIGNATION)

The property at 8 Arnold Avenue 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 categories of design/physical and historical/associative.

Description

The property at 8 Arnold Avenue is located just within the northern boundary of the Rockcliffe-Smythe neighbourhood, south of Lambton Avenue, in the Mount Dennis area. The residence is notable as a red-brick, Ontario Farmhouse-style property, historically known as the George Marshall Residence. The property, which is the earliest known house-form building in the community, serves to recall the community's former farming and settlement past.

Statement of Cultural Heritage Value

The property has historical value for its association with George Marshall (1837 - 1905), a prominent Mount Dennis pioneer farmer and large property owner who constructed the house c.1870s - 1880s. Described as a "much-respected" and "well-known" figure in the Mount Dennis community, Marshall resided in the area for 53 years from c.1852-1905. In 1891, Marshall had gained further prominence as the owner of a substantial store on Weston Road, containing the Mount Dennis post office. In 1892 he was appointed postmaster - a position of local importance - serving that role until his death. Notably, the property at 8 Arnold Avenue remained in possession of the Marshall family until 2025.

The property has historical and associative value for yielding information about the pioneer European settlement history of the Mount Dennis community as the earliest known surviving house in Mount Dennis and as a remnant of one of the earliest farmsteads in the Mount Dennis area, dating back to its acquisition in 1853 by George Marshall's father, Robert. At the time, the Marshalls became significant landowners in the area and owned half of one of the few 200-acre lots in the area not owned by the Dennis family, from which the area takes its name. George Marshall obtained the property upon his father's death in 1871, later replacing an earlier log home built sometime prior to 1861 with the present structure. The Marshall farm, along with the Dennis farm, stood in contrast to the heavily forested area that comprised the Mount Dennis area into the 1860s and recalls the agricultural character of the area into the 1890s. The property and house predate the village of Mount Dennis by up to two decades. In 1891, upon George Marshall relocating his residence for a time to his newly built store and post office on Weston Road, the first school classes in Mount Dennis were held in the two ground floor rooms of the subject property at 8 Arnold Avenue prior to completion of the Dennis Avenue School (1891).

The subject property has physical value for being the earliest-known surviving house-form building in Mount Dennis. It also has design value for being representative of Ontario Farmhouse-style architecture. The style was popular in Ontario from the 1840s to the 1880s, evolving as a hybrid of styles, combining earlier Georgian and Classic Revival symmetry with Gothic Revival detailing, and made popular by pattern books and publications such as The Canada Farmer. Defining features of the style found at 8 Arnold Avenue include its one-and-a half-storey form, and symmetrical composition, with its steeply pitched central gable, and centred main entrance flanked on each side by two ground-floor windows with a central window in the gable above. Wooden, Gothic Revival-style bargeboards, add to the character of the red-brick house.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the design and physical value of the property as representative of 19th-century, Ontario Farmhouse-style architecture and for being the earliest known house in Mount Dennis:

- Its rectangular one-and-a-half-storey form, scale and massing
- Its side-gable roof with steeply pitched central, front gable on the principal elevation; the two brick, symmetrical roofline chimneys
- Its red-brick-clad walls
- Its fenestration and doorways and their symmetrical arrangement; one-over-one wood sashes; main entrance transom light and wood-panelled door
- The Gothic Revival-style bargeboard trim of the central gable

Historical and Associative Value

The following heritage attributes contribute to the historical and associative value of the property related to its direct associations with George Marshall and for yielding, or having the potential to yield, information that contributes to an understanding of the Mount Dennis community and its culture:

- Its deep setback from the street (indicative of its pre-existence prior to residential subdivision) and placement on the site and on the historical lands of George Marshall and the Marshall family

LOCATION MAP AND CURRENT PHOTOGRAPH ATTACHMENT 2

8 ARNOLD AVENUE



This location map is for illustrative purposes only; the exact boundaries of the property are not shown. The property at 8 Arnold Avenue is identified by black outline. (City of Toronto mapping)



8 Arnold Avenue – view from the east showing the main (east) façade (Heritage Planning, 2026)

RESEARCH, EVALUATION & VISUAL RESOURCES **ATTACHMENT 3**

8 ARNOLD AVENUE

In undertaking this research and evaluation, we recognize that 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.



View from the east showing the main (east) façade (Heritage Planning, 2026)

1. DESCRIPTION

8 Arnold Avenue	
ADDRESS	8 Arnold Avenue
WARD	5– York South - Weston
NEIGHBOURHOOD/COMMUNITY	Rockcliffe-Smythe
CONSTRUCTION DATE	c. 1870s - 1880s
ORIGINAL USE	Residence
CURRENT USE* *This does not refer to permitted use(s) as defined by the Zoning By-law	Residence
ARCHITECT	Unknown
ADDITIONS/ALTERATIONS	NA
LISTING DATE	May 20, 2026

2. ONTARIO REGULATION 9/06 CHECKLIST:

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

The following checklist identifies the prescribed criteria met by the subject property at 8 Arnold Avenue for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. There are a total of nine criteria under O. Reg 9/06. A property may be designated under Section 29 of the Ontario Heritage Act if the property 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.

8 ARNOLD AVENUE

1.	The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2.	The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	N/A
3.	The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	N/A
4.	The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	✓
5.	The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	✓
6.	The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N/A
7.	The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	N/A
8.	The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	N/A
9.	The property has contextual value because it is a landmark.	N/A

3. RESEARCH

This section of the report describes the history, architecture and context of the properties. Visual resources related to the research are located in Section 4. Archival and contemporary sources for the research are found in Section 5 (List of Sources).

INDIGENOUS COMMUNITIES

For time immemorial, Toronto has been home to Indigenous peoples. Ojibway oral histories speak of Ice People, who lived at a time when ice covered the land.[1] Following the retreat of glaciers approximately 13,000 years ago, small groups of Indigenous peoples moved from place to place, hunting and gathering the food they needed according to the seasons. Over millennia, they adapted to dramatically changing environmental conditions, developing and acquiring new technologies as they did so. Waterways and the lake were vital sources of fresh water and nourishment, and shorelines and nearby areas were important sites for gathering, trading, hunting, fishing, and ceremonies. Long-distance trade moved valuable resources across the land.

After maize and squash were introduced to Southern Ontario, by approximately 500 CE, horticulture began to supplement food sources. By 1300 CE, villages focused on growing food became year-round settlements surrounded by crops. These villages were home to ancestors of the Huron-Wendat Nation, who would continue to occupy increasingly larger villages in the Toronto area and beyond. These villages were connected to well-established travel routes which were part of local and long-distance trail networks, including the Carrying Place trails on the Don, Rouge and Humber rivers that connected Lake Ontario to Georgian Bay. Beads made from seashells from the eastern seaboard were found at the Alexandra site in North York, which was a community of 800-1000 people in approximately 1350.

By 1600, the Wendat had formed a confederation of individual nations, and had concentrated most of their villages away from Lake Ontario, in the Georgian Bay area. Following contact with French explorers and missionaries in Southern Ontario in the early 1600s, European diseases decimated First Nations. Competition for furs to trade with Europeans and the desire to replenish numbers through absorption of captives, among other factors[2], contributed to the Beaver Wars, which after 1640, saw the Haudenosaunee Confederacy expand into Southern Ontario, dispersing the Wendat. Within the boundaries of today's Toronto, the Haudenosaunee Confederacy then occupied villages on the Carrying Place trails on the Humber and Rouge Rivers from approximately the 1660s to the 1680s.

In the late 1680s, the Haudenosaunee Confederacy chose to leave their village in the Toronto area and returned to their homelands in upstate New York. As evidenced by the 1701 Great Peace of Montreal, the 1701 Nanfan Treaty, and the Dish with One Spoon Treaty, the Haudenosaunee continued to have an interest in the resources of the area.

Anishinaabe people from the Lake Superior region then moved into the Toronto area. While the Wendat and Haudenosaunee people lived in year-round villages surrounded by crops, the Anishinaabe people continued to live primarily by seasonally moving across the land to hunt, fish and gather resources that were available at a specific time,

1 With thanks to Philip Cote for the reference to Benton-Banai, Edward, The Mishomis book: The voice of the Ojibway (Indian Country Press, 1985), p. 26.

2 https://histindigenouspeoples.pressbooks.tru.ca/chapter/chapter-5-colonial-wars-looking-east; Gary Warrick, "The Aboriginal Population of Ontario in Late Pre-history," in Munson and Jamieson, eds., Before Ontario: The Archaeology of a Province (McGill-Queen's University Press, 2013), p. 72.

including migrating birds and maple syrup. To the west of Toronto, the Anishinaabe people became known as the Mississaugas of the Credit. To the east, they became known as the Chippewas of Beausoleil, Georgina Island and Rama and the Mississaugas of Alderville, Curve Lake, Hiawatha, Scugog Island.[3]

In 1787, as the British began to prepare for an influx of colonists into the area following the American Revolution, the British Crown negotiated the Toronto Purchase with the Mississaugas of the Credit First Nation to obtain title to the land. The flawed and poorly documented agreement was invalidated, and Treaty 13 was negotiated in 1805 for lands now including much of the City of Toronto. In 1923, the Governments of Ontario and Canada signed the Williams Treaties for over 20,000 km2, including portions of eastern Toronto, with seven First Nations of the Chippewa of Lake Simcoe (Beausoleil, Georgina Island and Rama) and the Mississauga of the north shore of Lake Ontario (Alderville, Curve Lake, Hiawatha and Scugog Island).

The Mississaugas, Chippewa, the Haudenosaunee, or the Wendat did not traditionally regard land as a commodity to be sold. Following the Toronto Purchase, the British government quickly set out to survey the land into lots which were either sold or granted into private ownership of settlers. In 2010, the Government of Canada settled the Toronto Purchase Claim with the Mississaugas of the Credit after agreeing that the Mississaugas were originally unfairly compensated. In 2018, the Williams Treaties First Nations settled litigation about land surrenders and harvesting rights with the Governments of Canada and Ontario.

The City of Toronto remains 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 also covered by Treaty 13 signed with the Mississaugas of the Credit, and the Williams Treaties signed with seven Mississaugas and Chippewa First Nations.

i. HISTORICAL INFORMATION

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.

Robert Marshall (1795-1871)[4] [5] acquired the property that would become 8 Arnold Avenue in 1853**,** as part of a 200-acre farm lot obtained from Toronto University.[6] At the time, the surrounding farm lot properties to the north and south were all owned by the

3 Mississaugas of the Credit, "The History of Mississaugas of the New Credit First Nation." n.d.

4 Ancestry.com - original data Archives of Ontario; Toronto, Ontario, Canada; Registrations of Deaths, 1871; Series: 3

5 Ancestry.com Original data: Library and Archives Canada. Census of Canada, 1871. Ottawa, Ontario, Canada: Library and Archives Canada, n.d.. RG31-C-1. Statistics Canada Fonds. Microfilm reels: C-9888 to C-9975, C-9977 to C-10097, C-10344 to C-10388, C-10390 to C-10395, to C-10540 to C-10570.

6 Ontario Land Registry - Robert Marshall obtained the west half of Lot 39, Con 3 on December 22, 1853. This date differs from the 1852 date in George Marshall's obituary which stated that he moved to the area in 1852. An explanation to this is that the Marshalls may have rented the property and moved to the area a year before purchasing it, or that the obituary was incorrect.

Dennis family - from whom the community takes its name - except for a couple of lots further north owned by Denison family members. [7]

At the time of Marshall's acquisition, most of the Mount Dennis community and vicinity was still forested - exceptions to this being the Dennis and Marshall farmsteads and clearings in the valley along the Humber River. [8] [9] The area would remain rural and agricultural into the late 19th-century, with the property and house predating the village of Mount Dennis by up to two decades. The first subdivision plan was registered in 1865 but with development not realized.[10] The next significant subdivision plans were registered 1885-1892.[11]

Robert Marshall's son George (1837 - 1905), obtained the property upon his father's death in 1871.[12] George had grown up in Toronto Township and moved to the homestead in c. 1852.[13] In 1863[14] he married Elizabeth Lyons (1841-1924) of Islington, Ontario[15] with whom he had 12 children.[16]

According to census records an earlier log home had been built sometime prior to 1861[17] with the present structure constructed c. 1870s - 1880s. It's likely that the house was constructed after 1871 when George inherited the property.

In 1891 Marshall constructed a new brick store on the east side of Weston Road above Eglinton Avenue, just to the east of the property.[18] The store would also contain the Mount Dennis post office upon Marshall's appointment as postmaster in 1892,[19] a position of some prominence in small communities. Upon completion of the new store, Marshall also made it his residence, temporarily turning over the house on Arnold Avenue to be used for the first school classes in Mount Dennis until the new, substantial, brick Dennis Avenue school was completed in 1891.[20] [21]

Upon his death in 1905, Marshall was described as a "much-respected" and "well-known" figure in the community, and one of its "oldest" residents. He was also described as a large property owner in the area with holdings extending into Toronto

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7 Common Bond Collective

8 ibid

9 1851 Map of Township of York

10 Common Bond Collective

11 ibid

12 Ontario Land Registry - George Marshall obtained the west half of Lot 39, Con 3 per will of Robert Marshall Oct 23, 1868 (registry date Oct 27, 1871)

13 Newspapers.com, The Toronto Star, April 11, 1905, https://www.newspapers.com/article/the-toronto-star/195046905/

14 Ancestry.com - Ontario, Canada, County Marriage Registers, 1858-1869

15 Ancestry.com - Find A Grave - https://www.findagrave.com/memorial/259853411/elizabeth-marshall

16 Newspapers.com, The Toronto Telegram, August 27, 1924, https://www.newspapers.com/article/the-toronto-telegram/206952425/

17 Boylen John C.

18 Common Bond Collective

19 ibid

20 Boylen John C.

21 Common Bond Collective

Junction. Period accounts note that he was again residing at the house at 8 Arnold Avenue at the time of his death. With his death, his son Frederick William Marshall became postmaster and served in that role until his death in 1909.

Mrs. George (Elizabeth) Marshall inherited the property and contents at 8 Arnold Avenue in 1905[22] but spent much of the subsequent years until her death living with her different children at various places in Mount Dennis and elsewhere.[23] At the time of her death she was described as a Mount Dennis pioneer and one of its "best known" citizens, a member of the Methodist Church taking "an active part in any movement for the betterment of Mount Dennis".[24]

Notably, the property at 8 Arnold Avenue remained in possession of the Marshall family until 2025, being sold with the passing of Ila Madeline Marshall (1928-2025).[25] [26] By the 1921 census, George's son Charles had occupied the house, residing there until his death in 1949, with his wife Ethel residing there until her passing in 1966. [27] [28] Directories show that it subsequently became the home of their son Keith, and then passing to his wife Ila.

ii. 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 8 Arnold Avenue dates to c. 1870s - 1880s, based on its stylistic features and the ownership history of the lands, making it the earliest-known and surviving house in Mount Dennis.[29]

The house is representative of one-and-a-half-storey house-style architecture, popular in Ontario 1840s to the 1880s, evolving as a hybrid combining earlier Georgian and Classic Revival symmetry with Gothic Revival details popularized by pattern books and publications, like The Canada Farmer.[30] Characteristic of such architecture styling, the symmetrical red-brick house is defined by its steeply pitched central gable with wooden, Gothic revival-style bargeboards. The central entrance is flanked on each side by two ground-floor windows with a central window in the gable above. Frequently such houses featured open front verandahs; this house may have had such a verandah given that it contains significant space between the first and second storeys allowing for such.

22 Newspapers.com, The Toronto Star, May 2, 1905, https://www.newspapers.com/article/the-toronto-star/195046930/

23 Newspapers.com, The Toronto Telegram, August 27, 1924, https://www.newspapers.com/article/the-toronto-telegram/206952425/

24 ibid

25 Ward Funeral Homes, obituary of Ila Marshall https://www.wardfuneralhomes.com/obituaries/ila-marshall

26 City of Toronto IBMS property database ownership

27 Newspapers.com, The Toronto Star, March 7, 1949, https://www.newspapers.com/article/the-toronto-star/206952086/

28 Newspapers.com, The Toronto Star, March 7, 1949, https://www.newspapers.com/article/the-toronto-star/206952086/

29 The CHRA by Common Bond Collective identify no older houses in the Mount Dennis area

30 Mikel, Don

Inside, the house was designed with a central hall containing an open staircase with a thick, turned newel post and turned balusters, and large rooms on either side of the hall. Mouldings comprised door casings with multiple-profiles and bullnosed roundel corner blocks. [31]

iii. 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.

When constructed, the context of the house would have been entirely agricultural and rural. The village of Mount Dennis did not develop until the late 1880s and early 1890s and the 1878 maps showing the vicinity to be entirely rural with the villages of Carlton and Lambton to the south and the village of Weston to the north.[32] At this time the property was shown to be accessed by a long driveway from Weston Road and approached the front of the house with an orchard off the rear northwest corner of the house.[33] The house was nicely situated at an elevated point at the top of a slope, now part of Westlake (Memorial) Park, offering expansive views toward the southeast.

When the village of Mount Dennis was laid out it was concentrated between Eglinton Avenue to the north, Lambton Avenue to the south, Weston Road to the east and Jane to the west.[34] The intersection of Weston Road and Eglinton Avenue was a significant crossroads with development associated around it.[35] By the early 1910s development had surrounded 8 Arnold Avenue to the west and from Lambton Avenue north, although to the south , the remainder of the Marshall property and to the east remained undeveloped at this time.[36] By the mid 1920s development had entirely surrounded the property with its rural context virtually eliminated.[37]

31 Per House Sigma (real estate website)

32 York County Atlas, 1878

33 ibid

34 Goads Atlas 1889

35 Common Bond Collective

36 Goads Atlas, 1913

37 Goads Atlas, 1924

4. VISUAL RESOURCES

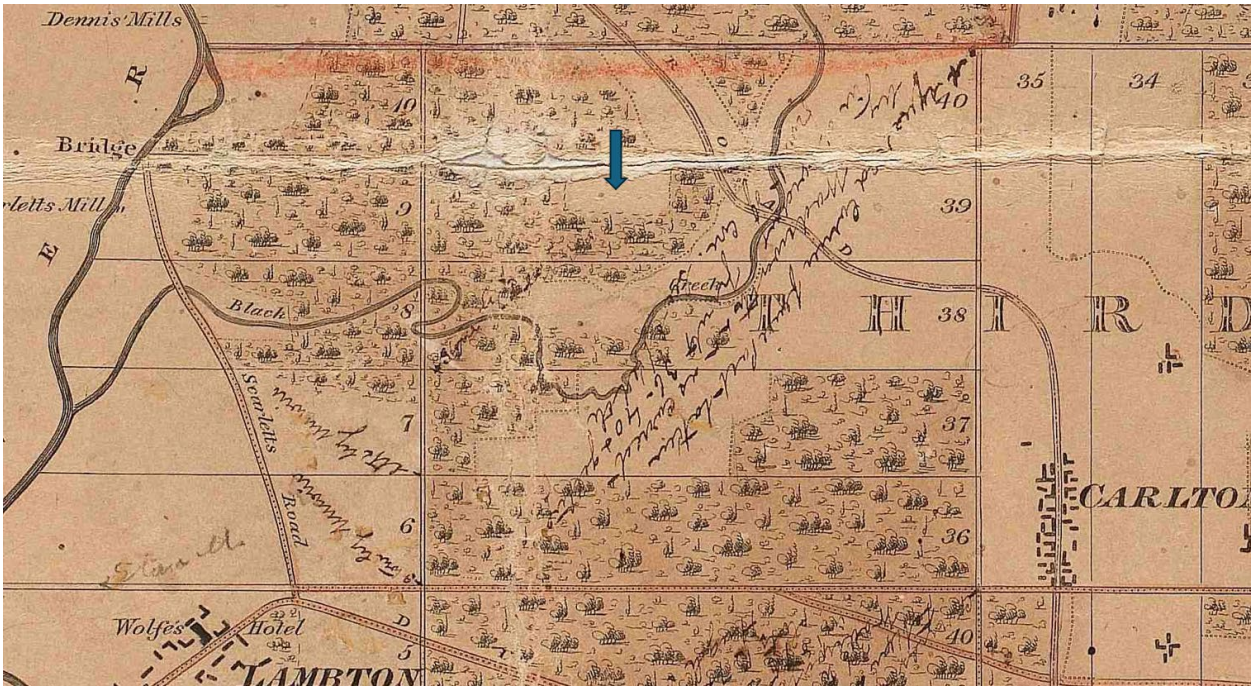


Figure 1: J.O. Browne Map of the Township of York, 1851, with the approximate location of the subject property indicated by an arrow, showing a clearing of land surrounded by forest



Figure 2: Reconnaissance Sketch, Third Concession From the Bay, September 1868 with the approximate location of the subject property indicated by an arrow, showing a farmstead with a complex of structures

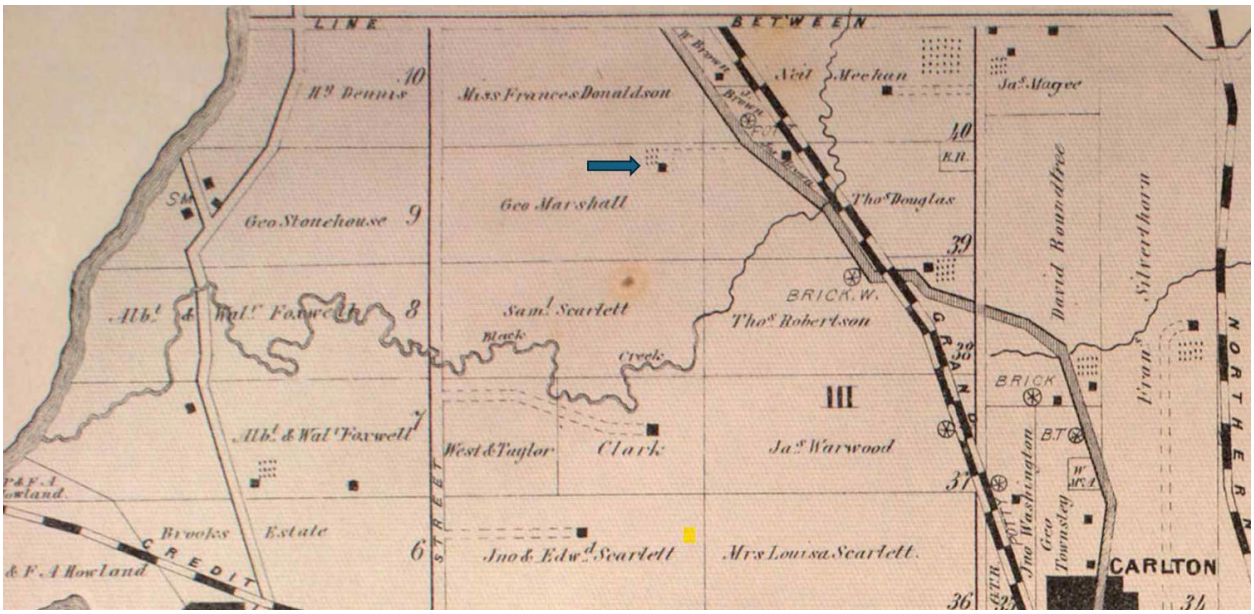


Figure 3: York County Atlas, 1878, with the approximate location of the subject property indicated by an arrow, showing a long driveway to the house off Weston Road and an orchard off of the northwest corner of the house



Figure 4: Goads Map, 1903, with the approximate location of the subject property indicated by an arrow, showing the character of the area of the property as semi-rural transitioning to suburban



Figure 5: undated photo of George Marshall (Find a Grave via Ancestry.com)

5. LIST OF SOURCES

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